

Wicklow County Development Plan 2022-2028
Volume 2, Part 5
Level 1,2 & 3 Settlements

BRAY MUNICIPAL DISTRICT
WICKLOW TOWN – RATHNEW
GREYSTONES – DELGANY & KILCOOLE
ARKLOW
BLESSINGTON



LEVEL 1, 2 & 3 SETTLEMENTS

FOREWORD

The Wicklow Town – Rathnew Local Area Plan (LAP) 2025 was adopted on 12 May 2025 with Variation No. 2 to the County Development Plan running alongside the LAP making process. Variation No. 2 incorporated the maps of the Wicklow Town – Rathnew LAP into the County Development Plan.

The Blessington Local Area Plan 2025 is due to be adopted in June 2025 with Variation No. 3 to the County Development Plan running alongside the LAP making process. Variation No. 3 will incorporate the maps of the Blessington LAP into the County Development Plan.

The Bray Municipal District plan, Greystones – Delgany & Kilcoole plan and Arklow plan are currently under review (2025) and will be included here upon adoption.

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5.0 INTRODUCTION TO LOCAL AREA PLANS

Introduction

Local Area Plans (LAP) are prepared pursuant to Section 20 of the Planning & Development Act 2000 (as amended).

The purpose of these LAPs is to put in place a land use framework that will guide the future sustainable development of each settlement / area. LAPs are made up of a written statement, a land use map, additional maps (e.g. heritage, key green infrastructure, etc) and appendices (e.g. SEA, AA, SFRA). These plans, in conjunction with the County Development Plan, will inform and manage the future development of the area. Each LAP is published separately to the County Development Plan, however in order to ensure consistency in the proper planning of the County, the land use zoning map and key development objectives maps have been included here in the County Development Plan.

The majority of policies, objectives and development standards that will apply in LAP settlement / areas are already determined in the Wicklow County Development Plan and all efforts are made to minimise repetition of County Development Plan objectives in Local Area Plans, unless it is considered necessary to emphasise assets or restate objectives that have particular relevance and importance to the area. While this will facilitate the streamlining of these plans to just those issues that are relevant to each area, and an overall reduction in the content of these plans, this should not be seen as a diminution of the level of importance or indeed protection afforded to these areas.

In particular, development standards, retail strategies, housing strategies etc that are included in the County Development Plan shall not be repeated. Any specific policies / objectives or development standards required for these areas will be stated as precisely that, and in all cases will be consistent with the County Development Plan. Thus development standards will therefore be the same across the entire County, and any differences for specific settlements would be clear and transparent, to both those adopting the plans, and the general public alike.

Local Area Plans Written Statements and Maps

Local Area Plans shall only include objectives that are area specific and achievable, and avoid those that are aspirational or are best dealt with in the annual budget, road works programme, etc. The role of land use plan is to put in place a framework within which development can occur, but does not decide what works actually get done by either private individuals or public bodies. The delivery of objectives will be determined by the initiation of private development or by the allocation of public funding through the annual budgetary process, which is a separate process to any land use plan.

These plans have been framed in accordance with the development horizon set out in the 2022 County Development Plan. For example, residential development objectives including land zoning provisions have been made on the basis of providing enough housing land to meet the prevailing Core Strategy population and housing targets set out in the County Development Plan at the time of adoption of each LAP, with flexibility in the zoning provisions to ensure that (a) the targets can be achieved in the event that unforeseen impediments to the development of certain lands arise and (b) the LAPs do not have to be formally amended to reflect any changes in the Core Strategy or population / housing targets that may arise.

The existing Local Area Plan will remain in place until that LAP is superseded by a new plan.

Zoning and Land Use Objectives

The land use zoning map and key development objectives maps for each Local Area Plan is presented here. The land use zoning map for each settlement indicates the boundary of the settlement / LAP and the land use zoning objectives within each settlement.

ZONING	OBJECTIVE	DESCRIPTION
RE: Existing Residential	To protect, provide and improve residential amenities of existing residential areas	To provide for house improvements, alterations and extensions and appropriate infill residential development in accordance with principles of good design and protection of existing residential amenity. In existing residential areas, the areas of open space permitted, designated or dedicated solely to the use of the residents will normally be zoned 'RE' as they form an intrinsic part of the overall residential development; however new housing or other non-community related uses will not normally be permitted.
RN1: New residential Priority 1	To provide for new residential development and supporting facilities during the lifetime of the plan.	To facilitate for the provision of high quality new residential developments at appropriate densities with excellent layout and design, well linked to the town centre and community facilities. To provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.
RN2 New residential Priority 2	To provide for new residential development and supporting facilities where it can be demonstrated that such development would accord with the Core Strategy housing target for that settlement after the activation of Priority 1 lands.	To facilitate for the provision of high quality new residential developments at appropriate densities with excellent layout and design, well linked to the town centre and community facilities. To provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.
RS: Special Residential	To protect, provide and improve residential amenities in a format and a density specified in the relevant local plan.	To facilitate for the provision of high quality new residential environments with excellent layout and design, reflecting the density and character of the surrounding area.
TC: Town Centre	To provide for the development and improvement of appropriate town centre uses including residential, retail, commercial, office and civic use.	To develop and consolidate the existing town centre to improve its vibrancy and vitality with the densification of appropriate commercial and residential developments ensuring a mix of commercial, recreational, civic, cultural, leisure and residential uses, while delivering a quality urban environment, with emphasise on regeneration, infill town and historic centre conservation; ensuring priority for public transport where applicable, pedestrians and cyclists, while minimising the impact of private car based traffic and enhance and develop the existing centre's fabric.
VC: Village Centre	To provide for the development and improvement of appropriate village centre uses in areas that are secondary or subsidiary area to the main town centre.	To develop and consolidate the village centre zones in an appropriate manner and to an appropriate scale and with such uses as specified in each town plan given their roles as a secondary or subsidiary area to the main town centre.

ZONING	OBJECTIVE	DESCRIPTION
NC: Neighbourhood Centre	To protect, provide for, and improve a mix of neighbourhood centre services and facilities, which provide for the day-to-day needs of the local community.	To provide for small scale mixed use commercial / community / retail developments that serve only an immediate catchment or planned new areas of significant residential expansion.
LSS: Local Shops & Services	To provide for small scale local neighbourhood shops and services	To facilitate the limited development of small scale local neighbourhood shops and retail services and other local service uses that meet only the retail or service needs of residents in the immediate catchment and are not of such a scale or type that would detract or draw trade from lands designated town centre.
E: Employment	To provide for the development of enterprise and employment	To facilitate the further development and improvement of existing employment areas and to facilitate opportunities for the development of new high quality employment and enterprise developments in a good quality physical environment.
CE: Community & Education	To provide for civic, community and educational facilities	To facilitate the development of necessary community, health, religious, educational, social and civic infrastructure.
AOS: Active Open Space	To protect and enhance existing and provide for new active open space	Subject to the protection and enhancement of natural biodiversity, to facilitate the further development and improvement of existing active open spaces, formal exercise areas, sports grounds, playing pitches, courts and other games areas and to facilitate opportunities for the development of new high quality active recreational areas.
OS1: Open Space	To protect and enhance existing public open space and provide for recreational open space.	Subject to the protection and enhancement of natural biodiversity, to facilitate the further development and improvement of existing parks and casual play areas, to facilitate opportunities for the development of new high quality amenity open areas and to restrict developments / activities (such as the use or development of such lands for formal sports grounds for organisations that are not available for a broad range of the public) that would reduce the opportunities for use by the wider public.
OS2: Natural Areas	To protect and enhance existing open, undeveloped lands.	To protect, enhance and manage existing open, undeveloped lands that comprise flood plains, buffer zones along watercourses and rivers, steep banks, green breaks between built up areas, green corridors and areas of natural biodiversity.
PU: Public Utility	To maintain lands providing services infrastructure	To allow for lands to be designated for public utilities such as waste water treatment plants, large ESB sub-stations, gasworks etc
T: Tourism	To provide for tourism related development	To provide for the sustainable development of tourism related structures, uses and infrastructure. To provide for the development of tourism facilities including accommodation of an excellent sustainable design and aesthetic quality. Tourism related office, civic and cultural and commercial development will be facilitated.

ZONING	OBJECTIVE	DESCRIPTION
MU: Mixed Use	To provide for mixed use development	The nature of the mixed use development envisaged for any particular site is set out in the text of the plan.
AG: Agriculture	To provide for the sustainable development of agriculture, forestry and essential rural development.	Subject to the protection and enhancement of natural biodiversity, the rural landscape, and built and cultural heritage, to facilitate the further development and improvement of agriculture, forestry and essential rural development including rural-related enterprise and amenity / utility related infrastructure.
EX: Extractive Industry	To provide for extraction / quarrying and associated activities including processing of extracted materials and land restoration	To facilitate the development of extraction/ quarrying, associated activities and land restoration

Zones relating to Wicklow Town – Rathnew LAP only:

ZONING	OBJECTIVE	DESCRIPTION
CC: Wicklow County Campus	To provide for educational facilities, research and development (R&D), and enterprise development uses.	To develop Wicklow County Campus in conjunction with the SETU and other stakeholders as a third level education facility and as a centre of excellence for enterprise development, education, training, research and development, with a focus on the film, food and renewable energy sectors. This will entail the development of appropriate infrastructure and facilities including classrooms, lecture theatres, labs, workshops, kitchen units, offices, etc and other necessary student facilities.

Zones relating to Wicklow Town – Rathnew and Arklow LAPs only:

WZ: Waterfront	To provide for the development and improvement of the waterfront zone, to facilitate the continuation and development of existing employment / maritime / port, residential, public utilities, and community / recreational uses and to promote and provide for new residential, tourism and other mixed-use development.	<p>To facilitate the continued and more intensive / efficient use of the existing employment, maritime and port uses ;</p> <p>To maintain existing and support the development / improvement of high quality community, amenity, leisure and tourism uses;</p> <p>To facilitate commercial and retail uses at a scale that do not undermine the role of the existing Town Centre;</p> <p>To facilitate the provision of high quality new residential developments at appropriate high densities with excellent layout and design, well linked to the existing town centre, community facilities and water amenities.</p>
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Part 5.1 Wicklow Town & Rathnew Local Area Plan 2025

- Land Use Zoning Map
- Key Green Infrastructure Map
- Indicative Flood Zones Maps
- Transport Strategy Map