



NEWTOWNMOUNTKENNEDY

LEVEL 4 | Self Sustaining Town Plans

Wicklow County Development Plan 2022 – 2028

LEVEL 4 PLANS - NEWTOWNMOUNTKENNEDY

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SELF SUSTAINING TOWN PLANS (LEVEL 4)

Baltinglass, Newtownmountkennedy, Rathdrum

PART 1 INTRODUCTION

This volume of the Wicklow County Development Plan 2022 - 2028 comprises land use plans for the Level 4 towns of Baltinglass, Newtownmountkennedy and Rathdrum. In the past, Local Area Plans would have been adopted for most Level 4 towns; however, changes to the Planning Act in 2010 allow the Planning Authority to incorporate development plans for towns with a population of less 5,000 into the County Development Plan.

This County Development Plan therefore includes the development plans for **Baltinglass**, **Newtownmountkennedy** and **Rathdrum**, while Local Area Plans are being maintained for **Kilcoole** (the plan for Kilcoole having been combined with the Greystones – Delgany LAP in 2013) and **Enniskerry** (the plan for Enniskerry having been combined with the wider Bray Municipal District LAP in 2018).

The purpose of these plans is to put in place a structure that will guide the future sustainable development of each settlement. These plans, in conjunction with the County Development Plan will inform and manage the future development of the town.

The aim of these plans is to establish a framework for the planned, co-ordinated and sustainable development of each settlement, 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.

Level 4 settlements in County Wicklow are identified in the Core Strategy 'self sustaining towns' which are defined as *'towns with high levels of population growth and a weak employment base which are reliant on other areas for employment and/or services and which require targeted 'catch up' investment to become more self-sustaining'*.

Self-Sustaining Towns are towns that require contained growth, focusing on driving investment in services, employment growth and infrastructure whilst balancing housing delivery. There is a strong emphasis on aligning population growth with employment growth to make these towns more self-sustaining and capable of accommodating additional growth in the future.

Some of these settlements have experienced significant housing growth in recent years and are now in need of catch-up facilities and employment growth. There is potential to pursue further placemaking improvements within the town centres to create a stronger urban structure, deliver improved community and recreation facilities, strengthen the towns' identities and sense of place and provide for a high quality of life.

Delivering compact growth, regeneration and revitalisation of the town centres is a key priority for all Level 4 settlements. Proposals for regeneration and renewal should be heritage led where possible and informed by healthy placemaking. Sustainable mobility will be promoted as part of any new development within these settlements.

All efforts shall be made to minimise repetition of County Development Plan objectives in these Town Plans, unless it is considered necessary to emphasise assets or restate objectives that have particular relevance and importance to that town. Development standards, retail strategies etc that are included in the County Development Plan shall not be repeated. Any specific policies / objectives or development standards required for a particular town will be stated as precisely that, and in all cases will be consistent with the County Development Plan. Thus development standards will 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.

Furthermore, Level 4 Town Plans shall only include objectives that are settlement 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 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, or other sources such as LEADER, the RRDF, Town & Village Renewal Scheme etc, which is a separate process to any land use plan.

Therefore this volume shall take the following format:

- Part 1:** Sets out the high level strategies and objectives that are common to all Level 4 towns, as well as the common zoning objectives.
- Part 2:** Sets out the detailed plan for Baltinglass (including a land use map, a heritage map and any other maps considered necessary for that town).
- Part 3:** Sets out the detailed plan for Newtownmountkennedy (including a land use map, a heritage map and any other maps considered necessary for that town).
- Part 4:** Sets out the detailed plan for Rathdrum (including a land use map, a heritage map and any other maps considered necessary for that town).

PART 1.1 GENERAL OBJECTIVES

1.1.1 Core Strategy

Level 4 plans exist in a hierarchy of plans flowing from national level (NPF) to regional level (RSES) to County level (Wicklow County Development Plan). It is through the County Development Plan that these higher order strategies, as well as other national and regional policies (e.g. relating to transportation and the environment) are translated to a 'local level'. The County Development Plan includes a 'Core Strategy' which sets out the 'direction' for the future growth of the County, in accordance with these higher level strategies, and in particular sets out the settlement and population growth strategy up to 2031, evaluates the demand for housing and adequacy of zoned lands to meet those needs, as well as providing strategies for infrastructure, environmental protection and retail development.

Table 1 below sets out the key elements of the Wicklow County Development Plan 'Core Strategy', as they apply to Level 4 settlements.

Table 1 Wicklow Core Strategy for Level 4 towns

Core Strategy of the CDP	Application to Level 4
Settlement, Population & Housing Strategies	<p>Level 4 settlements are designated 'Self Sustaining Towns' described as 'towns with high levels of population growth and a weak employment base which are reliant on other areas for employment and/or services and which require targeted 'catch up' investment to become more self-sustaining'.</p> <p>These towns range in size (as per the Census of population in 2016) from c. 1,700 to 4,250 persons. Population growth in Level 4 towns overall is targeted to be in the 20%-25% range between 2016 and 2031, with variation in future growth rates between towns in the level due to developments already underway in some towns (particularly Rathdrum and Newtownmountkennedy).</p>
Economic Development Strategy	<p>The towns will aim to become more self-sustaining by concentrating on local enterprise and employment growth and catch-up facilities. This will include attracting investment in a mixture of 'people' and 'product' intensive industries that will generate new employment opportunities and improve the jobs ratio.</p>
Retail Strategy	<p>Level 4 settlements are identified as either 'Level 3' or 'Level 4' in the County retail hierarchy, with the Level 4 towns included in this plan (Baltinglass, Newtownmountkennedy and Rathdrum) all being designated 'Level 3' centres.</p> <p>These centres will vary both in the scale of provision and the size of catchment, due to proximity to a Major or County Town Centre, i.e. Bray or Wicklow Town. Generally where the centre has a large catchment (e.g. market town in a rural area) and is not close to a larger centre, there will be a good range of comparison shopping, though no large department stores or shopping centres, with a mix of retail types benefiting from lower rents away from larger urban sites, leisure / cultural facilities and a range of cafes and restaurants.</p>
Community Development Strategy	<p>In accordance with the County community facilities hierarchy, Level 4 settlements generally fall into the 2,000-7,000 population range and should be ideally serviced by the following community infrastructure: community / parish hall, multi-purpose community space and / or meeting rooms, local town park and open spaces/nature areas, outdoor multi-use games areas, playgrounds, playing pitches and a library.</p>
Infrastructure Strategy	<p>In accordance with the County Development Plan:</p> <ul style="list-style-type: none"> - Measures will be required to facilitate a modal shift to more sustainable transport options including promotion of development patterns and development of enhance infrastructure to facilitate walking, cycling and increased use of public transport; - Only locations that are already served, or have committed investment to enhance water and wastewater infrastructure shall be identified for new development.
Environmental Strategy	<p>To ensure the objectives of the plan are consistent with the conservation and protection of the environment.</p>

1.1.2 Population and Housing

The Q2 2028 population target for Level 4 towns is provided in the Core Strategy of the County Development Plan.

Table 2 Level 4 population and housing targets

Level 4 Population Targets Q2 2028

LEVEL 4	2016	Q2 2028
Baltinglass	2,251	2,607
Enniskerry	1,877	2,106
Kilcoole	4,244	4,778
Newtownmountkennedy	3,552	5,179
Rathdrum	1,716	2,,339

Level 4 Housing Unit Targets 2031

LEVEL 4	Housing Stock 2016	Completions 2017-2020	Estimated completions 2021-Q2 2022	Housing Growth Q3 2022-Q2 2028	Housing Growth Q3 2028-Q4 2031	Total Housing Growth 2016-2031
Baltinglass	903	46	40	85	24	195
Enniskerry	648	34	40	36	15	125
Kilcoole	1,451	97	20	140	30	287
Newtownmountkennedy	1,222	250	100	433	99	882
Rathdrum	669	132	100	68	31	331

Population & Housing Objectives

- To adhere to the objectives of the Wicklow County Development Plan in regard to population and housing as are applicable to Level 4 towns, and ensure that the provisions of each plan create a flexible land use framework that allows for housing targets to be fulfilled.
- A minimum of 30% of the targeted housing growth shall be directed into the existing built up area of the settlement, on lands zoned 'town centre', 'village centre', 'existing residential' and 'mixed use'. In cognisance that the potential of such regeneration / infill / brownfield sites is difficult to predict, there shall be no quantitative restriction inferred from this plan or the associated tables on the number of units that may be delivered within the built up envelope of the town.
- In order to ensure however that overall housing and population targets can be delivered, land may be zoned for new residential development outside of the existing built up envelope, subject to the amount of zoned land not exceeding 70% of the total housing target for that settlement.
- To require that new residential development represents an efficient use of land and achieves the highest density possible, having regard to minimum densities as set out in Table 6.1 (of Chapter 6 of the County Development Plan) subject to the reasonable protection of existing residential amenities and the established character of existing settlements.
- **Housing occupancy controls:** As 'self sustaining towns', Level 4 towns should provide for the housing demands generated from people from across the County and region.

1.1.3 Economic Development & Employment

Depending on their degree of accessibility, scale of population / workforce and market catchment, and the availability of support services, the Level 4 towns have varying roles to play in acting as attractors for foreign and local investment. Level 4 settlements are likely to perform a lesser function in terms of attracting foreign investment than Level 1-3 settlements; however historical foreign investment and local characteristics may support the ability of these towns to attract this scale and type of investment into the future. Generally, towns of this scale are particularly suited to attracting local investment and should aim to target investment in the form of local services, 'product intensive' industries, particularly those linked to rural resources, such as food processing, agricultural services and tourist facilities / accommodation.

The factors that make a town economically viable and attractive to investors and visitors are numerous and often hard to predict and influence, but for the purpose of these land use plans, the strategy for economic development will be based around:

- providing a land-use framework for each town, which makes the Council's requirements and expectations with respect to the location and type of new employment generating development abundantly clear;
- supporting and facilitating, to the highest degree possible (subject to environmental and other relevant planning considerations) all forms of employment generation and in particular, to encourage employment and commercial uses as a key activity in the town centre;
- a focus on 'placemaking' to create attractive and sustainable communities, with high quality services and public realm, to create attractive places to live, work, visit and invest.

An established measure of the employment 'health' of a settlement is a measure called the 'jobs ratio'. This is the relationship between the resident workers and the number of jobs in any defined area. A healthy area is considered to be one where the jobs ratio exceeds 70%¹. Baltinglass, Newtownmountkennedy and Rathdrum in 2016 all had jobs ratio in excess of 70%, all in or around 80%. This reflects the important role these towns play in the economic development and support of their hinterlands. It is important that this high level of employment is maintained into the future as resident population grows, and is developed further in an environmentally sustainable manner, with a particular focus on growing employment and businesses in the town centre and other already built up areas, densifying existing employment area, and targeting growth at locations that are the most sustainable in terms of accessibility. In this regard, it is the objective of the CDP to increase the jobs ratio in Level 4 towns by a minimum of 25% up to 2031.

This table also shows the amount of land proposed to be zoned in each town for new employment. While it is assumed that a proportion of jobs growth will occur in the town centres and other mixed use lands that are not specifically zoned for employment alone, or will occur on existing developed employment land through intensification, sufficient zoned employment land is zoned in each town to meet all of the jobs growth required, on the assumption of 80 employees per hectare, plus an additional 'headroom' of 100% to ensure that there will be no shortage of site choice for developers of new employment.

LEVEL 4	Jobs ratio 2016	Targeted future jobs ratio 2031	Jobs growth targeted up to 2031	Quantum of zoned employment land (ha)
Baltinglass	0.81	1.01	+500	13
Enniskerry	0.33	0.41	+100	1 ²
Kilcoole	0.46	0.57	+100	10 ²
Newtownmountkennedy	0.78	0.97	+1,100	28
Rathdrum	0.82	1.03	+600	15

¹ As per RSES Appendix A - data and indicators

² To be reviewed in the next LAP to be commensurate with the employment growth objective.

Economic Development & Employment Objectives

- Increase the quality and range of employment opportunities by facilitating developments that involve foreign and local investment in a variety of forms, including 'people' and 'product' intensive industries. The Council will particularly support the development of 'people' intensive employment generating developments at locations served by sustainable and active modes of transport, those that provide for the local convenience and social service needs of the area and those that provide for the needs of tourists and visitors. The Council will support the development of 'product' intensive industries at appropriate locations, and will particularly support developments based on the use of a local rural resource.
- To facilitate and support the highest degree possible, all forms of employment creation on appropriately zoned land and to promote the intensification of activities on existing employment sites and to take advantage of the existing economic assets of the town in order to stimulate further employment within the area.
- Promote in the first instance the growth of economic activity and employment in the town centre and built up parts of the towns; and where a demand for 'greenfield' employment development is identified, to ensure zoned, serviced land is available in appropriate locations in accordance with the zoning principles of the County Development Plan.
- To encourage the redevelopment of town centre and brownfield sites for enterprise and employment creation throughout the settlements and to consider allowing 'relaxation' in normal development standards on such sites to promote their redevelopment, where it can be clearly demonstrated that a development of the highest quality, that does not create an adverse or unacceptable working environment or create unacceptable impacts on the built, natural or social environment, will be provided.
- To encourage and facilitate the development of small to medium scale indigenous industries and services at appropriate locations within the Level 4 settlements. The Council acknowledges that the development of small scale projects with long term employment potential are important in sustaining both urban and rural settlements in County Wicklow and as such, the Council will adopt a proactive and flexible approach in dealing with applications on a case-by-case basis.
- Support a shift towards low carbon and climate change resilient economic and enterprise activity, reducing energy dependence, promoting the sustainable use of resources and leading in the Smart Green Economy.
- To promote high quality housing, community facilities and a built and natural environment that is attractive to indigenous and foreign industry and employees.
- To promote tourist developments at suitable locations that are of an appropriate scale and design, particularly developments that are associated with the tourism products or themes associated with any town and its hinterland and maximise the town's location as a destination and gateway between the tourism assets.
- To facilitate home-working, the development of co-working hubs and innovative forms of working, which reduce the need to travel.

1.1.4 Town Centres & Retail

Level 4 town centres perform a variety of roles and functions for their residents and their wider rural communities. The strengths of these settlements lie in their capacity to accommodate a mix of uses including employment, residential, community and other functions in a compact walkable environment that provides a high quality of life. They are a hub for social, economic and administrative functions in addition to providing places for recreation, worship and leisure.

Level 4 town centres, like many across all tiers of the hierarchy in County Wicklow, have experienced significant challenges to retain vibrancy and vitality. The National Planning Framework (NPF) places a strong emphasis on strengthening Ireland's urban structure by targeting both population and employment growth in urban areas, promoting urban infill and brownfield development and ensuring that towns and villages are attractive, liveable, well designed, high quality places that are home to diverse and integrated communities that enjoy a high quality of

life and wellbeing.

The retail function of Level 4 towns is as set out in the County Retail Strategy, and with respect to the three settlements addressed in this plan it is considered to fulfil the role of a 'sub County' town centre, serving a wide district. Retail is a key function of Level 4 towns and a thriving retail sector is essential to maintain vitality and vibrancy in the core areas of the town and to maintain the town as the focal point for the wider rural area in which it is located.

Towns and villages are continually evolving. This is essential for their survival. It is important that Wicklow's planning policy is flexible to allow town centres to evolve and diversify. The planning policy for Level 4 town centres will therefore be based on the following objectives:

Town Centres & Retail Objectives

- To support the continued enhancement of the existing Town Centre of Level 4 towns as the heart of the settlement;
- Ensure that the town centres are attractive places to live in, to work in and to visit, easy to get to, easy to walk and cycle within and are competitive places to conduct business;
- Facilitating a diverse mix of uses, and particularly encourage residential usage at appropriate town centre densities, and the concept of 'living over the shop';
- Create compact towns by reusing existing buildings and maximising the potential of infill and brownfield sites;
- Encourage the redevelopment and regeneration of vacant, underutilised and derelict sites;
- To apply the Vacant Sites Levy on qualifying vacant lands identified in each town as being within the 'regeneration and renewal' zone;
- The redevelopment of lands within the town core areas, particularly those sites with frontage onto the main streets and squares of Level 4 towns, shall provide for a street fronting building of a high quality design or for a high quality urban space, including hard and soft landscaping, and appropriate street fixtures and furniture, in order to enhance and create a more attractive streetscape;
- To allow a relaxation in certain development standards in the town centre zones in the interest of achieving the best development possible, both visually and functionally while maintaining the highest quality of design in all new developments;
- Promote healthy placemaking and prioritise walking and cycling; improve linkages between core town centres and existing community infrastructure and lands earmarked for future housing development;
- Use public realm improvements to stimulate investment and economic confidence; encourage public art in publicly accessible spaces such as town streets and squares and along existing or future parks and amenity routes;
- Embracing the historic character and heritage attributes of each town centres and strengthen the strong sense of place;
- Support and enhance the potential of the towns as focal points for the local community, for tourism and culture;
- Facilitate an expansion of retail floorspace to reduce leakage of expenditure from both the town itself and the wider County. Guide and promote the expansion of retail floorspace first and foremost within the core retail areas and thereafter in accordance with the sequential approach to retail development;
- Provide for an expansion in the variety of retail and retail service facilities so that the town includes a range of retail outlets that provide for the day to day needs of the local population and the needs of other businesses and tourists, in accordance with the provisions of the "Retail Planning Guidelines for Planning Authorities" (DoEHLG 2012), and any subsequent Ministerial Guidelines or directives and the Wicklow County Retail Strategy.

1.1.5 Social & Community Development

The provision of accessible social and community infrastructure, including open space and leisure / recreational facilities, contributes to the quality of life for all and it is important that existing and future residents of the towns and their catchments are provided with such facilities. High quality social and community services in an area can also make a place more attractive for the establishment of new businesses and to encourage long stay visitors. In particular, new community facilities will be required to be provided in tandem with the development of significant new residential developments and new neighbourhoods.

Community Infrastructure & Open Space Objectives

- To facilitate the development of a range of high quality community and recreational facilities that meet the needs of the local population, and in particular to require that new community and recreational facilities are developed in tandem with new housing, through the implementation of the objectives of Chapter 7 of Volume 1 of the County Development Plan.
- To manage the pace of new housing developments commensurate with existing / planned community facilities.
- To support existing clubs and sporting organisations in providing continued sports activities for those living in the settlement and the wider area;
- To support the creation of functional and healthy public spaces and pedestrian routes within the settlements and to other nearby settlements, in order to maximise opportunities for outdoor activity.
- Where projects for new recreation projects (such as riverine parks, greenways, walking routes, trails etc) identified in these plans are not already provided for by existing plans / programmes or are not already permitted, then the feasibility of progressing these projects shall be examined, taking into account planning need, environmental sensitivities as identified in the SEA Environmental Report and the objectives of the overall plan relating to sustainable development.

1.1.6 Service Infrastructure

The provision of transport and services infrastructure is essential to the development of any town, providing ease of movement within towns, connecting towns to surrounding areas and providing sufficient service infrastructure capable of meeting the demands of the resident, commercial and employment populations. Adequate infrastructure is vital for the facilitation of the future development of Level 4 towns. This includes water services, effective road and public transport networks, energy, telecommunications, waste management etc.

The County Development Plan, and various programmes of the Council's Roads and Environmental Services Departments, as well as outside agencies such as Irish Water and the National Transport Authority, provide detailed strategies and objectives for a whole range of service infrastructure. As these provisions apply directly to towns in Level 4 it is not considered necessary to restate all of these objectives; any objectives included in these plans are those considered necessarily to emphasise assets or restate objectives that have particular relevance and importance to the area.

Service Infrastructure Objectives

- Promote a development pattern and the development of enhanced infrastructure to facilitate walking, cycling and increased use of public transport; in particular:
 - to support and facilitate the implementation of measures to improve walking / cycling opportunities within the towns and between the towns and other centres of population and activity in the wider area;
 - to support and encourage actions to address through traffic on the main streets and squares, in particular the provision of mechanisms to slow traffic through the centres and give priority to pedestrians, cyclists and public transport; where possible the development of alternative routes

- through the towns, particularly from existing or planned new residential areas that avoid the need to use the main streets and squares to access essential services and to enter / exit the towns; the development of alternative car parking arrangements around the town cores;
- to promote the delivery of improved bus services in the towns by facilitating the needs of existing or new bus providers with regard to bus stops and garaging facilities (unnecessary duplication of bus stops on the same routes / roads will not be permitted); facilitating the provision of bus priority where a requirement for such is identified; requiring the developers of large-scale new employment and residential developments in the town to fund / provide high quality pedestrian and cycling facilities to public transport routes / nodes;
 - to support design solutions and innovative approaches in order to reduce car dependency;
 - to cooperate with NTA and other relevant transport planning bodies in the delivery of a high quality, public transport systems.
- Facilitate and promote the delivery of reliable and effective water, drainage, energy, waste management and communications infrastructure to service the existing and future development needs of the settlements. In particular:
 - to support and facilitate the improvement and increased resilience of the water distribution, supply and storage systems;
 - to support and facilitate any necessary upgrades to the wastewater collection and pumping systems (where required);
 - ensure the separation of foul and surface water discharges in new developments through the provision of separate networks. Ensure the implementation of Sustainable Urban Drainage Systems (SUDS) and in particular, to ensure that all surface water generated in a new development is disposed of on-site or is attenuated and treated prior to discharge to an approved surface water system;
 - to promote energy efficiency and the development of renewable energy projects.
 - To ensure that only appropriate land uses are provided on lands identified as being at risk of flooding.
 - Where projects for new infrastructure identified in these plans are not already provided for by existing plans / programmes or are not already permitted, then the feasibility of progressing these projects shall be examined, taking into account planning need, environmental sensitivities as identified in the SEA Environmental Report and the objectives of the plan relating to sustainable development. A Corridor and Route Selection Process will be undertaken where appropriate, for relevant new road infrastructure in two stages: Stage 1 – Route Corridor Identification, Evaluation and Selection, and Stage 2 – Route Identification, Evaluation and Selection.

1.1.7 Built Heritage & Natural Environment

The protection and enhancement of heritage and environmental assets through this plan will help to safeguard the local character and distinctiveness of each town and its surroundings, providing local economic, social and environmental benefits. The maps included in this plan include heritage maps indicating the key natural and built heritage features.

Heritage Objectives

- To protect natural, architectural and archaeological heritage, in accordance with the objectives set out in the County Development Plan, as are applicable to each town.
- To enhance the quality of the natural and built environment, to enhance the unique character of the town and environs as a place to live, visit and work;
- To promote greater appreciation of, and access to, local heritage assets;
- To ensure the protection and enhancement of natural habitats, cultural heritage, ecological resources and biodiversity and in particular, to safeguard the integrity of the watercourses and rivers in the area.

1.1.8 Strategic Environmental Assessment

Each plan, in conjunction with the overall County Development Plan, has been subject to a Strategic Environmental Assessment. The 'Environmental Report' accompanying the overall County Development Plan sets out the environmental consequences of making the plan, including the town plans and provides measures to address any potential adverse impacts.

1.1.9 Appropriate Assessment

These plans, as part of the overall County Development Plan, have been subject to Stage 2 'Appropriate Assessment' under the Habitats Directive. The findings of this assessment are provided in the Appropriate Assessment Natura Impact Report that accompanies the County Development Plan.

1.1.10 Flood Risk Assessment

As part of each plan addressed in this Volume, a Flood Risk Assessment (FRA) has been carried out. The assessment is presented as part of the Strategic Flood Risk Assessment appendix of the County Plan. All applications shall be assessed in accordance with the provisions of '*The Planning System and Flood Risk Management*' Guidelines (DoEHLG 2009) and the flood management objectives of the County Development Plan.

Where existing development is located within Flood Zones A or B, new development shall be limited to minor development only; any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA and the relevant policies and objectives in the County Development Plan.

Any proposals for new development in Flood Zones A or B shall be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of this SFRA and the relevant policies and objectives in the County Development Plan, and in particular, where the lands at risk of flooding form part of a larger development site, the sequential approach shall be applied in the site planning, to ensure no encroachment onto, or loss of the flood plain, or that only water compatible development such as Open Space will be permitted for the lands which are identified as being at risk of flooding within the site.

PART 1.2 ZONING AND LAND USE

The plan maps for each town indicates the boundary of the town plan. All lands located outside the plan boundary are considered to be within the rural area. Within these areas, planning applications shall be assessed having regard to the objectives and standards for the rural area, as set out in Volume 1 of the Wicklow County Development Plan.

The purpose of land use zoning objectives is to indicate the Council's intentions for land uses in the town.

1.2.1 Zoning Objectives

Land use zoning objectives and the associated vision for each zone are as follows:

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.
RN: New residential	To provide for new residential development and supporting facilities.	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.
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 emphasis 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.
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.

ZONING	OBJECTIVE	DESCRIPTION
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	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 and provide for recreational open space	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: Passive Open Space	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 substations, 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.
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.
SLB: Strategic Land Bank	To provide a land bank for future development of the settlement after the lifetime of this plan, if and when the need arises.	These are lands that are identified as being potentially suitable for new residential development having regard to proximity and accessibility to infrastructure. However, these lands are not necessary for development during the lifetime of this plan and may only be considered for detailed zoning and development after 2028. Any development proposals within the lifetime of the plan will be considered under the County Development Plan rural objectives.

The box below gives typical appropriate uses for each zone type. The planning authority shall determine each proposal on its merits, and shall only permit the development of uses that enhance, complement, are ancillary to, or neutral to the zoning objective. Uses that are materially inconsistent with and detrimental to the zoning objective shall not be permitted.

Uses generally appropriate for **residential (RN / RE)** zoned areas include houses, apartments, residential open space, education, community facilities, retirement homes, nursing homes, childcare, health centres, guest house, bed and breakfast, places of public worship, home based economic activity, utility installations and ancillary development and other residential uses in accordance with the CDP.

Uses generally appropriate for **town and village centres (TC / VC)** include residential development, commercial, retail, retail services, health, restaurants, public house, public buildings, hotels, guest houses, nursing / care homes, parking, office, tourism and recreational uses, community, including provision for religious use, utility installations and ancillary developments for town centre uses in accordance with the CDP.

Uses generally appropriate for **employment (E)** zoned land include general and light industry, office uses, enterprise units, appropriate warehousing, petrol filling stations (as deemed appropriate), public transport depots, open space, including sports grounds, community facilities including community and sports centres, utility installations and ancillary developments for employment and industry uses in accordance with the CDP.

Uses generally appropriate for **community and educational (CE)** zoned land include community, educational and institutional uses include burial grounds, places of worship, schools, training facilities, community hall, nursing homes, health related developments, sports and recreational facilities, utility installations and ancillary developments for community, educational and institutional uses in accordance with the CDP.

Uses appropriate for **active open space (AOS)** zoned land are sport and active recreational uses including infrastructure and buildings associated with same.

Uses appropriate for **open space (OS1)** zoned land are recreational uses such as formal / informal landscaped parks with off-road walking / cycling paths, as well as playgrounds, skate parks, Mixed Use Games Areas and outdoor gyms.

Uses appropriate for **passive open space (OS2)** zoned land are uses that protect and enhance the function of these areas as flood plains, buffer zones along watercourses and rivers, green breaks between built up areas, green corridors and areas of natural biodiversity. The development of these lands for recreational uses may only be considered where such use is shown to not undermine the purpose of this zoning.

Uses generally appropriate for **public utility (PU)** zoned land are for the provision of necessary infrastructure and services such as water and waste water treatment plants, large ESB sub-stations, gasworks.

Uses generally appropriate for **tourism (T)** zoned land are tourism accommodation and tourism / recreational uses such as Bed & Breakfast, cultural uses, holiday homes, hotels, recreational facilities.

Uses generally appropriate for any **mixed use (MU)** area will be specified in the plan.

Many uses exist where they do not conform to the designated zoning objective. 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.

Whilst the land-use zoning will give an indication of the acceptability or otherwise of particular uses in particular areas, proposed development will also be assessed in terms of compatibility with the development control

guidelines and standards outlined in the Wicklow County Development Plan and this plan. Factors such as density, height, massing, traffic generation, public health regulations, design criteria, visual amenity, availability of services and potential nuisance by way of noise, odour and air pollution are also of importance in establishing whether or not a development proposal conforms to the proper planning and sustainable development of an area.

1.2.2 Phasing

It is an objective of the Council that development is undertaken in an orderly and sustainable manner. The development of zoned land should generally be phased in accordance with the sequential approach:

- Development should extend outwards from the town centre with undeveloped land closest to the centre and public transport routes (if available) being given preference, i.e. 'leapfrogging' to peripheral areas should be avoided;
- A strong emphasis should be placed on encouraging infill opportunities and better use of under-utilised lands; and
- Areas to be developed should be contiguous to existing developed areas.

Only in exceptional circumstances should the above principles be contravened, for example, where a barrier to development is involved. Any exceptions must be clearly justified by local circumstances and such justification must be set out in any planning application proposal.

The Council may, in certain cases, phase permitted development where this is considered necessary for the following:

- (i) the promotion of an appropriate balance of employment, residential and service facilities (schools, shopping, community facilities etc.) and other uses that are required to increase the self-sufficiency of the settlement, or
- (ii) ensuring the delivery of infrastructural services in tandem with development, including water, sewerage and road infrastructure, that is required to safeguard the environmental quality and public safety of the area.

1.2.3 Action Area Plans

Action Areas have been identified in each plan where necessary. 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 unless it can be shown that any application will not undermine the achievement of the overall objectives for that Action Area. The position, location and size of the land use zonings shown on the plan map 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 the Action Areas.

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 that the Council will use its powers under the Planning & Development Acts to effect this control.

1.2.4 Strategic Land Bank

Having regard to the housing targets set out in this County Development Plan, the amount of land designated and zoned for the development of new housing has been reviewed and updated as set out in each plan. In order to be consistent with the provisions of the County Development Plan 'Core Strategy' and Ministerial guidelines with regard to the zoning of land, the plans herewith provided shall provide for sufficient zoned land to ensure growth targets as set out in the 'Core Strategy' can be achieved.

These revisions may entail a reduction in the amount of residentially zoned 'greenfield' lands outside of the existing built up envelope of each town. In accordance with the 'Core Strategy' guidelines issued by the Department of the

Environment, Community and Local Government, where a surplus of zoned housing land is identified, it will be necessary to select the most appropriate land to zone in the plan and then implement one of the following options:

1. Designate the surplus land as a 'strategic land reserve/bank' for the future that will not be allowed to develop within the plan period, or
2. Change the zoning of the surplus residential land to some other land use that is required during the lifetime of the plan, or
3. Remove the zoning from the surplus land.

A combination of these approaches is taken in these plans.

Strategic Land Bank Objective

These are lands that are identified as being potentially suitable for new residential development having regard to proximity and accessibility to infrastructure. However these lands are not necessary for development during the lifetime of this plan and may only be considered for detailed zoning and development after 2028, if the need arises. Any development proposals within the lifetime of the plan will be considered under the Wicklow County Development Plan rural objectives.

1.2.5 European Sites

There are a number of 'European Sites' (SACs / SPAs) located in or in close proximity to the settlements in Level 4. The sites themselves are protected from inappropriate development through the legal provisions of the Habitats and Birds Directives, as well as the Planning Act. Such sites, where they are located within the plan boundary of a Level 4 settlement, are shown on the heritage map associated with the plan as SAC / SPA as appropriate.

In a number of locations, there are lands adjoining European Sites, which while not being included in the legally designated site, are linked to the site in terms of similar or supporting habitats, water flows or other characteristics which render them important to protect from inappropriate development which may have a direct or indirect effect on the designated site itself³. The extent of any such 'buffer zone' has been determined through both desktop and field assessment by the plan team and a professional ecologist, as well as consultation with the National Parks and Wildlife Service.

The approach to zoning at / in European Sites and any associated 'buffer zone' has been as follows:

1. No lands within the actual European Site have been zoned;
2. Where the 'buffer zone' coincides with existing developed areas, the lands have been zoned for their existing use, which will essentially allow for the continuation of the existing use and its enhancement. In accordance with the provisions of the EU Habitats Directive 1992 and the Planning & Development Act, any proposed development with potential to impact upon the integrity of a European Site shall be subject to an Appropriate Assessment;
3. Where the 'buffer zone' coincides with existing undeveloped lands, the lands will only be zoned for new development where it can be justified that such zoning and development arising therefrom is essential for the town to achieve its development vision and strategic objectives. In accordance with the provisions of the

³ In accordance with Article 10 of the Habitats Directive, the aim is to protect and maintain linear landscape features which act as ecological corridors, such as watercourses (rivers, streams, canals, ponds, drainage channels, etc), woodlands, hedgerows and road and railway margins, and features which act as stepping stones, such as marshes and woodlands, which taken as a whole help to improve the coherence of the European network

EU Habitats Directive 1992 and the Planning & Development Act, any proposed development with potential to impact upon the integrity of a European Site shall be subject to an Appropriate Assessment;

4. Where the 'buffer zone' coincides with existing undeveloped lands, and the development of these lands is not essential for the achievement of the development vision and strategic objectives for the town, the land will be zoned 'OS2' – **passive open space**. The only developments that will be considered in such area are those which contribute to the objective of the Passive Open Space zone (detailed in this plan) and that can be shown to not diminish the role and function of such areas, will not result in adverse impacts on the integrity of any EU protected site and will not diminish the biodiversity value of the lands or the ability of plants and animals to thrive and move through the area.

European Sites Objectives

To protect European Sites and a suitable buffer area from inappropriate development.

Projects giving rise to adverse effects on the integrity of European Sites (cumulatively, directly or indirectly) arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall not be permitted on the basis of this plan⁴.

Ensure that development proposals, contribute as appropriate towards the protection and where possible enhancement of the ecological coherence of the European Site network and encourage the retention and management of landscape features that are of major importance for wild fauna and flora as per Article 10 of the EU Habitats directive. All projects and plans arising from this Plan will be screened for the need to undertake Appropriate Assessment under Article 6 of the Habitats Directive.

In order to ensure the protection of the integrity of European Sites, the planning authority is not limited to the implementation of the above objectives, and shall implement all other relevant objectives of the CDP as it sees fit.

⁴ Except as provided for in Article 6(4) of the Habitats Directive, viz. there must be: a) no alternative solution available, b) imperative reasons of overriding public interest for the project to proceed; and c) adequate compensatory measures in place.

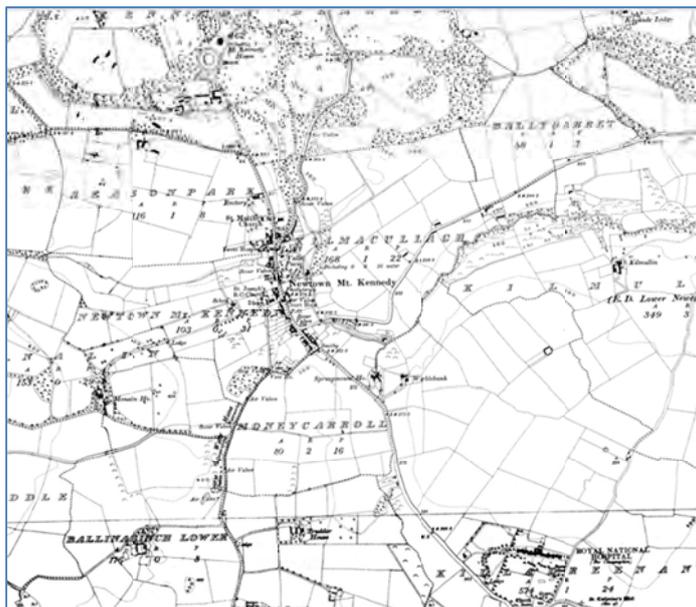
PART 3 NEWTOWNMOUNTKENNEDY SPECIFIC OBJECTIVES

3.1 Context

The town of Newtownmountkennedy developed along the old mail coach road from Dublin to Wexford and owes its origin and name to Sir Robert Kennedy who obtained the grant of a manor from Charles II in the 17th century. The town developed in the main as one wide street, with a small market house at the centre. By the early 1800s the town contained over one hundred residences, as well as a Church and Post Office at the northern end of the town and a police station located at the junction of the Woodstock Road (Kilcoole Road). At this time Newtownmountkennedy would have been a stopping point for those travelling by horse / coach, and would have provided trade for the corn mills, bakeries, inns or hotels, shoemakers, tailors, blacksmiths, cabinetmakers and coach makers, to name but a few trades, thus bringing additional finances and resources into the settlement. The Catholic Church (St. Joseph’s) was built in 1864/65 and the Royal Hospital for Consumption was built south of the town in 1896.



Historic 6-inch map 1829-1842



6-inch Cassini Maps (1830s – 1930s)

During the economic depression in the 1930s Newtownmountkennedy benefited from a government housing scheme known as the 'Village Scheme'. As part of the scheme the government contributed between a third and two thirds of the cost of building a house. It was about this time that housing developed in ribbon form between the hospital towards Main Street, as well as at Monalin on the Roundwood Road. Further Local Authority housing was developed starting in the late 1940's and continuing up to the 1970's between Main Street and the Roundwood Road. A large private housing development was constructed in the mid 1970's off Church Road at Season Park, and a large scheme was built to the northeast at Garden Village in the late 1970's and 1980's.

In the early 1970's, Coillte constructed a research centre at Mountkennedy Demesne, just to the north of the town centre. In 1995, planning permission was granted on the site for Coillte's regional office. This gave an additional boost to the town as it provided significant employment. In the early 2000's, Coillte relocated their head office to Newtownmountkennedy. Today, Coillte employs c.90 people in the settlement and contains the head office, an energy centre building and a research centre area.

Newtownmountkennedy GAA club, which is one of the oldest in the country having been established in 1887, established its grounds to the south-west of the town at Ballinahinch Lower in the 1990's.

In 1990, the town was by-passed, splitting the Garden Village housing development from the main settlement and taking commuter traffic and trade out of the town. This has left Garden Village isolated from the rest of the town's services.



Newtownmountkennedy 1995 OSi Aerial Image

The town experienced very little growth after the late 1980's, with the population staying stable at around 2,200-2,400 between 1986 and 2001. During the housing boom in the early 2000's, a number of significant developments were carried out, particularly the town centre mixed use development comprising hotel, shopping centre, community facilities and housing, and the new housing and employment developments to the south of the town at Moneycarroll, which entailed the construction of the Moneycarroll link road between the Newcastle and Roundwood Roads.

During the housing boom years, a major scheme was designed and permitted on the lands to the west of the town centre, but due to the recession, this development only commenced in 2014. This is a very significant development for the town, entailing the provision of c. 800 housing units, community / education uses and parks / open space and requires the construction of a new link road to the west of the town to access this new development. This will also provide a direct link from the Roundwood Road to Season Park to the north.

Notwithstanding the major boost brought to the town centre by the new town centre development, the town core is still suffering from vacancy and dereliction. In this regard, there are a significant number of both vacant sites and vacant or under-utilised buildings that present opportunities for redevelopment, in order to enhance the vitality, the retail and employment offer and the overall appearance of the town centre.



Newtownmountkennedy 2021 (Google Earth)

3.2 Overall Vision & Development Strategy

A key aim of a development plan is to set out the vision and objectives for the future development of a settlement. From this vision, all policies and objectives can be developed and implemented with the overall aim of achieving this vision. The vision and objectives must be consistent with the 'Core Strategy' of the County Development Plan and reflect the characteristics, strengths and weaknesses of Newtownmountkennedy.

The vision for Newtownmountkennedy is:

- To ensure a high quality living environment for existing and future residents;
- To provide a framework for the growth of the town, in order to provide housing for current and future generations, to revitalise the economy of the town and to allow improvement of social and community facilities;
- Sustain a revitalised town centre with commercial, residential and community developments being consolidated and promoted within this area;
- Create increased connectivity between a revitalised town core and the existing and proposed residential areas within the town;

- Promote and foster economic development and enhanced employment opportunities;
- Develop the tourism potential of the area as a visitor / tourist destination in itself and in its role as a 'gateway' to surrounding attractions such as Wicklow Mountains, the Vartry Reservoir and Druids Glen Resort;
- Facilitate and encourage the development of the local forests and rivers as a key tourism and recreation asset;
- Protect the built and natural heritage of the area; and
- Facilitate a transition to a low carbon settlement.

3.3 Residential Development

This plan provides for sufficient zoned land and residential development objectives in order to achieve the population and housing objectives set out in the 'Core Strategy' of the County Development Plan and as detailed in Section 1.1 of this document.

As set out in Section 1.1.2, the future housing growth target for Newtownmountkennedy is c. 630 units. A minimum of 30% of the targeted housing growth shall be directed into the built up area of the settlement generally comprising lands zoned 'town centre' and 'existing residential'. In cognisance that the potential of town centre regeneration / infill / brownfield sites is difficult to predict, there shall be no quantitative restriction inferred from this plan on the number of units that may be delivered on lands zoned 'TC' or 'RE' within the built up envelope of the town.

As of 31 December 2021, there are 'greenfield' developments outside of the built up envelope of the settlement underway that, if completed, could deliver c. 590 units, in particular the 'Kineada' development, first granted in 2006. The zoning provisions of this plan do not affect such permission already granted, which are entitled to be completed in accordance with the permissions granted. However, in order to alter this development pattern in the future to one that which would be more sustainable and consistent with the principles of the NPF and this CDP, limited further greenfield residential zoning outside of the built up envelope of the town is provided for in this plan.

Table 3.1 Residential zoning provisions

Location/Description	Area (ha)	Zoning	Potential / permitted No. of Units
Kineada (north of river)	8.5	RE	337
Kineada (south of river)	1	RE	37
Kineada (Roundwood Road)	0.5	RE	15
Kineada (west of new road)	6.3	RE	97
Moneycarroll (N)	3.2	RE	101
Moneycarroll (S)	2.25	RN	59
Season Park (E) ⁵	3.9	SLB	n/a
Season Park (W) ⁹	5.3	SLB	n/a
Total			646

⁵ Permission was granted August 2022 for a SHD on part of these lands, comprising 179 residential units, childcare facility and associated works

3.4 Economic Development & Employment

The economic development strategy of this plan is to take advantage of the existing economic assets in order to stimulate employment within the area. The key assets that Newtownmountkennedy has to offer are:

- A local population offering a market for goods and services and a wide variety of skills;
- Excellent connectivity to the city region via the M11/N11;
- Availability of infrastructural services including water services, effective road and public transport networks, energy, telecommunications, education facilities etc;
- An attractive and accessible town centre, with numerous properties and sites suitable for employment, retail and commercial uses;
- A steady supply of housing for future employees;
- Gateway location to numerous tourist attractions, with a number of tourism accommodation options within the settlement;
- A number of existing significant employment sites, that may have the potential for expansion and suitable greenfield lands in proximity to the built up area and to services that would be suitable for new development.

In line with sound planning principles, it is the aim of the plan that a significant proportion of new jobs created will be located in existing built up areas, through redevelopment of brownfield sites, infill, change of use to employment generating uses and intensification of activities on existing employment sites. In recognition that not all jobs growth will be possible to facilitate on such sites, greenfield lands are also designated for new employment development. In this regard, the plan provides for a number of significant areas for new employment development at Action Area 2 Garden Village, at the 'Northern Gateway' and at Moneycarroll.

Action Area 2 Garden Village: It is the objective of this plan to encourage and support the development of a major mixed use employment and open space development on these lands, linked with the provision of a new neighbourhood centre serving the new employment zone as well as the existing Garden Village housing area and a new link road from the Ballyronan interchange to the Woodstock Road. The designation of this large area will provide the potential for a major single employer that needs a large land bank or for the development of a business park (for objectives in relation to this area please see Section 3.9).

Northern Gateway: It is the objective of this plan to encourage and support the development of a high intensity employment zone of the highest architectural quality including landmark 'gateway' buildings on these lands.

Moneycarroll: A successful business park has been developed in Moneycarroll over the last 15 years and the construction of a new brewery to the west of the business park was completed in 2019. There is potential for further enterprise development in this area on serviced zoned lands to the north and south of the existing business park.

Coillte: It is an objective of this plan to support the continued operation of the existing forestry HQ and research facility in Newtownmountkennedy, and to allow for expansion and related supporting development.

With respect to the tourism sector, Newtownmountkennedy is ideally located in proximity to both the main transport routes on the east of the County and the major tourism attractions in the wider County to act as an excellent gateway and base for tourists visiting the area. It has numerous visitor facilities already in situ, such as the Parkview Hotel, cafes and pubs, and the renowned Fishers retail outlet and it has excellent potential to further develop its tourism offer.

With regard to the development of tourism within the settlement, work still needs to be done to define and publicise the overall tourism and recreation product on offer and provide additional support to tourist infrastructure such as additional accommodation, night time activities, parking, signage, walks etc in order that the full benefit can be felt around the town and visitors can be attracted to stay longer in the area.

Economic Development & Employment Objectives

- NK1 Northern gateway:** The development of these E1 lands shall comprise high employment density uses, such as office based business and enterprise units, designed to the highest architectural standards and including a landmark gateway building at the northern end of the site; light industrial units will only be considered where they are designed to the highest standard and do not interfere with the amenities of adjoining properties (warehousing / retailing warehousing will not be permitted in this area).
- NK2 Moneycarroll:** To encourage and facilitate the development of lands zoned E1 at Moneycarroll (north and south of the existing business park) for employment and enterprise development. Given the prominent, 'gateway' location of the E1 lands to the north of the existing business park located on the regional road, any development of these lands shall be of the highest architectural quality.
- NK3 Coillte:** To support to the continued operation of Coillte HQ and research facility in Newtownmountkennedy and to allow for expansion and related supporting development.
- NK4** To facilitate and support the development of the tourism industry in Newtownmountkennedy and maximise the town's location as a gateway between the tourism assets within Co. Wicklow.
- NK5** To improve, as funding allows, the principal access routes and junctions linking Newtownmountkennedy town centre to strategic transport corridors and surrounding tourist attractions
- NK6** To support and facilitate, in co-operation with relevant bodies and landowners, the provision of amenity routes around the town, as well as links to adjoining towns / villages (see NK23)
- NK7** To support the development of agricultural and craft tourism.

3.5 Town Centre & Retail

The town centre of Newtownmountkennedy suffered significant decline in the latter part of the 20th century, with many buildings becoming run down and vacant and major shopping needs being catered for in nearby larger towns. In 2005, the town had a major boost when a new mixed-use development was constructed in the heart of the town, which consisted of a hotel, supermarket, cafe, retail units, offices, crèche, medical practice, nursing home and residential units. This development re-energised and significantly improved the appearance of the town centre; it brought significant new trade and visitors to the area particularly related to the hotel, supermarket and health centre, and allowed the resident population's day to day shopping and services needs to be met within the town.

However, the full benefits and possible spin offs from this development were not realised around the rest of the town as the recession started not long after its construction. As prosperity returns and the population grows, a suite of actions and interventions is now needed to ensure the continued success of this development and others in the town centre that survived the recession and to ensure further development and enhancement of the town centre and its offer.

In particular, a wider range of shops (particularly in comparison shopping) and recreational, cultural and social facilities, as well as an improved public realm, are required to ensure an improved daytime and evening experience. The town centre must provide for a mix of retail, employment, education, social and cultural activities, where people engage with each other and shopping plays only a part of the town centre experience. The regeneration of the town centre will in turn benefit the wider economy by attracting people not only to live but also to work in the town.

The town centre is to be the focus for community life and activity within the settlement. Typical of a commuter town it faces competition from neighbouring towns to attract people who will spend both time and money in its centre.

Development of the town needs to be balanced with amenity and social aspects for people living in the area. The regeneration of the main street will be a primary focus during the lifetime of this plan.

The 'Public Realm' can be best described as the form and use of outdoor areas and spaces that are accessible to the public and available for everyone to use. This includes many familiar types of places, such as streets, squares, parks and car parks, as well as the physical and visual connections between them, and with buildings. Good quality public realm can provide the venue for multiple activities, including commercial, recreational, educational and of course, fun and enjoyment for residents and visitors alike.

The road improvement schemes which were carried out previously regularised car parking along the main street and focused on the convenience of car users rather than visually improving the public realm or enhancing the safety or convenience of pedestrians and cyclists. As a result, the town centre is somewhat dominated by parked cars, available road space is not suitably shared between users (i.e. the on street car parking spaces occupy space that could be alternatively used for cycle lanes and / or wider footpaths) and adequate visibility / sightlines are not available particularly at junctions.

Further development of the public realm of Newtownmountkennedy would contribute to the quality of life of those living and visiting the town would include, the improved appearance of the streetscape, landmark buildings and appearance of principal junctions / gateways; building frontages, in particular materials, colours and shop fronts, the introduction of urban open space and parks, improved footpaths, lighting, seating and other street 'furniture'.

A significant number of buildings and sites are vacant in the town centre, which could be suitable for appropriate redevelopment particularly for residential and employment use. These sites present an opportunity to develop a more diverse range of services and facilities for the town centre which would regenerate the town centre and encourage more people to visit and spend money. Many of these sites are in a ruinous or neglected condition which has an adverse effect on the character of the area including anti-social behaviour and in some cases a reduction in the number of people choosing to live here. The implementation of the Vacant Site Levy and the Derelict Sites Levy will be key to the regeneration of this area. Many of the vacant sites in the town centre have already been placed on the Vacant Site Register and the Council will continue to monitor and investigate vacancy levels in the town.

The town centre of Newtownmountkennedy contains a number of structures / features of built heritage value, some of which are listed for preservation. These play an important part in adding to the overall attractiveness of the town centre and contribute to the traditional town centre appeal of the street. The ruins of an old mill are located to the east of the main street; enhancing this site and providing access to it via a green link is an objective of this plan to be incorporated into the redevelopment of the lands around the ruins (See Map No. 2 Heritage Objectives).

It is an objective of the Local Authority to continue to work with the local community to develop an agreed programme for the improvement of the public realm of the town centre and for the overall physical, economic and social regeneration of the town centre, and to actively seek funding to implement same. In this regard, RRDF funding was secured in 2020 for the first stages of this project, namely for the preparation of an overall plan (and design where appropriate) for the town centre revitalisation, the improvement of the public realm including measures to make the town centre more pedestrian and cycling friendly and reduce car speed and dominance, the development of new town centre plaza / park and town centre gateways and enhancing accessibility to / from the town centre for outlying areas and community facilities.

Town Centre & Retail Development Objectives

- NK8** To work with the local community and other stakeholders to design, secure funding for and implement significant improvements to the town centre from the Y-junction at Fisher's as far as the Woodstock Road junction, including but not limited to:
- the provision of mechanisms to slow traffic through this area;

- alterations to the layout of the road carriageway and on-street car parking to allow for the provision of new or improved pedestrian and cycling facilities and additional pedestrian crossing points;
- the creation of new civic spaces at suitable locations and in particular at the existing plaza at the Parkview Hotel;
- improved hard and soft landscaping and tree planting, lighting, seating and other street 'furniture';
- the improvement of safety and appearance of key junctions, for example at the entrance to the car park at Dunnes Stores, the Roundwood Road junction at the Church leading up to the schools and the junction at the Woodstock Road;
- the provision of improved facilities for public transport providers and users, including improved access to bus stops (particularly crossing points for passengers), shelters, covered bicycle parking, information points with maps, routes, timetables, real-time information and designated taxi ranks at / near the bus stops on Main Street;
- The provision of bicycle parking and electric car charging points.

NK9 To avail of opportunities to remove public on street car parking on the Main Street, subject to due consideration of the commercial needs of Main Street, including loading parking.

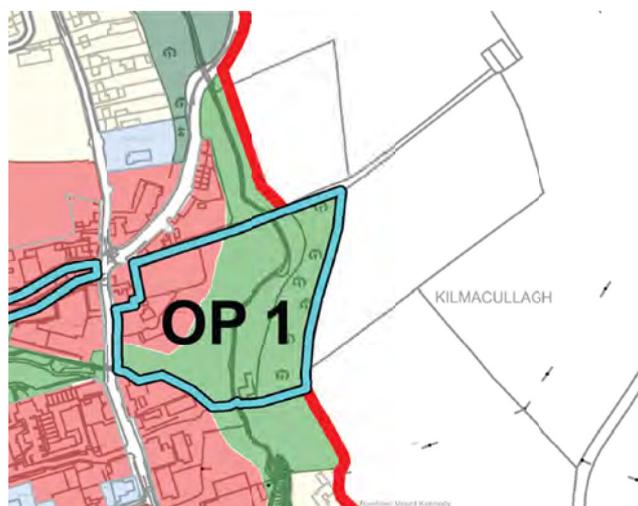
NK10 To support opportunities to create better linkages between the Main Street, the river and nearby forests.

NK11 All development proposals in the 'Town Centre' zone shall respect the character and setting of the historic main street including but not limited to protected structures therein and integrate in a satisfactory manner with the existing Georgian character and streetscape in terms of massing, rhythm, materials and finishes.

Town Centre Opportunity Site (OP1)

This site, located in the very centre of the town, measuring c. 3.3ha provides the optimal location for the delivery of the number of the desired elements of the town centre public realm improvement programme (including Main Street plaza and park extension). Any development on these lands shall accord with the following objectives:

- The location and design of any new structures shall respect and enhance the character and setting of Villa Pacis, the protected structure on the lands, and its historic curtilage including the walled garden;
- Any development proposals on the land zoned TC in the Opportunity Site area shall include a designed park on the lands zoned 'open space' and a programme for delivery of same for public use in tandem with any development, unless the park is otherwise developed independently. The access to this park shall be from the Main Street across from the existing plaza at the Parkview and shall be designed to functionally and visually link with same.



3.6 Social & Community Development

Key community facilities currently in Newtownmountkennedy settlement boundary or in the immediate vicinity include:

Facility	Name
Community	<ul style="list-style-type: none"> ▪ Newtownmountkennedy Community Centre ▪ Newtown and Newcastle Men's Shed
Religious	<ul style="list-style-type: none"> ▪ St. Joseph's Catholic Church ▪ St. Matthew's Church of Ireland Church
Education	<ul style="list-style-type: none"> ▪ Newtownmountkennedy Primary School ▪ Newtownmountkennedy Educate Together NS ▪ St. Catherine's Special School
Playground	<ul style="list-style-type: none"> ▪ Newtownmountkennedy Playground
Childcare	<ul style="list-style-type: none"> ▪ Little Explorers Childcare ▪ The Corner House Kindergarten ▪ Pine Trees Playgroup Company Ltd
Sport	<ul style="list-style-type: none"> ▪ Newtownmountkennedy GAA ▪ Newtown United FC, Newtown Juniors ▪ Druids Glen Golf Resort; Glen Mill Golf Course ▪ Swift Kick Martial Arts Academy
Medical	<ul style="list-style-type: none"> ▪ The Village Practice Medical Centre ▪ Newtown Medical Practice ▪ Newtownmountkennedy Primary Care Centre ▪ Newcastle Hospital
Emergency Services	<ul style="list-style-type: none"> ▪ Garda Station

The Council seeks to create an environment in which everyone can develop to their full potential to enable them to participate in and contribute to all aspects of social, economic and cultural life. While the town of Newtownmountkennedy has a wide range of community facilities, including sports grounds, indoor community and recreational facilities, health centre and primary schools, enhanced facilities are needed to accommodate the recent and planned future growth in population, which is particularly made up of young families. In order to meet the needs of the existing and future residents of Newtownmountkennedy and its extensive hinterland catchment, there is a particular need emerging for additional open space and playing space, as well as education facilities within the settlement.

Open Space

In accordance with the Council's 'Play' and 'Sports & Recreation' strategies, approximately 17ha⁶ of open space would be required for a town of c. 5,200 persons with a wider catchment of c. 7,000, generally provided as 11ha of organised sports grounds and outdoor play space, 4.2ha of casual informal play spaces (which includes open space within housing estates) and 1.4ha of equipped play spaces.

⁶ Policy is to provide for 2.4 ha (6 acres) per 1,000 population for outdoor playing space comprising 1.6 hectares for outdoor sport, 0.6ha of 'casual play space' and 0.2ha of 'equipped play space'.

Table 3.2 Organised sports grounds & outdoor play spaces

	Location	Zoning	Area (ha)
Existing	Community Centre	AOS	1.7
	Wicklow Hills	AOS	1.5
Proposed	Trudder	AOS	3.6
	AA1	AOS	3.4
	Adjoining GAA	AOS	15.5
		Total	25.7

In addition, this plan makes provision for a major new open space area of 7.4ha in AA2; however given its location on the east side of the N11 at the very periphery of the town, and given that its delivery is linked to the overall development of these lands for employment purposes, this is considered more of a long term objective and is not at this time counted as part of the required 11ha of active open space needed for the town's existing and future residents. In this regard, two areas of AOS at AA1 and Trudder are zoned which are considered more accessible to the majority of the town's existing and future residents, and are therefore considered more desirable to deliver in the shorter term.

Newtownmountkennedy GAA, located just south of the plan boundary, also provides c. 2.3ha of active open space.

Table 3.3 Casual / informal parks & play spaces

	Location	Zoning	Area (ha)
Existing	Town centre riverine park	OS	1.2
	Residential open spaces	RE	4
Proposed	Extended riverine park (east)	OS	3.5
	Future riverine park (west)	OS	8
	Residential open spaces ⁷	R-N	2.5
		Total	19.2

In addition, Coillte lands to the north of the town extend to over 20ha, and are available for walking and recreation.

There is one small playground in Newtownmountkennedy (beside St. Joseph's Centre) and the Local Authority intends to deliver a significant new playground in the town in the short term subject to a suitable site being determined.

The protection and enhancement of heritage and environmental assets through this plan will help to safeguard the local character and distinctiveness of the area and its surroundings, providing local economic, social and environmental benefits. This plan has identified watercourses and their associated green corridors as a 'Green Infrastructure' resource in the area.

These green corridors are zoned 'open space' and it is an objective of this plan that where possible and feasible without damage to their ecosystems, to develop these areas as linked riverine parks. Subject to further assessment it is desired that such parks would link to existing developed parks and recreation areas (such as the park already developed adjacent to the Parkview Hotel and the Coillte lands) and to future longer 'greenroutes' around the town and between Newtownmountkennedy, Newcastle and Kilcoole.

The exact route for these developments is not yet known so detailed ecological assessment for impacts on important ecological features, including general ecological impact assessment and specifically Appropriate

⁷ Open spaces associated with housing developments are counted as 'casual informal play space'. The total likely to be provided is based on the amount of land zoned for new housing.

Assessment, is best carried out when these routes are designed. The detailed design of these schemes will need to take into account the relevant ecological features in proximity to the proposed routes and the potential for impacts arising from the routes will need to be taken into account including both construction and operational phases.

Education

There are currently two primary schools in Newtownmountkennedy, one split into a junior and senior school and the other on a temporary site in temporary buildings. There are no second or third level institutes operating in Newtownmountkennedy. It is acknowledged that the primary schools serve both the town and wider local area. The Department of Education seeks that lands are designated for education to cater for the targeted population expansion of the town and school catchment area. In order to ensure that there is adequate capacity for education in the town, this plan has zoned land for educational use proximate to the existing primary schools and designated lands for an education 'campus' development (sufficient in size to accommodate both a primary and secondary school) at Moneycarroll. This location is proximate to existing and future residential development and would allow for a geographical spread of education through the town. It is important to note that community uses such as schools are also permitted in principle in other zones in the plan area, including zoned 'Employment' land. Within the plan area, the following lands are zoned (CE) for the existing and new school sites:

EXISTING EDUCATION LANDS	LOCATION	ZONE	AREA(ha)
Adjacent to existing schools	Town Centre	CE	4.6
PROPOSED EDUCATION LANDS			
School site in Moneycarroll	Moneycarroll	CE	7.5

Open Space & Play Objectives

- NK12** To require the delivery of new parks and open spaces, including sports grounds, as part of major developments in Action Areas 1 and 2.
- NK13** To facilitate and encourage the development of a series of high quality open spaces throughout the town, preferably as part of a larger linked green network, that is available to all ages and accessible to everyone, including people with mobility impairments.
- NK14** To facilitate the development and enhancement of suitable access to and connectivity between areas of interest for residents, wildlife and biodiversity, with focus on promoting river corridors, European Sites, nature reserves and other distinctive landscapes as focal features for linkages between natural, semi natural and formalised green spaces where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of European Sites.

3.7 Service Infrastructure

Adequate service infrastructure is essential to meet the needs of the existing and future population of Newtownmountkennedy; including water services, effective road and public transport networks, energy, telecommunications, waste management etc.

The provision of an adequate supply of water and wastewater treatment facilities is critical to facilitate and sustain the growth of the settlement over the lifetime of the plan and beyond. Newtownmountkennedy is served by the Vartry Water Scheme which has capacity to accommodate the water demands of the existing and planned future population of Newtownmountkennedy. Newtownmountkennedy is currently serviced by the Greystones Wastewater Treatment Plant via a pumping station in Newtownmountkennedy. Greystones WWTP has a current capacity of 40,000PE and loading of c. 25,000PE. There is adequate capacity to serve the proposed growth in Newtownmountkennedy. The pumping station in Newtownmountkennedy may require upgrades to facilitate growth within the catchment. The requirement and extent of upgrades will need to be determined through

localised surveys completed in line with the Irish Water's new connection policy. Wicklow County Council will work closely with Irish Water to ensure that adequate water services are provided.

Generally surface water in the town is collected in the combined sewer system and thereafter is directed to the Greystones WWTP. In accordance with current practice, more recent developments have separate surface water collection and attenuation systems, with discharges to local watercourses. Clearly, the addition of surface water to foul water significantly impacts on the efficiency of a foul water collection and treatment system, and there is an ongoing programme to replace the combined system with separate networks, as funding allows.

With respect to transportation and movement, one of the key issues arising in Newtownmountkennedy relates to the vehicular dominance of the main street, and its alignment / design which allows for high speeds thereon, which is diminishing safety for pedestrians / cyclist and the overall experience and function of the town centre. In addition, on street car parking is available along the length of the main street which is attractive to users due to ease of access and abundance, but which clutters the town and makes it hard to merge from properties along the main street and in particular from the car park at Dunnes Stores. It also makes it very dangerous for pedestrians crossing the street as they are crossing behind parked cars making it harder for drivers to see them. Clearly, there is a need to review and possibly redesign the parking along the main street.

It is key goal during the lifetime of this plan to see significant improvements in this area, to reduce car speeds, enhance pedestrian and cycling safety, eliminate on-street car parking where necessary and overall to improve the public realm.

In the last 5 years, development has commenced on the town's western distributor road, which has long been an objective of the local area plan for the town. A key component of the development strategy for the town has been the development of lands to the west of the town centre; allowing for the opening of these lands for development to include residential units, community infrastructure, such as a crèche, a greenway and community buildings while also linking these lands in a number of locations into the existing road network and to the town centre. This new route will allow vehicles to travel across and through the settlement in a more planned fashion and reduce flows on older narrow roads and through substandard junctions.

A key component of the distributor road is the provision of an east-west link which will link the road to the Main Street at the R772 – Church Road junction. This road will provide a traffic route that will reduce traffic flows on the Main Street (south of the revised junction) and L-1037 (Church Road). It will provide a more direct route for traffic travelling between the Roundwood direction and the N11.

In order to ensure the efficient operation of the junction of this east-west link with the R772, significant improvements to the junction are required and will be carried as part of this road construction project including carriageway re-alignment and traffic signalling which will ensure traffic flow, capacity and the safety of those using this network.

To the east of the N11, a single carriage link road is proposed to the south of Garden Village. This road would connect from the roundabout at Garden Village to the Kilcoole / Woodstock Road to the south. This road would open these lands for development while also providing an alternative link to the Kilcoole / Woodstock Road, for example for traffic wanting to access the western side of Kilcoole.

For those without private transport, bus routes are the only form of public transport within the town. These routes not only connect the town to neighbouring towns and villages within County Wicklow but also to other major settlement hubs including Dublin. Alterations to the existing services are proposed in the 'BusConnects' plan, which proposes a route which will connect Newtownmountkennedy, Kilcoole, and Newcastle to a bus hub and the DART in Greystones with further connections to Dublin City. The development of a bus based park and ride facility may encourage enhanced public transport use.

Newtownmountkennedy is located very close to the east coast rail line, which provides both long distance (Dublin

to Rosslare Europort) and commuter services (DART). Kilcoole station is c.6km from Newtownmountkennedy. This station is unmanned and has c.15 car parking spaces. While bus no. 184 travels to Kilcoole, there isn't a direct link from Newtownmountkennedy to this station. Greystones station is c.9km away. This station has c.400 car parking spaces and sheltered bike parking associated with it. Bus no. 184 provides a direct link from this station to Newtownmountkennedy.

The DART Expansion Programme proposes to improve public transport in the Greater Dublin Area, increasing passenger capacity, train frequency and interchange opportunities. As part of this programme, a second segregated DART service operating from Maynooth to Greystones is proposed. The expansion programme will lead to an increase in public transport use and support future passenger demand and economic growth in the Greater Dublin Area. For those living in Newtownmountkennedy it will mean an additional opportunity for those wishing to use the train as an alternative to the private car.

Footpaths are provided within the settlement and they link the north of the town at Garden Village to the southern section of the town at Newcastle Hospital. The majority of the footpaths however tend to be narrow in nature and not suitable for those with limited mobility. In addition, there are limited cycling lanes in the town; it is objective of this plan to facilitate and support projects to improve pedestrian and cycling infrastructure and support a modal shift to these more sustainable active modes for local journeys and / or to connect with public transport options.

There is a keen interest in the Newtownmountkennedy community to establish a 'Sustainable Energy Community' – a group of people coming together, with the support of the SEAI and Wicklow County Council, to improve how energy is used for the benefit of their community. They look at how they as a community can use energy in a sustainable, holistic way. Energy communities often look at projects in homes, transport and local business. They also look at community buildings such as schools, community centres, and sports facilities.

Services Infrastructure Objectives

NK15 To improve existing or provide new footpaths and cycleways on existing public roads, as funding allows, and to facilitate the development of a cycling and walking amenity routes throughout the town in accordance with the NTA's "Permeability Best Practice Guide" and National Cycle Manual including foot and cycleways off road (e.g. through open spaces, along established rights-of-way etc), in order to achieve the most direct route to the principal destination (be that town centre, schools, community facilities or transport nodes), while ensuring that personal safety, particularly at night time, is of the utmost priority.

In particular, to improve existing and provide new footpaths and cycleways (as funding allows) at the following locations and ensure developments along these routes are so designed as to provide for the delivery of required improvements

- Along the R772 from Garden Village to Newcastle Hospital;
- Along regional road R765 from St. Joseph's Church to the Moneycarroll link road and local road L5048 in order to provide safe routes to existing primary schools;
- Along the Moneycarroll link road; and
- Along local road L1037 (Season Park) between Fisher's junction and junction with new road objective R01.

NK16 To maintain / upgrade and provide new regional and local routes as may be necessary, in accordance with the Principles of Road Development as set out in Section 5.8.3 of the NTA Transport Strategy with overall objective to:

- Develop orbital roads around the town centre accompanied by and facilitating enhanced public transport, cycling and pedestrian facilities in the relevant centre;
- Develop appropriate road links to service development areas;
- Enhance pedestrian and cycle safety through the provision of safer road junctions, improved pedestrian crossing facilities and the incorporation of appropriate cycle measures including signalised crossings where necessary;

- Address localised traffic delay locations, in cases where the primary reason for intervention is to address safety or public transport issues at such locations; and
- Implement various junction improvements and local reconfigurations on the regional and local road network.

In particular, to require the provision of the following new roads in conjunction with the development of Action Areas 1 and 2:

- Newtownmountkennedy western distributor route with east-west connections into the town centre (Road Objective R01); and
- Distributor route from Garden Village / Ballyronan interchange to the Woodstock Road (Road Objective R02)

NK17 To support the development of a bus based park and ride facility at a suitable location in the town.

NK18 To improve the public realm of the town centre of Newtownmountkennedy in order to deliver a high level of priority and permeability for all modes of transport in order to create accessible, attractive, vibrant and safe places to work, live, shop and engage in all areas of community life.

NK19 To support and promote the development of Newtownmountkennedy as a 'Sustainable Energy Community' and in particular to encourage developments that are energy neutral / low emission, integrate renewable energy technology or involve local renewable energy production.

3.8 Built & Natural Heritage

Built Heritage

Newtownmountkennedy has a wealth of buildings of architectural merit (See map No. 2 Heritage Objectives), including Mount Kennedy House and Newcastle Hospital. There are 15 structures within the plan boundary on the Wicklow Record of Protected Structures in the Wicklow County Development Plan, which are mainly located within the town centre. There are many further valuable buildings and items that are not on the RPS; together these structures enhance the character of the area and are important tourism assets to the town. While some historical structures in the town are well maintained, many others continue to fall into ruin, such as the old mill at Ville Pacis. Structures like this form part of the town's built heritage and history, but are hidden away from public view and somewhat forgotten.

Natural Heritage

While there are no EU or nationally designated sites / habitats within the plan area, the town and its surroundings are abundant with natural heritage, the protection and enhancements of which is vital to the overall sustainability development of the area, the development of recreation and tourism and for the continued health and well-being of residents. Key natural features / assets in the settlement are the watercourses that flow through the town and the forestry areas to the north and south-east of the town. In order to ensure both that lands surrounding these watercourses are maintained free of development in accordance with flood risk management principles and that the lands remain open as a green resource to the area, this plan designates lands along both banks as 'open space' where the objective is *'To protect and enhance existing and provide for recreational open space'*. It is an objective of this plan to support the development of riverine walks along these watercourses to form a linked network of routes connecting the town centre park to Coillte to the north-west, Kilcoole to the north-east and Newcastle to the south.

Heritage Objectives

NK20 To ensure the protection of all structures (or parts of structures) contained in the Record of Protected Structures.

- NK21** To consolidate and safeguard the historical and architectural character of Newtownmountkennedy town centre through the protection of individual buildings, structures, shopfronts and elements of the public realm that are of architectural merit and / or contribute greatly to this character. All proposals for development within the historic core of Newtownmountkennedy and in the vicinity of recorded monuments and protected structures shall be accompanied by an archaeological / architectural impact assessment clearly demonstrating that the development proposed will not adversely impact on the integrity, heritage value or setting of valuable features and showing how the development has been designed to protect and enhance the heritage of the area.
- NK22** New development and redevelopment proposals, where considered appropriate, are required to contribute towards the protection, management and enhancement of the existing green infrastructure assets / corridors and the provisions of new green infrastructure assets / corridors in terms of the design, layout and landscaping of development proposals.
- NK23** To promote the development of a series of open spaces and recreational areas linked by green corridors in the Newtownmountkennedy area as follows:
- Glendarragh Stream (west): Along both banks of this watercourse from the plan boundary to the west as far as the Main Street (R772). The eastern end of this area (adjoining the town centre retail / hotel development) is already developed as a landscaped park and this park is to be expanded westwards as part of the development of AA1.
 - Glendarragh Stream (east): Along both banks of this watercourse from the Main Street (R772) to its meeting with the Newtownmountkennedy River on the grounds of Valle Pacis. It is an objective to secure the development of a riverine park on these lands – the old Mill is located in this area which shall be protected and enhanced in the delivery of any park in this area.
 - Newtownmountkennedy River (north): Along both banks of this watercourse from the forest, across the R772, continuing as far as the Woodstock Road; it is an objective of this plan to provide for a new 'gateway' and pedestrian crossing feature on the R772 to allow for safe passage between the two parts of this green route.
 - Newtownmountkennedy River (south): Along both banks of this watercourse from the Woodstock Road, through forestry and continuing onto Kilcoole / Newcastle.
 - Ballyronan Stream: From Garden Village, through AA2 and continuing onto Kilcoole; the development of AA2 shall include the layout of this area as a landscaped park.

The exact route for these developments is not yet known so detailed ecological assessments for impacts on important ecological features, including general ecological impact assessment and specifically Appropriate Assessment, are best carried out when these routes are designed. The detailed design of these schemes will need to take into account the relevant ecological features in proximity to the proposed routes and the potential for impacts arising from the routes will need to be taken into account including both construction and operational phases.

3.9 Action Areas & Specific Local Objectives

ACTION AREA PLAN 1: MONALIN - SEASON PARK

This action area is located to the west of Main Street in the townlands of Newtownmountkennedy, Season Park and Monalin and is bounded to the north by local road L1037 (Season Park) and to the south by the Roundwood Road (R756). This action area measures c. 47ha and includes:

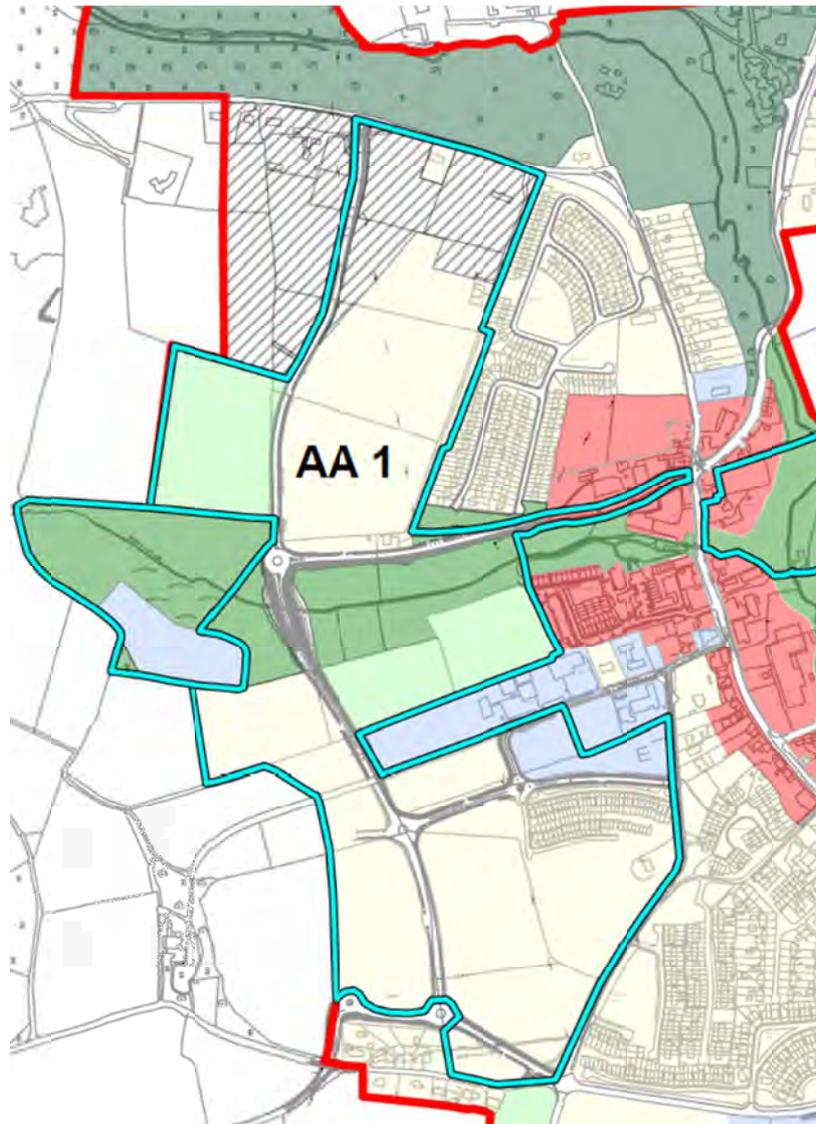
- c. 26ha zoned for residential development, of which 10.3ha is already developed / under construction, a further 15.76ha has permission for residential development (zoned RE) comprising later phases of the same commenced development
- c. 8ha zoned for Open Space (park);

- c. 6.6ha zoned for Active Open Space (of which c. 3.2ha is already laid out for sports use);
- c. 1.3 ha zoned for community and education use; and
- c. 3.8ha zoned 'Strategic Land Bank'.

An Action Area Plan was agreed for these lands in 2006 and permission granted pursuant to that plan in 2008 for the majority of the lands. Any further applications for permission, or amendments to the parent permission in this action area shall comply with the infrastructure delivery conditions and other requirements of the agreed action plan and the provisions of this updated town plan.

This action area plan shall be developed in accordance with the following criteria:

- The new distributor / access road shall continue to be developed as permitted (unless alterations in route and / or phasing are approved by way of a revised permission) between the Roundwood Road and the L1037. This road shall be for the purpose of opening up this development parcel and to ensure that the traffic movements generated by the proposed uses on these lands are not channelled onto a single junction. This road shall be linked into the Main Street at a suitable location. This road will distribute vehicular, cyclist and pedestrian movement on a north / south axis within AA1; provide alternative circulation to Main Street with the option of a further schools access from new housing areas to the west.
- An amenity park shall be provided on the land zoned 'OS' and dedicated to the public along the river, linking into the civic space at the town centre. The developer shall be responsible for landscaping of this area and providing suitable access and lighting / furniture. While one new area of active open space has been completed to the south of the river, no further permission shall be granted in AA1 unless accompanied by a programme for the delivery of a second active open space zone (c. 3.4ha) north of the river.
- Developments adjoining the designated open spaces shall be so designed and units so orientated as to allow for passive supervision and easy access to the open spaces; in particular, no structures shall back onto open spaces and residential open spaces shall be designed where possible to flow into the large central park;
- Community facilities - a community building for public use, the size, design, location and future management structure of which shall be agreed in writing with Wicklow County Council. No further amendments / revisions to the development including application to extend the duration of any permission, will be considered until this facility has been completed to the satisfaction of the Planning Authority.
- Lands measuring c. 1.2ha zoned for community and educational use shall be reserved for possible school expansion or other community uses. Permission will only be considered for uses other than education facilities where it can be demonstrated that future school expansion needs (in light of the long term growth target for the settlement) would not be compromised by such use.
- To achieve a sense of place and allow for visual diversity any residential application should provide for a number of identifiable and distinct housing estates (not exceeding 100 houses / 200 apartments), each containing materially different house designs within an overall unified theme. An appropriate mix of dwelling types should be proposed, not just within the overall development, but also throughout the development.



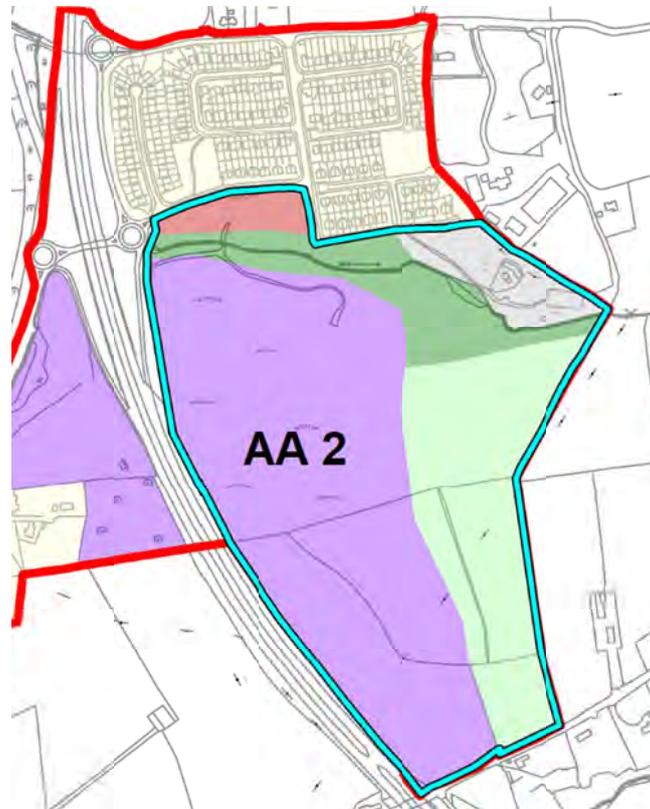
AA1 at Monalin & Season Park

ACTION AREA PLAN 2: GARDEN VILLAGE

This action area plan is located on the east side of the N11, south of the existing Garden Village housing development, in the townlands of Mountkennedy Demesne, Ballygarret and Kilmacullagh. This action area measures c. 31.5ha and is bounded to the north by Garden Village, to the east by farmland, to the south by the Woodstock Road (L-1048) and to the west by the N11. This action area plan shall be developed as a mixed employment, local services and open space zone in accordance with the following criteria:

- A new access road shall be provided from the southern roundabout of the Ballyronan Interchange, linking this interchange with the Woodstock Road; a roundabout shall be provided at the Woodstock Road.
- Lands to the west side of the proposed distributor road of c. 17.5ha and not exceeding 20ha shall be developed as a high quality employment and enterprise park. A range of unit type and size shall be provided, including offices, light industrial units, distribution units and warehouses (excluding retail warehouses). At least 1ha shall be reserved for the development of smaller, starter type units and 1ha reserved for local manufacturing / distribution / warehousing type uses.
- A minimum area of 6ha shall be provided by the developer as an active open space / sports facility. The delivery schedule, location, layout, design and future management structure of this facility shall be agreed with Wicklow County Council in advance of the commencement of any other development;

- Zoned OS lands to the north of the active open space and employment zone shall be laid out and provided for public use as a park; this area shall be suitably landscaped and provided with walking trails, and other infrastructure as may be agreed with the Planning Authority.
- A 'mixed use' area of c. 1ha but not exceeding 1.5ha, shall be provided between Garden Village and the new public park. A neighbourhood centre not exceeding 2-storeys in height and 1,000sqm in gross floor area shall be provided. This neighbourhood centre shall provide a range of neighbourhood services, including retail, services and community facilities. The total retail floor space shall not exceed 500sqm and one unit may extend to 250sqm (max) with the remaining space being occupied by a number of smaller retail units (none of which shall exceed 100sqm). Non-retail services (e.g. cafés, banks, solicitors, estate agents, surgeries etc) and community facilities (e.g. crèches, meetings rooms, remote working hub) shall be provided in the remainder.
- Land not required in the Mixed Use zone for the building and associated car parking shall be laid out as public open space, including the provision of a 0.1ha equipped playground; alternatively this playground may be provided in the park area.



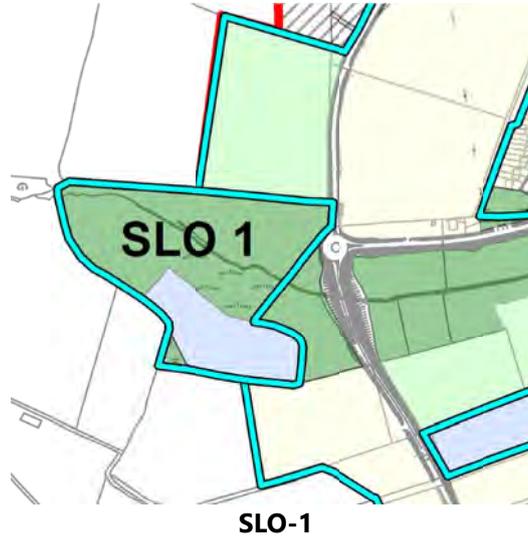
AA2 at Garden Village

SLO-1

This SLO is located to the west of the new distributor road, adjoining land identified for a future parkland along the river. This SLO measures c. 5.7ha and shall be developed as an Open Space and Community development in accordance with the following criteria:

- Not less than 4ha shall be laid out and dedicated to the public as public parkland, in conjunction with the design for the adjoining development;
- A maximum area of c. 1.6ha on lands zoned CE may be developed for nursing home use.

- The design of any such development shall integrate into the parkland setting and shall provide for passive supervision of the parkland area; where any access roads are required across land zone OS they shall be so designed as to allow the park, and users of same, to flow safely across; and
- No construction may commence on the nursing home until this park is completed and open to the public.



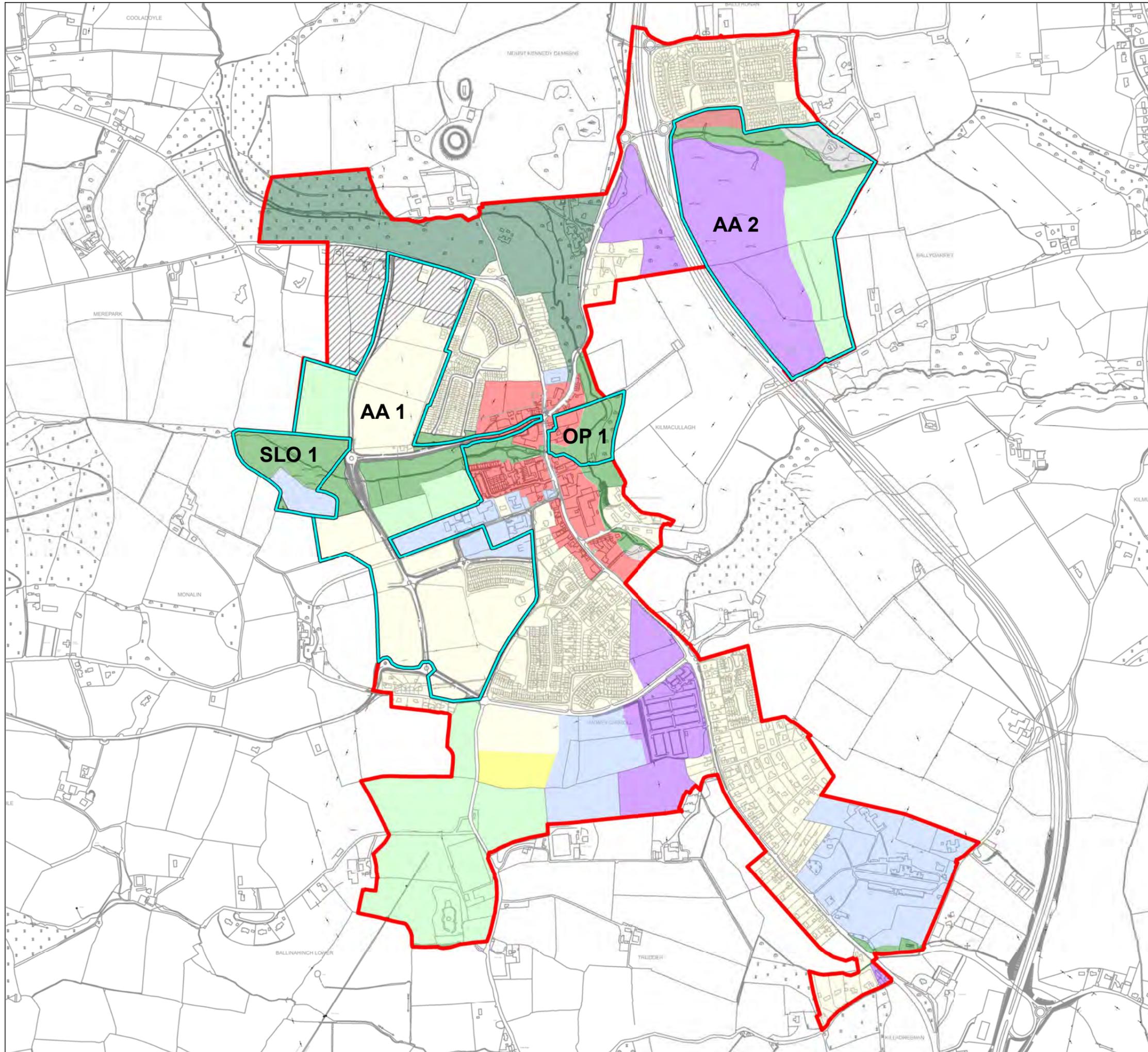
Newtownmountkennedy Town Plan

Map No. 1 Land Use Zoning Objectives



Legend

-  Settlement Boundary
-  RN-New Residential
-  RE-Existing Residential
-  TC-Town Centre
-  CE-Community & Educational
-  E-Employment
-  MU-Mixed Use
-  PU-Public Utility
-  AOS-Active Open Space
-  OS1-Open Space
-  F-Forestry
-  SLB-Strategic Land Bank
-  AA-Action Area, OP-Opportunity Sites & SLO-Specific Local Objectives



WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
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Scale 1:11,000 @ A3



Newtownmountkenny Town Plan

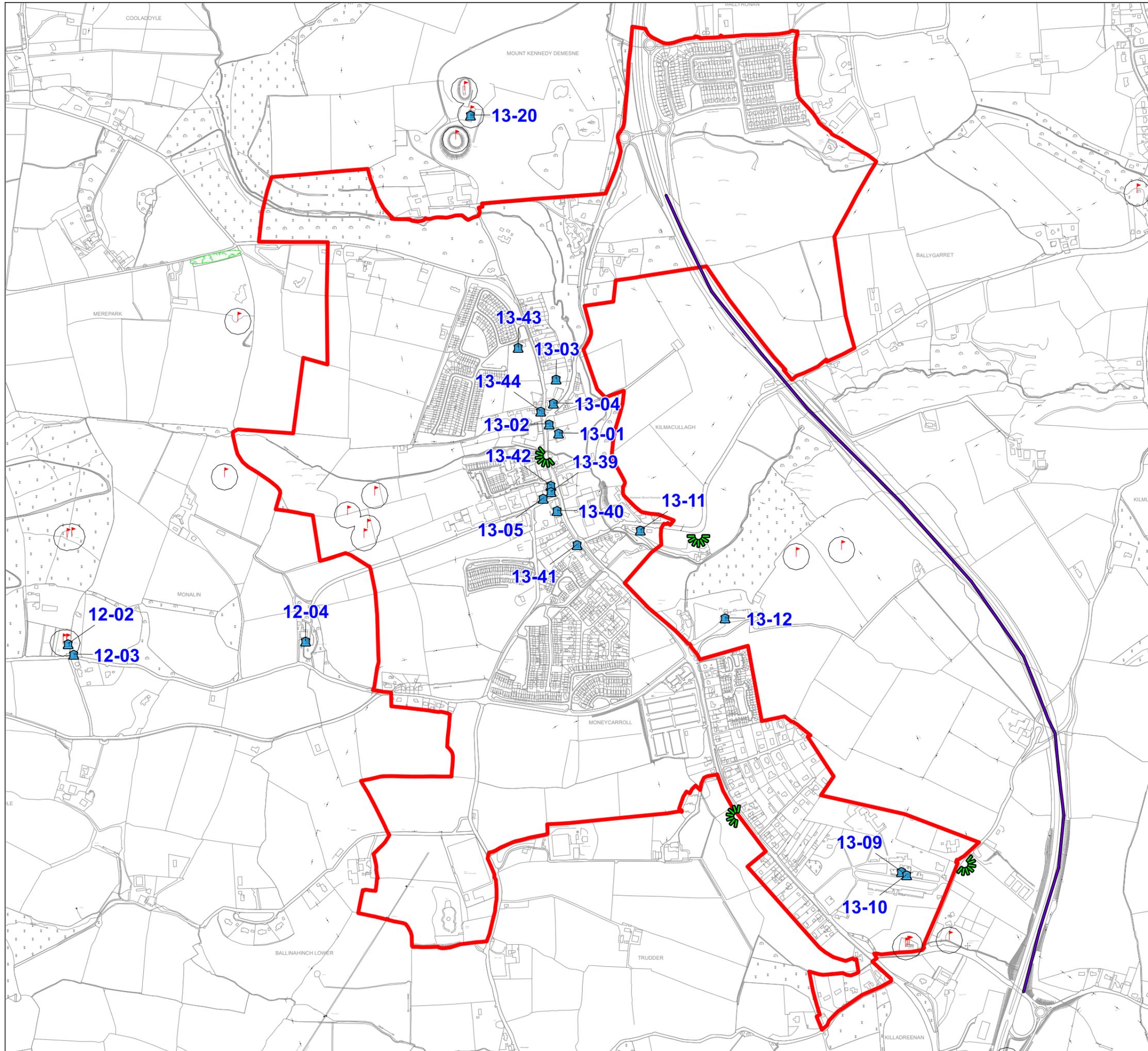
Map No. 2

Heritage Objectives



Legend

- Settlement Boundary
- Protected Structure
- National Monuments
- Prospects
- View
- Trees and Woodlands with Existing Preservation Orders



WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

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Newtownmountkenny Town Plan

Map No. 3

Indicative Flood Zones



Legend

 Settlement Boundary

 Flood Zone A: High probability of flooding

Where the probability of flooding from rivers and the sea is highest (greater than 1% or 1 in 100 for river flooding or 0.5% or 1 in 200 for coastal flooding)

 Flood Zone B: Moderate probability of flooding

Where the probability of flooding from rivers and the sea is moderate (between 0.1% and 1% or 1 in 1000 and 1% or 1 in 100 for river flooding and between 0.1% or 1 in 1000 year and 0.5% or 1 in 200 for coastal flooding)

Disclaimer

These Indicative Flood Zones were based on information available at the time of drafting and amending this plan. Any new data and analysis carried out after this date has not been integrated into this map but should be used in conjunction with this map for development proposals. All information may be substantially altered in light of future data and analysis.

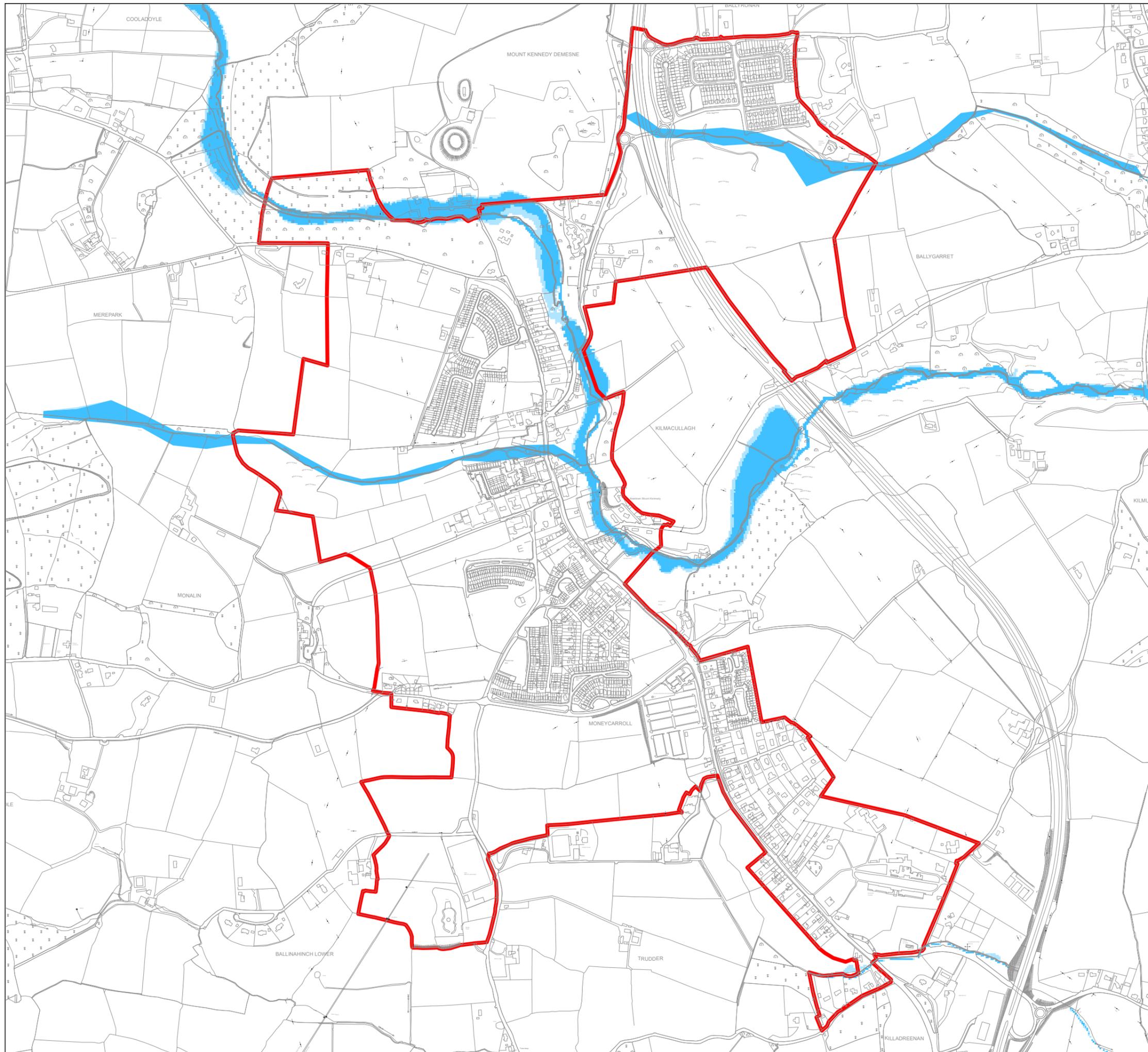
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WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

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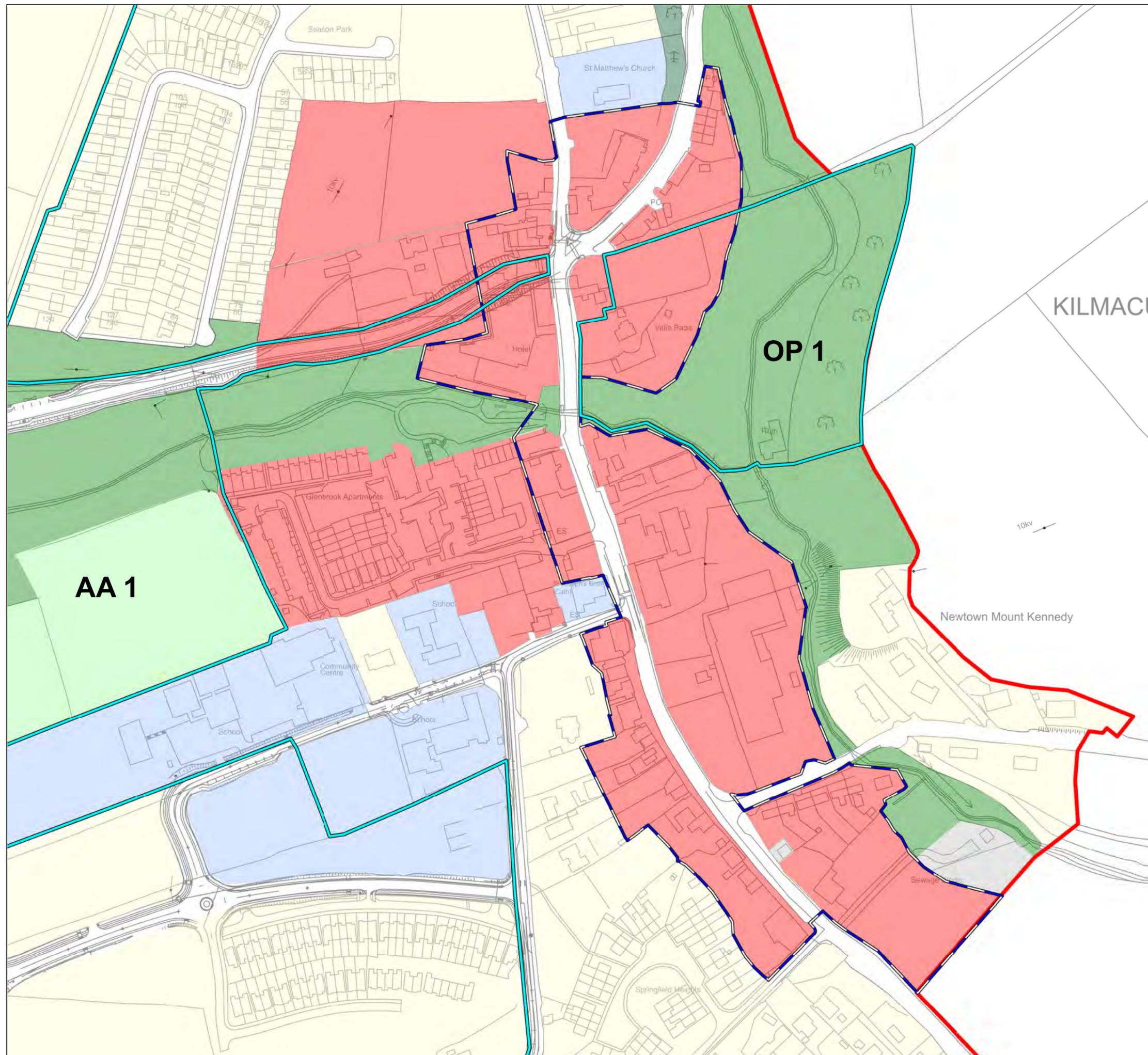
**Newtownmountkenny
Town Plan**

**Map No. 4
Regeneration &
Renewal Area**



Legend

-  Settlement Boundary
-  Regeneration Boundary
-  RN-New Residential
-  RE-Existing Residential
-  TC-Town Centre
-  CE-Community & Education
-  E-Employment
-  MU-Mixed Use
-  PU-Public Utility
-  AOS-Active Open Space
-  OS1-Open Space
-  F-Forestry
-  SLB-Strategic Land Bank
-  AA-Action Area, OP-Opportunity Sites & SLO-Specific Local Objectives



**WICKLOW COUNTY
DEVELOPMENT PLAN 2022-2028**

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Planning Department

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Scale 1:2500 @ A3

