

PART 6 Shillelagh Specific Objectives

6.1 Settlement Profile

Shillelagh is a rural town located in the extreme south west part of County Wicklow within a scenic rural setting. The town was planned as part of the Fitzwilliam estate in the 17th century with the nearby Coolattin House being the seat of the estate. The town is located approximately 8km from the towns of Carnew and Tinahely and approximately 25km from Gorey in Co. Wexford, which provide higher order employment and service functions for the town's population. The town currently serves the day-to-day needs of the local population.

The town provides limited retail and community facilities, which include a local convenience shop and a small number of local services including public houses, a takeaway, a betting office, hairdresser, petrol station, a primary school, community hall, a post office, Garda station and Catholic Church. A second primary school is located north of the town boundary. The local GAA/soccer and community park/playground provide the main recreational facilities for the town.

The town has a charming centre, with the former cut stone estate houses and handsome courthouse with its clock tower, adding to the character of the area. This charm is diminished somewhat by sections of the northern and north eastern main street where a number of existing buildings have become vacant.

Shillelagh was the terminus of Arklow – Shillelagh branch rail line, opened in 1865, which joined the Dublin to Rosslare line at the Woodenbridge halt. Passenger services ended in 1944, and the line was finally closed to all traffic in 1953. The former Shillelagh train station is still in situ, which was converted into a dwelling and some of the infrastructure associated with the track and station (platforms etc) is still present. The development of a greenway along this entire route is currently under assessment, with a walking trail already developed on part of the route near Tinahely.

More recently development has taken place to the south west of the town core with a number of low density housing developments being completed. This has led to a more sprawled pattern of development with significant areas of land remaining undeveloped close to the town core. This plan will focus development within the existing built up envelope on lands located within the 'Primary Development Area'.

In terms of the local economy and employment, Kerry Foods and Cheshire Homes situated in the area offer a significant employment base for the local and hinterland population; however there are areas within the town core which have the potential to provide further employment opportunities.

6.2 Key Infrastructure

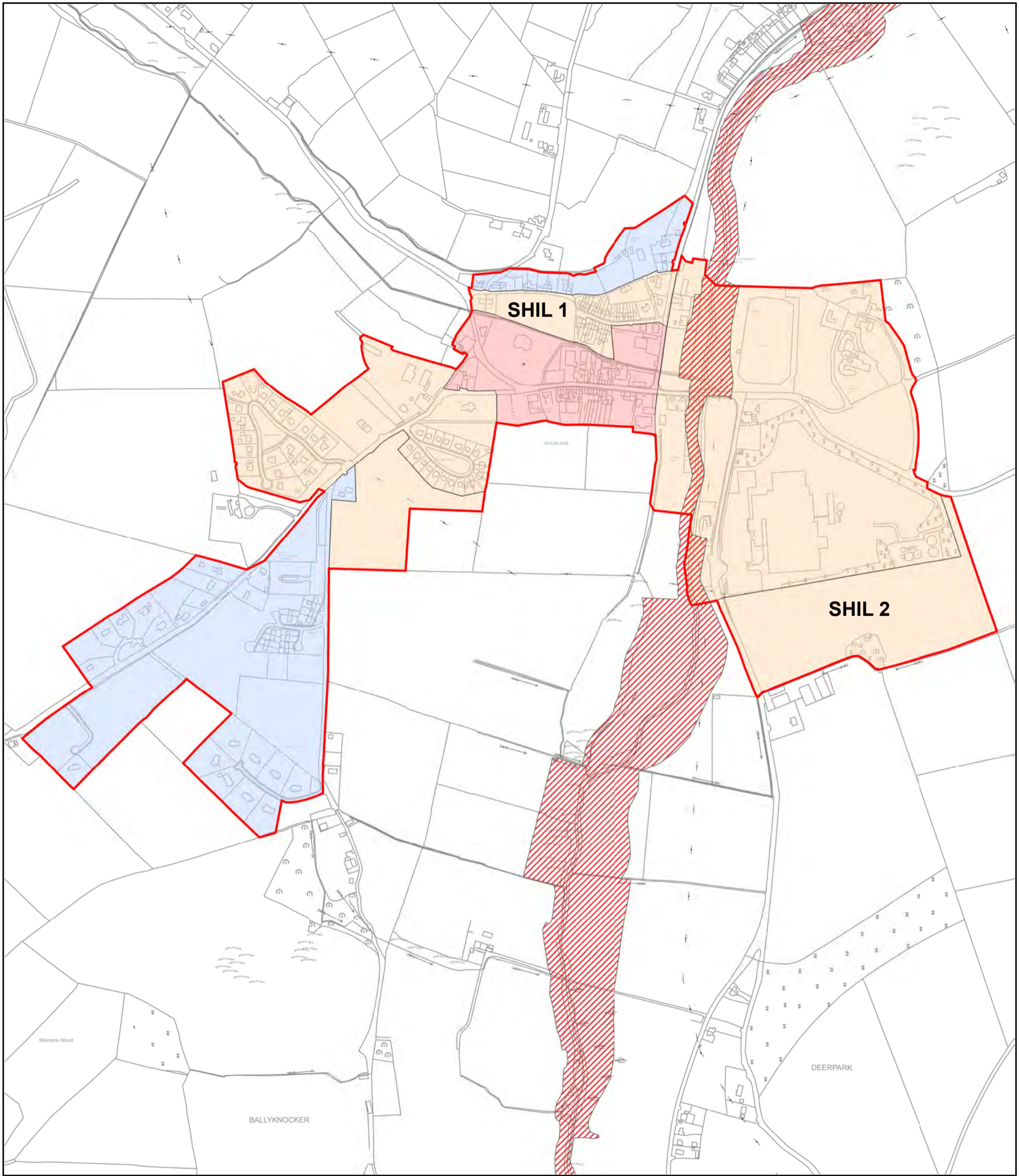
Water supply: Shillelagh's water supply is currently supplied by the Tinahely regional water supply scheme with water sourced from the Derry River north of Tinahely. This supply has significant spare capacity and no shortage problems have arisen in the scheme. There are currently no deficiencies in this supply or network, which would impact on the development of Shillelagh.

Wastewater: Shillelagh is served by a wastewater treatment plant located beside the river to the south of the Bay Bridge, with a population equivalent of 500pe. The 2022 loading is c. 420pe, and therefore capacity to accommodate new development is limited, but should be sufficient to meet the moderate growth targeted during the lifetime of this plan.

6.3 Shillelagh Specific Development Objectives

These objectives should be read in conjunction Part 1 of this Volume - 'Introduction to Level 6 Settlement Plans':

1. To facilitate and promote the development of a range of high quality community and recreational facilities that meet the needs of the local population and in particular to allow for the development of sport, play and recreation developments and the further expansion of the local community park.
2. To particularly facilitate and promote tourist developments that are associated with the provision of walking routes within and linking the area to surrounding settlements in particular the Arklow – Shillelagh greenway, as well as links to Tomnafinnogue Wood and Coolattin Estate and Golf Course.
3. To safeguard the integrity of the Derry River, which forms part of a European Site, the River Slaney Valley SAC, including the use of adequate buffer zones between the river and proposed development.
4. In the **Primary Zone**
 - (a) To encourage and facilitate the redevelopment of derelict and underused sites and structures along Railway Road, in particular: the former station buildings, the site of former St. Fiach's Hall and the former car sales lands. Any proposed developments shall be of an exceptionally high quality design and shall include uses that reflect the location of these areas within the settlement. The redevelopment of the former car sales lands shall incorporate an appropriate buffer to the existing river and be laid out in a manner which provides passive supervision of this area whilst also facilitating a potential walkway linking this area directly to the local community park along the stream.
 - (b) To promote the safe movement of traffic and pedestrians in and around the core area, with particular emphasis on (i) improving the safety of turning movements between the bridge/railway road and main street, (ii) improving pedestrian safety and (iii) improving the provision of footpaths.
 - (c) To protect and preserve the public open space/community park area located within the town centre, north of Walker's Shop.
 - (d) To protect and improve the traditional character and natural setting/backdrop of the town centre.
5. In the **Secondary Zone**
 - (a) Preserve the use of Fair Green for recreational and active open space use.
 - (b) To prevent development that might interfere with the delivery of a future Arklow – Shillelagh greenway along the route of the railway line and resist the removal or alteration of any remaining features (building, platforms, bridge etc) associated with the former railway.
 - (c) To support and facilitate the continued operation and expansion of existing employment sites.
 - (d) Any proposal for development on lands within **SHIL1** shall be accompanied by a flood risk assessment and proposals for the appropriate upgrade and widening of the existing access roadway to the north. In the interests of protecting the visual amenity of the area, any future development proposal shall ensure the design, materials, layout, landscaping and screening proposals integrate the development, as far as is possible, with the natural features and landscape of the site. In this regard, particular attention shall be paid to ensuring that adequate screening of any proposed development is carried out along the southern boundary.
 - (e) To reserve lands identified as **SHIL2** for employment use.



Shillelagh Town Plan

Map No. 1

Land Use Zoning Objectives



Legend

-  Settlement Boundary
-  Primary Development Area
-  Secondary Development Area
-  Tertiary Development Area
-  Special Area of Conservation (SAC)

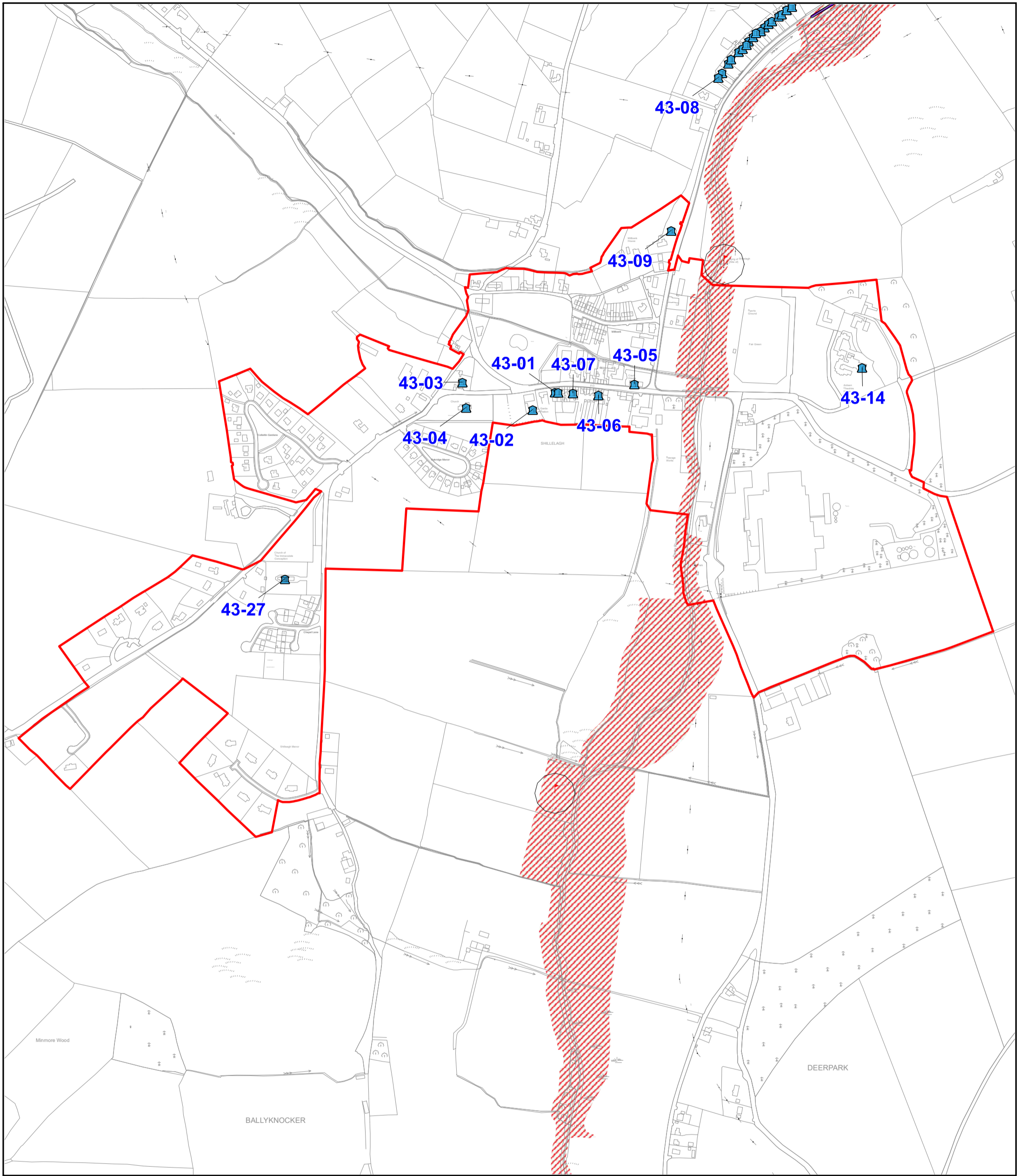
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Shillelagh Town Plan

Map No. 2

Heritage Objectives



Legend

-  Settlement Boundary
-  Protected Structure
-  National Monuments
-  Prospects
-  SAC-Special Area of Conservation

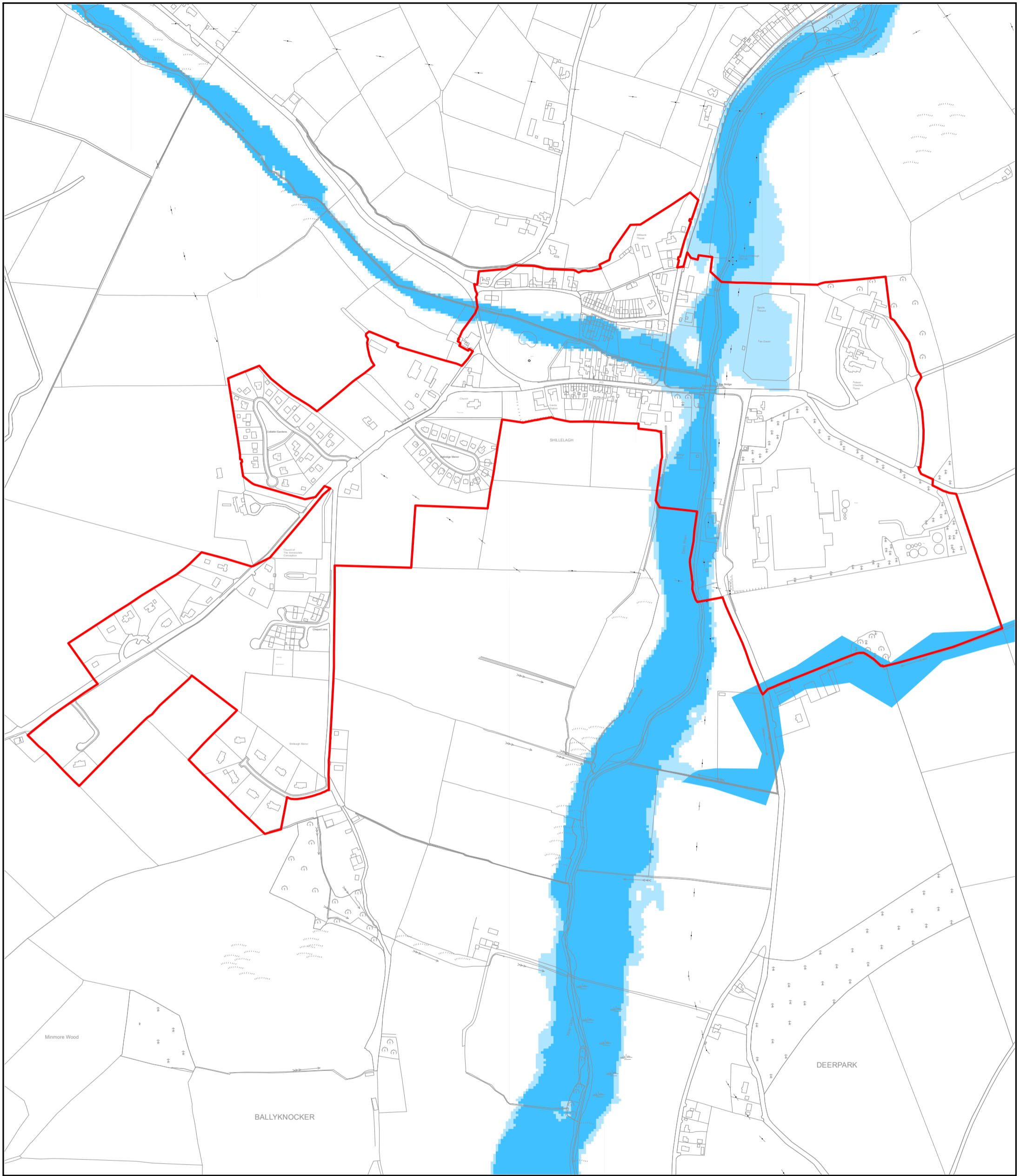
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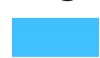


Shillelagh Town Plan

Map No. 3

Indicative Flood Zones



Legend

-  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% 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)
-  Settlement Boundary

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.

Full Disclaimer is included in SFRA

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