



TINAHELY



TOWN PLAN

2009



Wicklow County Council
January 2009



This plan was prepared by the Forward Planning team of Wicklow County Council
and adopted by the elected members of Wicklow County Council

**TINAHELY
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1. Purpose & status of this plan

Purpose

The purpose of this plan is to put in place a structure that will guide the future sustainable development of Tinahely. The plan, in conjunction with the County Development Plan will inform and manage the future development of the town.

The aim of this Plan is to establish a framework for the planned, co-ordinated and sustainable development of Tinahely, and to enhance and facilitate the balancing of economic, social and environmental infrastructure in order to maintain and develop a high quality of life without compromising the protection of the environment and the needs of future generations.

In addition to the policies and objectives set out in the County Development Plan 2004-2010 (CDP), that are relevant to the development of Tinahely, it is an overarching objective of this Plan to identify the special characteristics of Tinahely and accordingly craft policies and objectives to meet the town's specific needs.

Vision

A key aim of a Local Area Plan is to set out the vision and overall 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 key elements of the vision for Tinahely are to

- Improve the quality of life of the citizens of Tinahely by planning for and encouraging the provision of employment opportunities, social and community facilities, and a range of recreational options, in a quality environment.
- Regulate pressures from both urban and rural development, in particular sporadic development in rural areas, by providing a sustainable settlement and growth strategy to create a compact urban form and to enhance the physical, economic and social profile of Tinahely.
- Protect and develop the identity of Tinahely as a self contained settlement with a unique character, but with strong links to its hinterland and neighbouring settlements;

This will be achieved by

- Reinforcing and improving the vitality and vibrancy of the town centre, in particular by providing for town centre expansion areas at the Riding Club and Fair Green
- Facilitating the provision of both engineering and community infrastructure to meet the demand for development and future population needs in a sustainable manner
- Ensuring the protection of natural habitats (in particular, the Slaney River Valley SAC), cultural heritage, ecological resources and quality landscapes and the protection and enhancement of biodiversity.

Plan Status

This plan has been prepared in accordance with Part II, Section 13 of the Planning & Development Acts 2000-2006. This plan was adopted by resolution at the Wicklow County Council meeting on the 12th of January 2009 and has effect from that date. This plan replaces the 2002 LAP for the town of Tinahely and shall have effect within the development boundary set out in Map 1.

As this plan will be part of and form a subset of the County Development Plan it is not proposed to include a repetition of the policies, objectives or strategies as set out in the County Development Plan. Where standards or objectives for a particular development are not included in this plan the provisions of the County Development Plan shall apply. The plan will however seek to formulate appropriate Tinahely specific development objectives and guidance, compatible with those of the County Development Plan, to assist the Development Management process in managing sustainable progress for the town.

2. Location & planning context

Location

The settlement of Tinahely is located in south Wicklow, at the narrow part of the south-western ‘finger’ of County Wicklow that protrudes between the adjoining counties of Carlow to the north west and west and Wexford to the east. The county border with Co. Wexford is only 4km to the southeast, while the Carlow border is c. 4.3km the northwest of the town. Tinahely is one of the most secluded towns in Wicklow being located in a river valley, surrounded by higher land. The Wicklow Mountains surround the town to the immediate northeast and northwest with the valley opening up to the south of the town. The R747 Regional Road, that runs from Arklow to the east to Hacketstown, Kiltegan and Baltinglass to the northwest, forms the main access route to/from and through the town centre, while the R749 links the town to Shillelagh. A disused railway line passes to the south of the town centre at Kilcommon.

National & Regional context

National Spatial Strategy 2002-2020

The NSS is a twenty-year national planning framework designed to achieve a better balance of social, economic, physical development and population growth between regions. Under the NSS the cities and towns of Ireland were designated a status to reflect their role as drivers of development in their relevant region. Under the NSS, Tinahely is located in an area where there exists ‘village strengthening and rural area opportunities’ where the attributes of the rural zone should be harnessed to attract visitors and local business and generate local employment opportunities.

The NSS recommends that new development in villages should take account of and respect the established character of these villages. Appropriately scaled new development that reinforces the character of these towns and villages and supports local service, retail and employment functions should also be encouraged. Outside the villages, the agricultural areas are considered to have “strategic national food production” importance while also providing for amenity and environmental value in terms of “water reserves, providing ‘green lungs’ for surrounding urban areas and valuable eco-systems”.

The Regional Planning Guidelines for the Greater Dublin Area 2004 – 2016

The Regional Planning Guidelines (RPG) put in place a broad planning framework for the development of the Greater Dublin Area of which Wicklow forms a part. The Guidelines are informed by and flow from the National Spatial Strategy 2002 – 2020. The RPGs provide an overall strategic context for the Development Plans of each Local Authority.

The RPGs make a distinction between the existing built up area and its environs, where the built up area is the 'Metropolitan' and the remainder the 'Hinterland', with a range of settlement sizes that have the potential to attain an enhanced level of sustainability.

Having regard to Tinahely's location, role and size, it is considered to be defined as a 'key village' in the RPG hierarchy:-

A Key Village should be considered as a 'rural service centre'. It is envisaged that the future development strategy of such villages should be to concentrate population, services and jobs in strategic village locations, which have relatively good access from nearby towns. Key Villages would be the centre of a cluster of other villages, and provide services and jobs relatively close by. The concentration of population will strengthen the viability of services, such as public transport and primary schools, retail, and facilitate the creation of small rural enterprise.

Wicklow County Development Plan 2004 – 2010

The County Development Plan settlement strategy seeks to locate population growth and channel development in line with the principles of the RPGs. The application of such a strategy includes the promotion of growth within the Metropolitan area settlements of Bray and Greystones/Delgany, the Hinterland Large Growth Towns of Wicklow/Rathnew and Arklow, and the Moderate Growth Towns of Blessington and Newtownmountkennedy. It also seeks to facilitate local growth, where in-migration is restricted, in Small Growth towns, Villages and other Rural Areas.

The CDP promotes a hierarchy of settlements in recognition that settlement role and function is a product of scale and spatial distribution. Tinahely is designated a 'Small Growth Town I' (Level 5) in this hierarchy.

The County Development Plan 2004 also allocates the population increases designated in the Regional Planning Guidelines to settlements (and the rural area) of the County - Tinahely has a 2016 population target of 1,100.

Policy SS3 applies in Level 5 settlements - in any new housing developments, 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%. Any new single house developments shall be restricted to those living and/or working in the County for 1 year.

3. Settlement form & function

Tinahely is 250 feet (77 metres) above sea level and nestles between three hills at a crossing of the Derry Valley. It is located at an important communications point at the intersection of routes to Wicklow, Arklow, Carlow and County 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 Market Houses. To the south of the square is the former Courthouse, now used as an Arts Centre and library as a result of a community initiative. The cultural role of this centre has important potential for the development of the town. The town centre is built on the west 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 to 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, multi-centred form of development focused on four distinct and separate areas:

1. Tinahely town proper 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 where community facilities are located. This area is somewhat separated from the main town centre and would benefit from strengthened linkages.
4. Churchlands, to the south-east, the location of the Church of Ireland Church and primary school and also the site of the former railway station.

4. Residential development

Taking into the account the 2006 Census population for the town (965), allowing for the anticipated decrease in household size, provide for c. 50% 'headroom' and adopting an 'excess factor' of 6%, there is sufficient land currently zoned in Tinahely to meet the population target. The existing quantum of zoned residential land (which is in excess of the needs of the current population target of 1,100) will be maintained in the plan in order to ensure it remains a robust, long term plan that will accommodate any increase in the population target that may arise in the future through the review of the County Development Plan. It will be a policy of the plan that the granting of permission will be regulated in order to ensure that population targets will not be breached. Therefore, the zoning of land does not guarantee that permission will be forthcoming but rather that it is considered suitable for housing development when the need for housing stock expansion arises.

Residential zoning shall have regard to the following spatial criteria:-

- Lands closest to the existing town centre shall be considered first for new development and for higher densities. Within this context the choice of zoned land will be informed by the natural topography of the town, in particular the steep hillside to the west of the town centre, the river valley to the west of the town centre and by other physical constraints such as the pinch point at the junction between Market Square and Barton Street.
- Lands adjacent to community and social infrastructure such as schools and open space sites / zones shall be considered
- Lands that meet a social or community need shall be considered

The proposed residential zonings are as follows: (from north-west to south-east)

Location	Proposed zoning	Area (ha)
East of Kilcommon View	R1	0.94
West of Hacketstown Road	R2	3.1
Riding School	R2 (AA2)	1.6
South of Fair Green	R1 (AA1)	4.3
North of Community Centre	MU	1.35
North of Church of Ireland (Churchlands)	R2*	1.3
Lugduff (Ballinacor south)	R2	3.3
Lugduff (Ballinacor south)	R1	4.1

R1 = New residential @ 20/ha or 8/acre density

R2 = New residential (low density) @ 10-15/ha or 4-6/acre density

R2* = New residential (low density), maximum 4 units

Policies/Objectives

- Notwithstanding the zoning of land for residential purposes, the Development Management process shall monitor and implement the population targets and shall phase and restrict, where necessary, the granting of residential planning permissions to ensure these targets are not exceeded
- Housing development shall be managed and phased to ensure that infrastructure and in particular, community infrastructure, is provided to match the need of new residents
- Encourage the expansion of Tinahely on lands closest to the town centre, which may be developed with least infrastructural expenditure and which provide good access to the range of social, educational and economic facilities available in the town
- Encourage in-fill housing developments, the use of under-utilised and vacant sites and vacant upper floors for accommodation purposes and facilitate higher residential densities at appropriate locations, subject to a high standard of design, layout and finish
- In the RE zone, house improvements, alterations and extensions and appropriate infill residential development in accordance with principles of good design and protection of existing residential amenity will be permitted. While new developments shall have regard to the protection of the residential and architectural amenities of houses in the immediate environs, alternative and contemporary designs shall be encouraged (including alternative materials, heights and building forms), to provide for visual diversity
- To provide for a mixed housing development, including a range of tenure types in the MU (Mixed Use) zone
- Lands zoned R2 at Churchlands, along regional road R747, north of the Church of Ireland (c. 1.3ha), shall be strictly developed for a maximum of 4 units only.

5. Employment

In terms of employment and enterprise, the role envisaged for Tinahely is to sustain the local community and to provide for enhanced opportunities for the creation of new enterprises. There was sufficient land zoned in Tinahely under the 2002 plan (as amended) to provide for considerable expansion of employment in the settlement; however, all of this land is in one 'block', which requires to be developed in a comprehensive manner, subject to an overall masterplan and therefore it is considered

that insufficient ‘market factor’ exists¹. In order to ensure the development of new employment sites, this block is broken up in two employment zones and one additional employment site is proposed, with two of the sites proposed for E2 ‘option zoning’² strictly on the basis of ‘first come first served’.

Policies / Objectives

- An integrated employment zone (E1) may be developed in AA3 at Lugduff, in accordance with the criteria set out in Section 11
- An integrated employment zone (E2) may be developed in either AA4 or AA5 at Lugduff, in accordance with the criteria set out in Section 11
- Notwithstanding the zoning of land for employment purposes, the Development Management process shall monitor the granting of permission on employment lands, and shall phase and restrict, where necessary, the granting of employment planning permissions to ensure that such development is sustainable and meets the needs of the area
- Promote the location of high-density employment uses, such as offices, in locations within or close to the town centre and in particular, a minimum of 25% of the floor area of any development in the AA1 Town Centre expansion zone shall be developed for commercial / employment use
- To maintain the existing level of employment zoned land in Tinahely and to resist changes of use from employment to other uses

6. Town centre & retail

It is important that town centres are inhabited, provide for a mix of uses and exhibit a high standard of urban design, in order to ensure vitality and viability. The town centre of Tinahely has a traditional, generally 2-storey village appearance, including a number of protected structures. It is important that new developments respect the two-storey scale of the village. Contemporary design will be considered where appropriate.

Having regard to Tinahely’s retail function as envisaged by the County Retail Strategy, it is considered that the retail offer of Tinahely is commensurate with its size; however, of concern is the lack of off-street car parking in proximity to the two convenience stores. In this regard, two options are available – the relocation of these outlets to new sites where car parking can be provided or the provision of a new town car park in convenient walking distance to both stores. In this regard, in the interest of maintaining a healthy and vibrant town centre, the relocation of retail away from the centre is not considered desirable. Therefore the plan shall make provision for car parking at two locations in the town centre.

With regard to ‘comparison’ shopping, while the offer is limited in Tinahely, it is not considered, given Tinahely’s role in the retail hierarchy, that all of the available comparison expenditure requires to be absorbed in the town. Only approximately 30% of all expenditure is currently absorbed and it is recommended that this be increased to at least 50% and the range of goods offered expanded. In this regard, sufficient town centre zoned land will be maintained and specific encouragement will be given to comparison shopping.

¹ i.e. in the event that an overall masterplan including phasing and delivery of infrastructure cannot be agreed with the relevant landowners, no new employment development will occur in the town

² Option zonings are zonings that are only in place for the duration of the plan period and will be considered for omission from the next plan if not taken up during this plan period

Policies / Objectives

- Lands zoned TC - AA1 shall be developed as a town centre ‘expansion’ area and shall include a new network of streets and squares linked to Market Square, commercial / service uses at ground level in accordance with Action Area 1 criteria
- Infill developments in the town centre shall incorporate new “*streets*” where possible, and developers of new town centre areas shall co-operate with each other in order to provide a new network of street and squares and to minimise duplication of car parks and vehicular access points onto the public road
- The concept of ‘living over the shop’ will be encouraged generally and required in new developments. In particular, a relaxation in density, car parking and open space standards will be considered for such developments
- The closure of side laneways, access doors and archways shall be generally discouraged, in order to maintain access to backland areas in the town centre
- New developments (including the refurbishment of buildings) shall generally be two-storey in the town centre area and shall have regard to the protection of the residential and architectural amenities of structures in the immediate environs, but alternative and contemporary designs shall also be encouraged (including alternative materials, heights and building forms), to provide for visual diversity
- Any new developments in the town centre shall include the refurbishment of existing footpaths, street furniture and street lighting, which shall conform with an agreed design theme
- Public car parks shall be developed in AA1 and AA2

7. Community infrastructure

Community infrastructure must be progressed in tandem with residential development and the latter will only be permitted on the basis of satisfactory provision of land for the former.

Community & social infrastructure

Tinahely is well serviced by community facilities including a community centre, library, arts centre, Garda Station and Fire Station.

Policies / objectives

- To encourage the provision of housing for the elderly and in particular, to allow the development of a continuing care / nursing home facility on lands zoned CE at Lugduff;
- In accordance with action area criteria, community facilities shall be provided in AA4 or AA5, the nature of which shall be determined following consultation with local community groups and the Community Development Section of Wicklow County Council, details of which discussions and agreements shall be submitted;
- To encourage and facilitate the provision of facilities for children and teenagers;
- To maintain the proposed level of community zoned land in Tinahely and to resist changes of use from community to other uses.

Sport/Play & Parks, Open Spaces and Green Amenity

Tinahely requires enhancement of sporting and play facilities, particularly having regard to the population target. Tinahely is also currently lacking in public parks. The plan shall make provision for amenity areas, taking full advantage of the natural and built environment of the town.

Policies /Objectives

- An active open space zone of c. 3.15ha shall be reserved at Tinahely GAA
- In accordance with Action Area criteria, c. 1.4ha shall be provided in AA6 for active open space
- In accordance with AA1 Action Area criteria, a c.400sqm equipped playground shall be provided in the town centre expansion zone
- An equipped playground shall be provided in the MU zone
- To preserve the area around the Derry River valley (lands zoned as CZ – Conservation Zone) as a natural amenity area. Any works / development in the zone shall be so designed so eliminate any potential impact on the cSAC zone. Any development in this zone shall be subject to ‘Appropriate Assessment’ under the EU Habitats Directive 92/43/EEC.
- To maintain an agricultural zone surrounding the settlement, to accommodate agriculture and amenity uses in a manner that protects the physical and visual amenities of the area

Education

Primary: There are two primary schools in Tinahely – Tinahely National School and Kilcommon National School. Tinahely NS has 6 classrooms (4 mainstream classrooms and 2 special needs classrooms) with an enrolment of approximately 90 students and occupies a site of c. 0.5ha. Kilcommon NS is a three teacher school serving the Church of Ireland community in the vicinity of Tinahely. The current enrolment is approximately 55.

The Department of Education advises that 12% of the population at any time are of primary school going age. However, the existing schools currently have an enrolment of 15% of the town population and therefore this proportion will be carried forward in this plan. The 2016 town population of 1,100 would generate a demand for 165 school places - 7 classrooms. Therefore there appears to be no requirement to provide for new schools but it is considered necessary to ensure that sufficient zoned land is maintained around the existing schools commensurate with their size and possible future expansion, should the need arise.

Secondary: There is no secondary school in Tinahely. The 2016 population would create a demand for 94 secondary school places. Students have the option of travelling to a number of schools in the area including Carnew, Hacketstown and Arklow.

Policies/Objectives

- Two 1.01ha sites (suitable for 8-classroom schools) shall be reserved for primary school development

8. Transportation & traffic

Tinahely is principally served by the R747, which links the town to Arklow via Aughrim and to Baltinglass via Hacketstown and Kiltegan. The R749 also links Tinahely to Shillelagh, Carnew and County Carlow. Both roads meet in Market Square in the town centre.

It is an objective of the County Development Plan to support the development of an 'Outer Regional Ring' road from Arklow (N11) to Baltinglass (N81), which may form part of a future Dublin Outer Orbital Route (DOOR). This road may follow the route of the R747.

The junction of the R749 with Market Square is narrow in width and only one car can pass at a time. This presents a serious restriction to the development of this area. Development has occurred principally off the R747 route out from the town centre in the direction of Lugduff / Ballinacor.

The zoning of employment lands at Churchlands presents the opportunity to improve the LP-3216 (Tinahely – Coolattin) as far as the old railway line.

Parking in the town centre takes place on street and around the Market House. Footpaths exist through the town centre and continue into residential areas to the east and west of the town.

Policies / objectives

- The following new access / distributor roads / bridges and improvements to existing roads 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
 - Improve junction of R747 and L3205 (Tinahely – Rosbane) immediately east of Tinahely Bridge
- Land shall be reserved to facilitate future new access / distributor roads and improvements to existing roads, which shall be carried out by Wicklow County Council (subject to adequate finance being made available):-
 - By-pass of the town square from the R747 east of the town centre to the R747 (Hacketstown Road) north of the town centre
 - By-pass of the town square from the R747 east of the town centre to the R749 (Shillelagh Road) west of the town centre
 - Improved pedestrian linkages across the River Derry from the town centre to Lugduff
- Any road development / improvement works in or in the vicinity of the Derry River shall be subject to 'Appropriate Assessment' under the EU Habitats Directive 92/43/EEC and / or Environmental Impact Assessment (in accordance with EIA Directive 85/337/EEC as amended by 97/11/EC and 2003/35/EC) as appropriate
- To facilitate the provision of additional off-street car parking close to Main Street
- Provide safe and high quality pedestrian and bicycle links between residential areas and retail, recreational and educational facilities in the town

9. Services infrastructure

Water Supply

Raw water is abstracted from the Derry River upstream from Tinahely and is pumped to the Water Treatment Plant in Tinahely. The water is treated at the plant at a rate of 100 cubic meters per hour and the plant can run on a 24 hour basis, (limited to 1800 cubic meters per day). The current demand is between 800 and 900 cubic meters per day (2008). This supply serves Tinahely, Shillelagh and Carnew

Waste Water

A new treatment plant with a design capacity of 1,200 p.e was installed at Tinahely in 2000 replacing a highly deficient primary tank. This plant has capacity to treat the effluent generated by a town population of 1,100 and associated employment and community development. This plant discharges treated effluent to the Derry River downstream of Tinahely.

Surface Water

Surface water in Tinahely is generally drained to the Derry River. Subject to all new developments providing for separate surface water networks, attenuation where appropriate and measures to ensure no contamination enters the surface system, there are no issues with regard to surface water disposal in the town or impacts on downstream areas.

Telecommunications

Business and home user broadband services are provided in the area by a number of Internet Service Providers. Technologies include DSL, Satellite etc.

Policies/Objectives

- No new development shall be permitted unless there is adequate capacity in the wastewater collection and treatment systems.
- No projects giving rise to significant adverse direct, indirect or secondary impacts on the Derry River (River Slaney cSAC) arising from water abstraction or discharge of treated wastewater shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects),
- Ensure the separation of foul and surface water effluent through the provision of separate sewerage networks.
- Ensure the implementation of Sustainable Urban Drainage Systems (SUDS)
- Promote and encourage the improvement of telecommunications infrastructure, including broadband services. Co-operate where possible with relevant agencies to achieve this goal
- Require all new developments to provide service cables / ducting suitable for phone, internet and broadband services. Require all new developments to provide service cables under ground.

10. Heritage

Tinahely has a rich and diverse natural heritage. The Council has a role to play in helping to ensure the conservation of these resources for current and future generations. Of importance are designated wildlife habitats and species (e.g. NHA's, SAC's), areas of geological interest, and non-designated habitats for wildlife such as trees, hedgerows, stone walls and rivers. The Wicklow County Development Plan 2004 –2010 contains policies for the protection of these features, which are listed in this plan. In formulating additional policies for the protection of the built and natural heritage in the Tinahely area the Council will be required to give consideration to EU Habitats and Bird Directives, as well as national legislation in the form of the Natural Habitat Regulations.

Policies/Objective

- To protect the natural, architectural and archaeological heritage of the town, in accordance with the provisions of the County Development Plan and in particular, to improve and protect the Slaney River cSAC from unacceptable

impacts arising on foot of the plan. (The tables below set out the structures and features designated for protection in the County Development Plan 2004)

- Ensure that all proposals for development in the vicinity of recorded monuments shall submit an architectural / archeologically impact assessment, as part of their application for development
- All developments shall have regard to the Eastern Regional Fisheries Board “Requirements for the protection of fisheries habitat during the construction and development works at river sites”, and a statement of how it is intended to comply with same shall be submitted with any applications for permission
- Protect trees, hedgerows, wooded areas, watercourses and other features of the natural landscape that contribute to the biodiversity of Tinahely

The following tables (and ID numbers) are extracted from the County Development Plan 2004:-

Schedule 10.2 – proposed and candidate special areas of conservation		
No.	Name	Designation
8	Slaney River Valley	pcSAC

Table 10.6 Views of special amenity value or special interest		
No.	Origin	Description
28	R747 east of Tinahely (Holts Way)	View of Tinahely and hill to west

Table 10.7 Prospects of special amenity value or special interest		
No.	Origin	Description
50	R749 from Tinahely to Shillelagh	Prospects to south and east along R749 towards the Derry Valley and Tomnafinnoge Wood
52	R748 at Killaveny and Rosnatraw	Prospects towards Tinahely and south Wicklow mountains

Schedule 1012 Architectural Conservation areas		
No.	Location	Description
3	Tinahely	Tinahely Village Centre

There are six national monuments in the Tinahely and Environs Area:

Record number	Type	Location
WI038-015	Ringfort (rath/cashel) possible	West of town, on Shillelagh Road
WI043-008	House site	Coolross, south of town
WI043-009	Ecclesiastical remains	Churchlands
WI043-00901	Church	Churchlands
WI043-00902	Graveyard	Churchlands
WI043-00903	Ecclesiastical enclosure	Churchlands

Schedule 10.15 Record of Protected Structures:

Ref. No.	OS Map Ref	Building Address	Structure	Townland	Description
38-02	38	Tinahely Church of Ireland Church	Church	Church Land Td T 040 723	First Fruits Church with rendered, two-bay nave and three-stage, west tower with granite, clasping buttresses, pinnacles and crenellations.
38-03	38	Coolross Tinahely Black Tom's Cellars	Stonework	Coolross Td T 035 725	Stonework and structure of "Black Tom's" 1630.
38-04	38	Church of Ireland Church	Church	Knockatomcoyle Td S 990 725	Small, First Fruits Church built of granite ashlar with lancet windows and slender, corner turrets.
38-05	38	Tinahely Market House	Market House	Tinahely Td T 036 732	Built as a combined market house and court house with a three-arched market on the basement and a court room above. The building dates from the early 18th Century and has granite dressings to the opes, a heavy cornice and almost pyramidal roof with a louvered bellcote.
38-06	38	Tinahely Court House	Court House	Tinahely Td T 036 732	Four-bay, two-storey court house of 1843 with advanced end bays which are channelled on the ground floor; cornice and blocking course, wings containing pedimented doorcases. This design by William Caldebeck is found all over the country.
38-07	38	Tinahely House on corner of Shillelagh Road	House	Tinahely Td T 036 732	Three-bay, two-storey house with a curved corner; beside the court house. The square-headed, granite doorcase, of circa 1800 has exceptionally delicate carving. Former Garda Station.
38-08	38	Tinahely Bridge	Bridge	Tinahely Td T 037 732	Two-arch bridge.
38-09	38	Tinahely Corn Mill	Mill Building	Tinahely Td T 037 732	Former mill building built of large blocks of granite with brick dressings to the opes.
38-10	38	Tinahely Catholic Church	Church	Whitefield Td T 049 734	Large, single-cell church of five bays of tall, round-headed windows with a three bay façade which has two, round-headed doorcases. The church is built of coursed-rubble stone with granite architraves to the opes. It has links with Killamoat church.

11. Action Area Plans

Six Action Areas have been identified in this plan. All Action Areas are to be the subject of comprehensive (not piecemeal) integrated schemes of development that allow for the sustainable, phased and managed development of the action area during the plan period. Separate applications for sections of each Action Area will not be considered until an overall Action Area Plan has been agreed in writing with the Planning Authority. The position, location and size of the land use zonings shown on Map 1 within each Action Area are indicative only and may be altered in light of eventual road and service layouts, detailed design and topography, subject to compliance with the criteria set out for each Action Area below.

Any residential development occurring within an action area must be matched with the appropriate community / social and engineering infrastructure necessary to serve that quantum of housing.

By time related conditions, agreements or otherwise, the Council will regulate the building programme to ensure that the needs of the population do not exceed the provision of essential support systems and the Council will use its powers under the Planning & Development Acts 2000-2006 to effect this control.

Action Area 1

This action area is located to the south of Market Square on the 'Fair Green' lands as shown on Map 1. This action area measures c. 6.6ha and includes c. 2.4ha zoned for 'town centre' uses and c. 4.25ha zoned for residential use. This action area shall be developed in accordance with the following criteria:-

- Primary two-way access shall be provided from the Shillelagh Road, which shall serve both the town centre expansion zone and the residential zone. Secondary one-way vehicular access shall be provided from Market Square with a minimum of two further pedestrian access routes being provided from Market Square and the bridge area. Vehicular access to the town wastewater treatment plant shall be maintained
- A public car park shall be provided, at a convenient location to both users of the new development and users of the existing town centre. The car park shall also be conveniently located and linked by pedestrian routes to the existing handball alley.
- The town centre zone shall be developed as a series of new streets and squares, functionally and visually linked into the existing town centre. The design of this area shall be of the highest architectural quality, which respects the existing vernacular and form of the town centre and in general shall not exceed 3 storeys in height
- The town centre expansion zone shall be developed with a plot ratio not exceeding 1:0.5 and a minimum of 25% of the floor area in the town centre expansion zone shall be devoted to commercial (retail / office / employment) uses.
- Development in the R zone shall comply with the design and layout standards of the County Development Plan and shall pay particular regard to the sloping, elevated location of the site.
- An equipped play area of not less than 400sqm shall be provided in the town centre expansion zone.
- Any development proposals for this Action Area shall include proposals for community uses, which can be determined through consultation with the Community & Enterprise Section of Wicklow County Council.

- Significant landscaping will be required and any application for permission shall include detailed landscaping proposals
- Any development proposals shall have due regard to the juxtaposition of the site with the Conservation Zone along the Derry River any works / development shall be so designed so eliminate any potential impact on the cSAC zone.

Action Area 2

This action area is located to the north of Market Square on the 'Riding Club' lands as shown on Map 1. This action area measures c. 4.7ha and includes c. 0.9ha zoned for OS, c. 1.65ha zoned for 'town centre' uses and c. 2.15ha zoned for residential use (including c. 0.5ha zoned RE). This action area shall be developed in accordance with the following criteria:-

- Vehicular access shall be provided from the Market Square end through to the Hacketstown Road. Pedestrian access shall be provided at any suitable location from Market Square and Kevin Street, but at a minimum, one main pedestrian / cycle way shall be provided.
- Lands zoned R2 in the action area shall be developed strictly as a low-medium density housing development, of mainly medium-large houses on generous sites (not exceeding 15/ha). Apartments shall not be considered in this zone. Higher density mixed use development shall be considered on lands designated TC in the action area (to a maximum plot ratio of 1:0.5)
- A public car park shall be provided, with suitable vehicular and pedestrian access to the town core retail area.
- A public riverine park shall be provided on land zoned OS, along with suitable pedestrian and cycle access through the TC and R zones to the park from the public roads on either side of the action plan. This public park shall be designated a public park, not exclusive to the residents of the development and shall be maintained open at all times. Suitable pathways and lighting / furniture shall be provided by the developer
- Dwellings shall be positioned and orientated to provide maximum passive surveillance of the new park and shall not back onto the river
- Any development proposals shall include suitable proposals for the redevelopment of the old mill
- Any development proposals for this Action Area shall include proposals for community uses, which can be determined through consultation with the Community & Enterprise Section of Wicklow County Council.
- Significant landscaping will be required and any application for permission shall include detailed landscaping proposals.

Action Area 3

This action area is located in the townland of Lugduff (Ballinacor south) on the south-east side of the settlement as shown on Map 1. This Action Area measures c. 1.1ha and includes the existing service station at the R747 / LP 3216 Coolboy Road junction. While the entire action area will be zoned 'E1 – employment', it shall contain a range of employment, retail and service uses in accordance with the following criteria:-

- Access to the site shall be from the R747 on the eastern side of the site. Footpaths and cycleways shall be provided on all roadside boundaries of the site, along with generous grass verges and tree planting
- Building site coverage shall not exceed 30% and generous open landscaped areas shall be provided. Building height shall generally not exceed 2-storeys (8m), shall be designed to the highest architectural standard and include design variety within a design theme and having a visual coherence by the compatible use of materials and colour.
- A number of enterprise / commercial units shall be provided, including light industrial, warehouse, wholesale and retail warehousing units. A petrol station may be provided.
- A convenience retail unit, not exceeding 200sqm in net retail floor space may be provided
- A crèche shall be provided, with maximum capacity for 100 children (full and part time). Suitable car parking and set down area shall be provided, as well as a suitable safe, enclosed play area. Buildings surrounding the crèche shall be so designed to minimise disturbance from noise and traffic. Direct and safe pedestrian and cycle access shall be available to the crèche from the surrounding public road network

Action Area 4

This action area is located in the townland of Lugduff (Ballinacor south) on the south-east side of the settlement as shown on Map 1. This Action Area measures c. 6.2ha. This Action Area measures c. 6.2ha and shall be developed as an employment and community zone in accordance with the following criteria:-

- Primary access to the site shall be from the R747. Secondary access may be provided from LP 3216 Coolboy 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
- Direct and safe pedestrian and cycle access shall be available to each ~~unit~~ building from the surrounding public road network
- A building line set back of min 25m shall be observed along the R747, with a densely planted buffer zone of min 10m provided. A building line set back of 10m shall be observed along the Coolboy Road
- Building site coverage shall not exceed 30% and generous open landscaped areas shall be provided. Building height shall generally not exceed 2-storeys (8m) and shall be so designed to the highest architectural standard and include design variety within a design theme and having a visual coherence by the compatible use of materials and colour
- Buildings adjacent to surrounding residences shall be so designed to minimise disturbance from overlooking, overshadowing, noise and traffic.
- A minimum of 1ha shall be devoted to smaller start-up type incubator units and an enterprise centre
- Action Area proposals shall include proposals for the provision of community facilities, the nature of which shall be determined following consultation with local community groups and the Community Development Section of Wicklow County Council, details of which discussions and agreements shall be submitted.

Action Area 5

This action area is located in the townland of Churchland on the south-east side of the settlement as shown on Map 1. This Action Area measures c. 6.2ha and shall be developed as an employment and community zone in accordance with the following criteria:-

- Access shall be provided from LP 3216 Coolboy 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
- Direct and safe pedestrian and cycle access shall be available to each unit building from the surrounding public road network
- A building line set back of 10m shall be observed along the Coolboy Road
- Building site coverage shall not exceed 30% and generous open landscaped areas shall be provided. Building height shall generally not exceed 2-storeys (8m) and shall be so designed to the highest architectural standard and include design variety within a design theme and having a visual coherence by the compatible use of materials and colour
- Buildings adjacent to surrounding residences shall be so designed to minimise disturbance from overlooking, overshadowing, noise and traffic.
- Any development proposals shall be devised following archaeological assessment of the site
- A minimum of 1ha shall be devoted to smaller start-up type incubator units and an enterprise centre
- Action Area proposals shall include proposals for the provision of community facilities, the nature of which shall be determined following consultation with local community groups and the Community Development Section of Wicklow County Council, details of which discussions and agreements shall be submitted.

Action Area 6

This action area is located in the townland of Lugduff (Ballinacor south) immediately south of Tinahely NS as shown on Map 1. This Action Area measures c. 2.8ha and shall be developed as a Residential (R1) and Active Open Space (AOS) zone in accordance with the following criteria:-

- 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;
- Development in the R1 zone shall comply with the design and layout standards of the County Development Plan and shall pay particular regard to the sloping, elevated location of the site;
- Dwellings shall be positioned and orientated to provide maximum passive surveillance of the AOS and shall not back onto any public road;
- Access to the site shall be from the east from Local Primary Road 3206

12. Zoning

The purpose of land use zoning objectives is to indicate the Council's intentions for all lands in the town. The various land use zones and their objectives are identified on the map of this Town Plan. Land use zoning objectives and the associated vision for each zone are as follows:-:

Zoning Objectives	
RE: Residential	Existing residential. To protect, provide and improve residential amenities of adjoining properties and areas while allowing for infill residential development that reflects the established character of the area in which it is located
R1: New residential	To protect, provide and improve residential amenities
R2: New residential Low-medium density	To protect, provide and improve residential amenities at low to medium densities of 10-15/ha max
TC: Town Centre	To provide for the development and improvement of appropriate town centre uses including retail, commercial, office, residential and civic use. To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and promote urban design concepts and linkages between town centre activity areas.
MU: Mixed use	To provide for the development of a mixed-use housing and community area
E1: Employment	To provide for economic development and employment, enterprise, light industry, distribution, warehousing, local retail and ancillary uses
E2: Employment	To provide an option for the life of the plan for economic development and employment, enterprise, light industry, distribution, warehousing
CE: Community & Education	To provide for civic, community and educational facilities.
OS: Open Space & Amenity	To preserve, provide and improve recreational amenity and passive open space.
AOS: Active Open Space & Amenity	To provide for active recreational open space
CZ: Conservation Zone	To protect and enhance the area around the Derry River valley as a natural amenity area
AG: Agriculture	To protect and provide for agriculture and amenity in a manner that protects the physical and visual amenity of the area and demarcates the urban and rural boundary
PU: Public utility	To protect and provide for public services. "Public Services" include all service installations necessarily required by electricity, gas, telephone, radio, television, drainage and other statutory undertakers

The acceptability of certain uses in particular zones are self evident, as is the unacceptability of others. Over a wide range of uses, the degree of acceptability will be assessed on the basis of a specific planning application where its nature, extent, intensity and its incidental effects can be evaluated properly.

The following table indicates the acceptability levels for any use in each of the groups:

Acceptability of Uses

Y	Permitted in Principle
N	Not Normally Permitted
X	Prohibited

‘Not Normally Permitted’ means a use is not acceptable in principle and will only be permitted in special cases where the Council is satisfied that the use would not conflict with the general objective for the zone and could be permitted without undesirable consequences for the permitted uses and which can be allowed subject to compliance with pertinent control criteria consistent with the proper planning and development of the area, having regard to the Local Area Plan.

Uses in the table which are not indicated as ‘Permitted in Principle’ or ‘Not Normally Permitted’ are material contraventions of the plan. Uses not recorded in the Land Use Matrix will be considered in relation to the general policies of the plan and the zoning objectives of the particular area.

Many uses exist where they do not conform to the designated use zoning objectives. When extensions to, or improvements of premises accommodating such uses are proposed, each shall be considered on its merits and permission may be granted where the development does not adversely affect the amenities of properties in the vicinity and does not prejudice the proper planning and development of the area. Development within the Agricultural zoning shall be strictly in accordance with the provision of the County Development Plan.

Land Use Matrix

Development Categories	R	TC	MU	E1	E2	CE	OS, AOS CZ	PU	AG
Bed & Breakfast/ Guesthouse	Y	Y	X	X	X	X	X	X	X
Car Parks	N	Y	Y	Y	Y	N	N	X	N
Community Facility	Y	Y	Y	Y	Y	Y	N	Y	Y
Crèche/ Nursery school	Y	Y	Y	Y	N	Y	X	X	X
Halting Site	Y	N	N	N	N	N	X	Y	Y
Doctor/Dentist/Health Centre	Y	Y	N	Y	X	Y	X	X	X
Education	Y	Y	N	X	X	Y	X	X	X
Garden Centre	N	Y	X	Y	Y	N	X	X	N
Heavy Vehicle Park	X	X	X	N	Y	X	X	X	X
Hospital/Nursing Home	Y	Y	X	X	X	N	X	X	N
Hotel	X	Y	X	X	X	X	X	X	X
Industry	X	N	X	Y	Y	X	X	X	X
Motor Sales Outlet	X	Y	X	Y	Y	X	X	X	X
Offices	X	Y	X	Y	Y	X	X	X	X
Petrol Station	X	Y	X	Y	X	X	X	X	X
Public House	N	Y	X	X	X	X	X	X	X
Public Services	Y	Y	Y	Y	Y	Y	Y	Y	Y
Recreational Building/ Facility	N	Y	Y	Y	Y	Y	Y ³	X	Y ³
Residential	Y	Y	Y	X	X	X	X	X	N ⁴

³ A ‘Recreational Building’ shall be an ancillary use only.

⁴ Residential development is only permissible in the AG zone in accordance with the rural development policies of the County Development Plan

Residential Institution	Y	N	Y	X	X	Y	X	X	X
Restaurant	N	Y	X	Y	N	X	X	X	X
Service Garage	X	Y	X	Y	Y	X	X	X	X
Shops (Local) ⁵	Y	Y	X	Y	X	X	X	X	X
Shops (Other)	X	Y	X	X	X	X	X	X	X
Retail Warehouse/ Cash and Carry	X	N	X	Y	Y	X	X	X	X
Warehousing/Distribution.	X	N	X	Y	Y	X	X	X	X

13. Implementation

The Council is obliged to monitor the operation and implementation of the Plan. The successful implementation of the provisions of this Plan will require the combined involvement of the community, local business, statutory service providers as well as Wicklow County Council.

The achievement of the objectives of the Plan will be dependent on the availability of appropriate levels of finance. The Council will actively and innovatively strive to identify and secure resources from both public and private sectors, to implement the provisions of this Plan and facilitate private investment in the town, in accordance with this Plan.

To facilitate the implementation of roads and transportation, water and drainage, and community facilities infrastructure, the Council will require contributions from benefiting developers. Contributions shall be required in accordance with Wicklow County Council's Development Contribution Scheme 2005-2007, prepared under Section 48(1) of the Planning and Development Act, 2000.

In addition, Wicklow County Council will continue the practice of granting planning permission with the inclusion of conditions requiring levies and bonds to be paid, or works undertaken, to facilitate developments in the interests of the common good.

14. Environmental Assessment

The Strategic Environmental Assessment (SEA) process is the formal systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt the plan or programme. A sub-section of this process is the 'Appropriate Assessment' (AA) process which comprises the assessment, based on scientific knowledge, of the potential impacts of the plan on the conservation objectives of any Natura 2000 site⁶ and the development, where necessary, of mitigation or avoidance measures to preclude negative effects. The impacts assessed must include the indirect and cumulative impacts of the plan, considered with any current or proposed activities, developments or policies impact on the site. It informs plans of the environmental impacts of alternative actions and contributes to the integration of environmental considerations into plan making.

The key to deciding if SEA/AA will apply is whether the revised Plan would be likely to have significant effects on the environment / Natura 2000 site. The draft plan was screened having regard to the criteria set out in Schedule 2A of the SEA Regulations 2004 and the guidance set out in "Assessment of plans and projects significantly affecting Natura 2000 sites" (EC 2001) and subsequently notice was given to the

⁵ A Local Shop is one that primarily serves a local community and does not generally attract business from outside that community.

⁶ Natura 2000 sites are sites subject to European designations, normally known as SAC (Special Area of Conservation) and SPA (Special Protection Area). These are protected under the Habitats Directive of 1992 (EU directive 92/43/EEC)

EPA, DEHLG and DCENR. The screening exercise came to the following conclusions:-

- The Plan aims to provide zoned land and services for a population of 1,100 in 2016, which represents a population increase of only 14% from the 2006 population. However, having regard to the availability of existing zoned land to provide for the needs of this future population, it is unlikely that any significant rezoning of land will occur during this plan review.
- Some industrial / employment rezoning may occur, which will generally bring positive impacts and possible negative impacts are unlikely to be significant
- Additional lands may be designated for community and social uses, which will generally bring positive impacts and possible negative impacts are unlikely to be significant
- Improvements to infrastructure will generally bring positive impacts and possible negative impacts are unlikely to be significant
- The policies and objectives of this Town Plan are unlikely to have significant effects on the architectural, archaeological or natural heritage of the Plan area and any impacts identified are likely to be positive in nature
- Development Management Provisions in the Wicklow County Development Plan 2004-2010 and this Plan will ensure appropriate assessment of proposed developments on a case-by-case basis
- The Plan will not give rise to significant adverse impacts on the Natura 2000 site (the Slaney River Valley) as a result of water abstraction, wastewater disposal or disturbance of the site

Responses were received from the Environmental Protection Agency, Department of Communications, Energy & Natural Resources and Department of Environment, Heritage & Local Government. Having regard to the feedback received and the Council's consideration of the relevant criteria, it has been concluded that the policies and objectives contained within the plan and the development that will result there from, are unlikely to give rise to any significant effects on the environment / Natura 2000 site. It is concluded therefore that an SEA/AA is not required for this plan⁷.

⁷ The SEA and Appropriate Assessment screening reports and the responses from the relevant agencies are available for inspection at Wicklow County Council offices and website