

Level 5: Dunlavin



Proposed Variation No. 7 to Volume 2, Part 2 of the Wicklow County Development Plan 2022-2028:

Dunlavin Town Plan

Proposed Variation Number	ID	Location	Area	R	AOS	OS1/2	CE	Other
DL 1	89	Dunlavin	1.6	1.6				
DL 2	94	Dunlavin	6.9	2.8				4.1 RN to RE
DL 3	111	Dunlavin	1.2	1.2				
DL 4	143	Dunlavin	9.7	7.7	2.0			

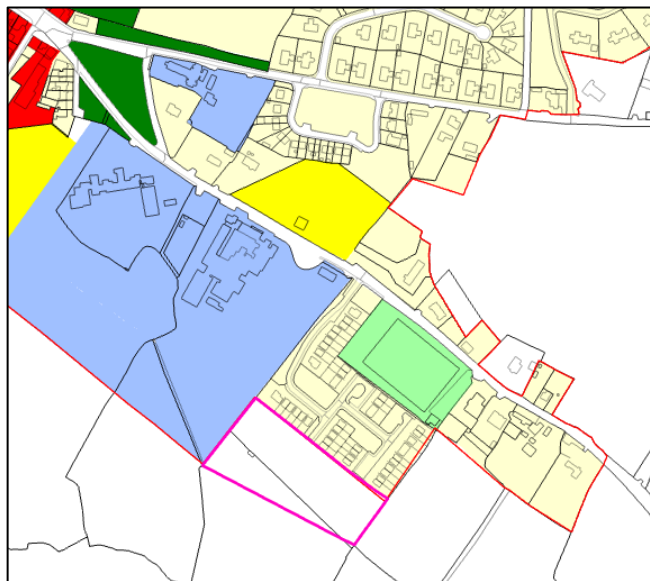
Note: This table states the new/uplift in zoning as a result of the Proposed Variation. Where an existing SLO is being amended, these figures may differ from those stated in the text; this is because the SLO will state the overall zonings contained in the area (i.e. both proposed zonings and land not subject to rezoning).

PROPOSED VARIATION ID	DL 1
LOCATION	DUNLAVIN UPPER
SUBMISSION NUMBER	89
ZONING CHANGE	YES
NEW SLO / AA	NO
AMENDED SLO / AA	NO
PROPOSED ZONING CHANGE	

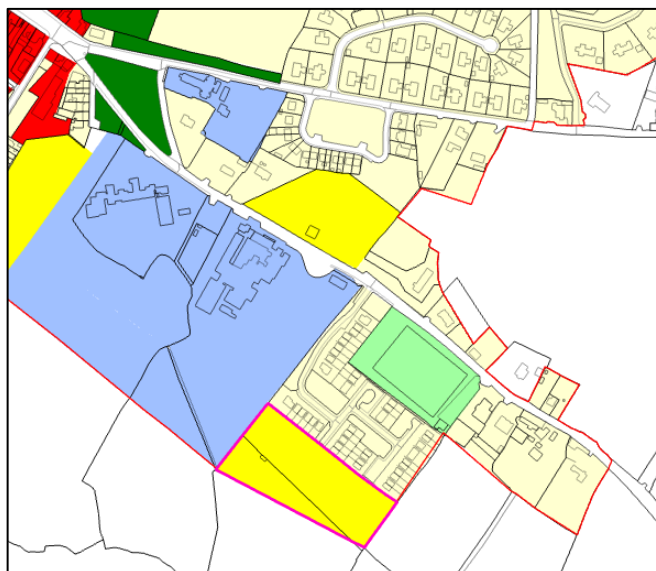
Change c. 1.6ha from unzoned to RN – New Residential

MAP

Change from:



Change to:



PROPOSED VARIATION ID	DL 2
LOCATION	DUNLAVIN UPPER
SUBMISSION NUMBER	94
ZONING CHANGE	YES
NEW SLO / AA	YES
AMENDED SLO / AA	NO

PROPOSED ZONING CHANGE

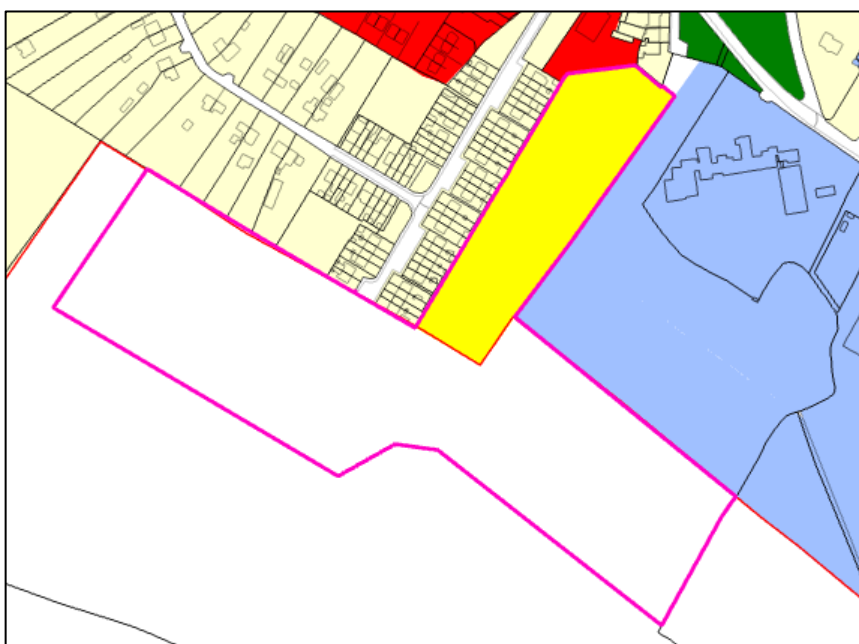
Change c. 2.8ha from unzoned to RN – New Residential

Change c. 2.6ha from unzoned to RE – Existing Residential

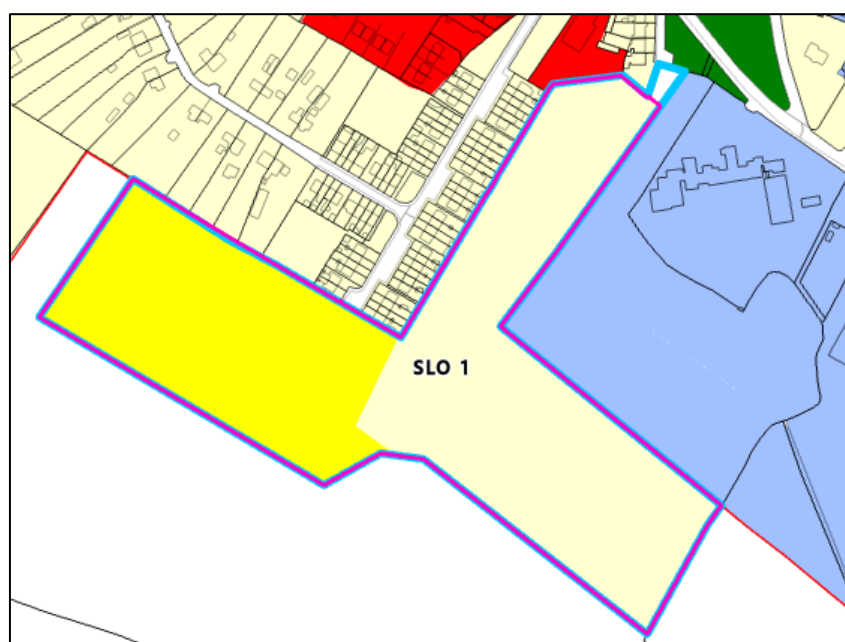
Change c. 1.5ha from RN – New Residential to RE – Existing Residential

MAP

Change from:



Change to:



Add new 'SLO – Specific Local Objective' as follows:

SLO 1

This SLO is located in the townland of Dunlavin Upper and measures c. 6.9 ha. Approximately 4ha is already development / under construction as of 2026 and includes 89 dwellings and a MUGA / playground.

Any further development proposal shall comply with the County Development Plan, this Town Plan and the following:

- The development shall provide for a new residential community well served by on-site facilities and well connected to the wider settlement, including high quality pedestrian and cycling links to existing schools, community infrastructure, transport services, recreational amenity and the Town Centre.
- Development shall be of a design and layout that is appropriate to the topography of the site and the necessity to ensure there is a visual transition between these development lands and the unzoned agricultural lands to the south. In designing the development of residential areas attention shall be paid to mitigating the visual impact of the development when viewed from the south, and in particular shall include appropriate boundary treatment and significant landscaping.

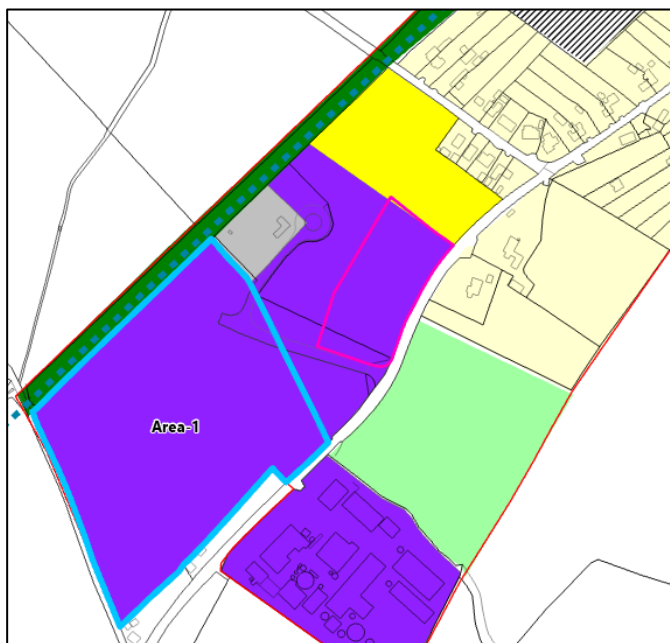
PROPOSED VARIATION ID	DL 3
LOCATION	DUNLAVIN SOUTHWEST
SUBMISSION NUMBER	111
ZONING CHANGE	YES
NEW SLO / AA	YES
AMENDED SLO / AA	NO

PROPOSED ZONING CHANGE

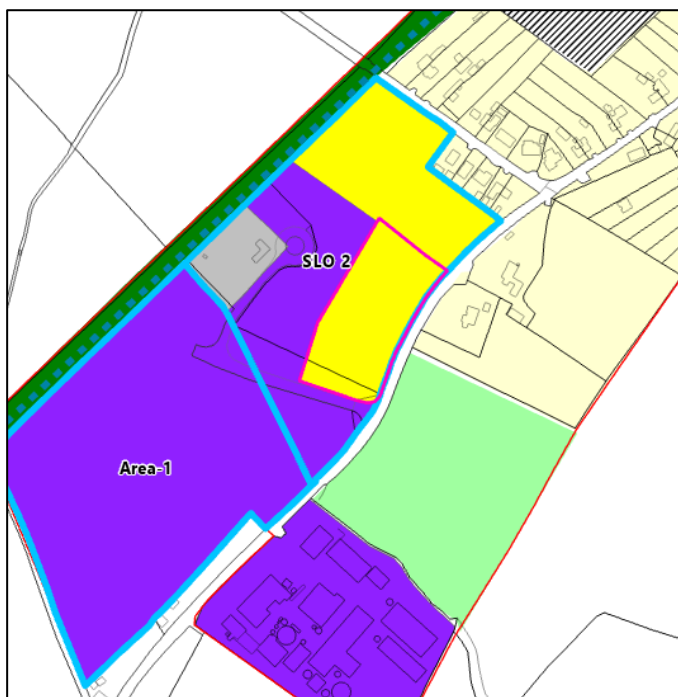
Change c. 1.2ha from E – Employment to RN – New Residential

MAP

Change from:



Change to:



Add new 'SLO – Specific Local Objective' as follows:

SLO 2

This SLO is located in the townland of Dunlavin Lower and measures c. 5.3ha. This SLO is comprised of:

- c. 2.8ha zoned RN 'New Residential'.
- c. 0.5ha zoned PU 'Public Utility'.
- c. 2ha zoned E 'Employment'.

Any development proposal shall comply with the County Development Plan, this Town Plan and the following:

- The development shall provide for a new residential community well served by on-site facilities and well connected to the wider settlement, including high quality pedestrian and cycling links to existing schools, community infrastructure, transport services, recreational amenity and the Town Centre.
- Any residential development proposals shall be accompanied by proposals for the concurrent development of a playground on the RN lands. No dwelling units that may be permitted on foot of the RN zoning may be occupied until this community facility is fully developed suitable and is available for community use.
- An appropriate buffer (of a minimum of 50m) shall be maintained free from residential development around Dunlavin WWTP. Consultation with Uisce Éireann should be undertaken to ascertain any land needed for future expansion of the plant or any additional area needed as a buffer. The WWTP should be screened from the land with appropriate planting, etc.

PROPOSED VARIATION ID	DL 4
LOCATION	DUNLAVIN WEST
SUBMISSION NUMBER	143
ZONING CHANGE	YES
NEW SLO / AA	YES
AMENDED SLO / AA	NO

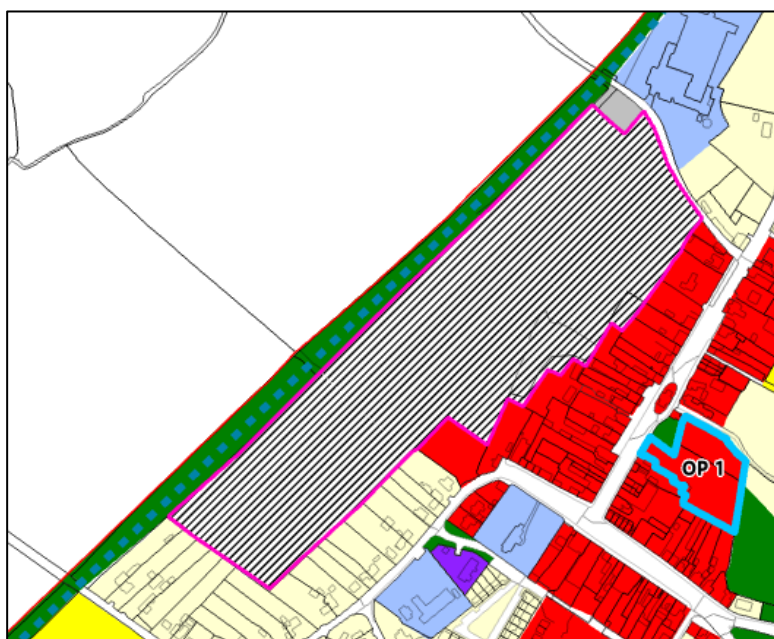
PROPOSED ZONING CHANGE

Change c. 9.7ha from SLB – Strategic Land Bank to:

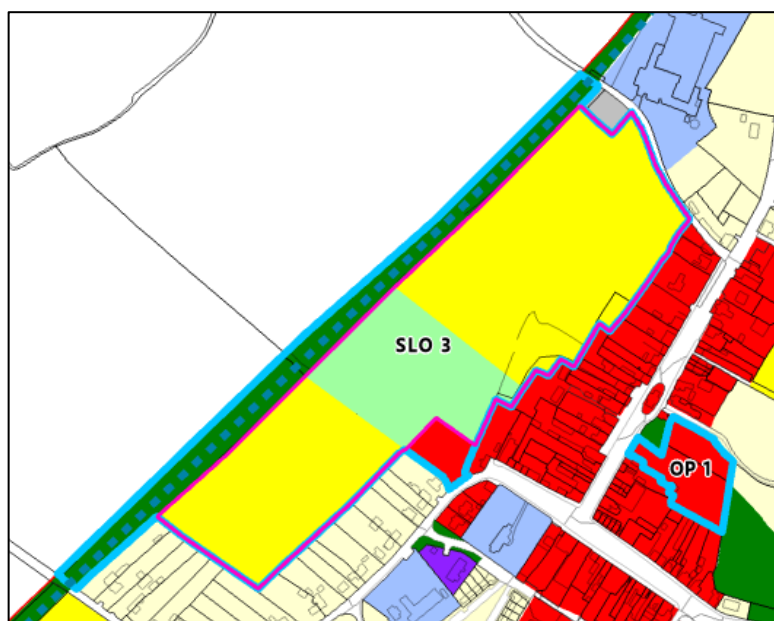
- c. 7.7ha zoned RN - New Residential
- c. 2ha zoned AOS - Active Open Space

MAP

Change from:



Change to:



Add new 'SLO – Specific Local Objective' as follows:

SLO 3

This SLO is located in the townlands of Dunlavin Upper & Lower and measures c. 12.1ha. This SLO is comprised of:

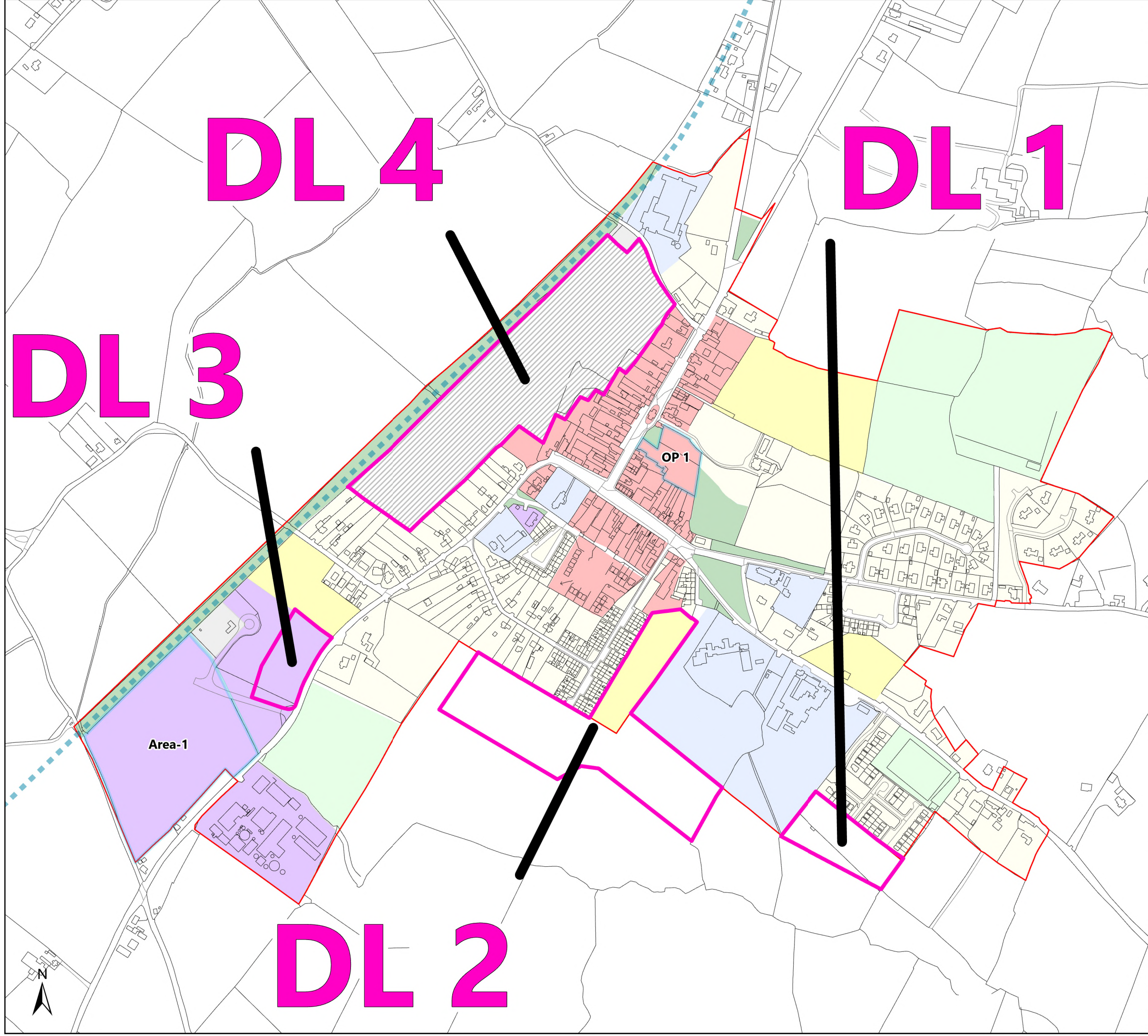
- c. 7.7ha zoned RN 'New Residential'.
- c. 2ha zoned AOS 'Active Open Space'.
- c. 2.2ha zoned OS1 'Open Space'.
- c. 0.3ha zoned TC 'Town Centre'.

Any development proposal shall comply with the County Development Plan, this Town Plan and the following:

- The development shall provide for a new residential community well served by on-site facilities and well connected to the wider settlement, including high quality pedestrian and cycling links to existing schools, community infrastructure, transport services, recreational amenity and the Town Centre. Development on the lands should consist of new urban streets and squares which provide an appropriate response to the adjacent Dunlavin Architectural Conservation Area.
- Development proposals for these lands shall be informed by Archaeological Impact Assessment and Architectural Impact Assessment to ensure proposals are fully compliant with heritage conservation legislation and requirements and do not generate a significant adverse effect on Dunlavin ACA. Development proposals shall be sensitive to the existing historic character of the town.
- A total area of c. 7.7 ha is zoned for new housing development which shall include a wide range of housing types and sizes to meet the needs of all in society, including units suitable for older persons or people with accessibility needs.
- Any residential development proposals for the RN lands shall be accompanied by proposals for the concurrent development of community sports facility on lands zoned AOS measuring not less than 2ha, of a design and layout and including such facilities and support buildings to be agreed with the Planning Authority, but which shall include as a minimum:
 - Fully equipped playing pitches / courts / tracks, including a MUGA (Mixed Use Games Area) of not less than 1,050sqm and a playground,
 - A multi-use sport/community building suitable to a range of indoor sports (e.g. squash, badminton, indoor basketball) and community / social uses,
 - Adequate lighting and drainage to serve the facility.
- The route of the former rail line on the lands, zoned OS1 'Open Space', shall be developed as a publicly accessible amenity/leisure trail, in line with CPOs 11.38 and 8.27 of the Wicklow County Development Plan 2022-2028. Remaining historical structures and features associated with the railway line shall be preserved and integrated into this trail.
- No dwelling units that may be permitted on foot of the RN zoning may be occupied until the community sports facilities and amenity/leisure trail are fully developed suitable for community sports and leisure use (including necessary buildings/structures, layout, drainage, surfacing, lighting, access and car parking) and are available for community use.
- Principle vehicular access into these lands shall be from Stephen Street (on lands zoned TC in this SLO) which shall include high quality hard and soft landscaping given its location in the Dunlavin ACA, transitioning appropriately into the new development and linking the new community facilities into the town centre.
- The development layout shall provide for a complete link street (as per DMURS) though the development to the L-8403 Lugatryna Road, accompanied by significant improvements to the L-8403 and its junction with the R-412 or alternatively, vehicular access from the L-8403 may be realigned through the site to form a new junction at R-412, with the existing junction being decommissioned. Where feasible, this link street shall also connect to the L-4309 Knockandort Road.
- The internal road network of the lands shall provide local streets immediately to the rear of existing dwellings on Main Street/ Kilcullen Street (R-412) to the south-east and Stephen Street / L-4309 south-west of the lands, to allow for the incremental redevelopment of these long, narrow plots.
- Maximum pedestrian and cyclist permeability should be achieved between the lands and Market Square/Main Street/ Kilcullen Street (R-412), utilising the lanes leading off Market Square. The laneway immediately south of An Lár café and the route through the grounds of Tynte House/Mews are likely to be the primary

pedestrian/cyclist routes, however the internal layout should additionally consider possible future links that may only be possible pending backland development to the west of Market Square/Main Street/ Kilcullen Street (R-412).

- Without exception, to require the provision of childcare facilities in all new residential developments comprising 75 houses or more (including local authority and social housing schemes). In accordance with Department of Environment, Heritage & Local Government guidelines, childcare places shall be provided at a ratio of 20 places per 75 residential units, having regard to cumulative effects of permitted development. The combination of childcare requirements into larger creche facilities (+100 places) will be supported where justification is provided. Where such childcare facilities are required as part of new developments, they shall be:
 - designed from the outset as childcare facilities, with internal and external spaces meeting national standards for childcare use,
 - of such a location, design and scale as to ensure childcare use is viable, and
 - shall be provided ready for occupation upon the occupation of the 75th house in the developmentWithout substantial cause, it is the policy of the Planning Authority not to allow a change of use of these premises within five years of first occupation of the development.



- LEGEND**
- Rezoning Boundary
 - Specific Local Objective (SLO)
 - Settlement Boundary
 - RN: New Residential
 - RE: Existing Residential
 - TC: Town Centre
 - PU: Public Utility
 - CE: Community & Education
 - SLB: Strategic Land Bank
 - E: Employment
 - AOS: Active Open Space
 - OS1: Open Space
 - Route of old railway line - Possible Greenway Route

Sites proposed to be zoned/rezoned/changed as part of Variation No. 7 labelled with variation reference in **pink**.

Proposed new Specific Local Objectives (SLOs) or existing SLO boundaries proposed to be altered are labelled with variation reference number in **blue**.

Refer to variation reference number in Variation No. 7 documents.



Map No. 12B - Dunlavin Proposed Land Use Zoning Objectives



- Rezoning Boundary
- Specific Local Objective (SLO)
- Settlement Boundary
- RN: New Residential
- RE: Existing Residential
- TC: Town Centre
- PU: Public Utility
- CE: Community & Education
- SLB: Strategic Land Bank
- E: Employment
- AOS: Active Open Space
- OS1: Open Space
- Route of old railway line - Possible Greenway Route

Sites proposed to be zoned/rezoned/changed as part of Variation No. 7 labelled with variation reference in pink.

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Refer to variation reference number in Variation No. 7 documents.

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028



Wicklow County Council
Planning Department

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Scale NTS

