

Wicklow County Development Plan 2022-2028

Volume 2, Part 3

Small Town Plans (Type 2)

**AVOCA  
DONARD  
NEWCASTLE  
ROUNDWOOD  
SHILLELAGH**

## LEVEL 6 PLANS

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## LEVEL 6 SMALL TOWN PLANS (TYPE 2)

### Avoca, Donard, Newcastle, Roundwood, Shillelagh

This volume of the Wicklow County Development Plan 2022 – 2028 comprises Land Use Plans for Level 6 towns in the County (with the exception of Kilmacanogue).

Level 6 settlements in County Wicklow are the smallest ‘towns’ of the County, but still provide important economic and social services to their population and rural hinterland. Such towns normally have a reasonable range of infrastructural services and are suited to accommodating some urban generated housing demand, with necessary controls in place to ensure that new development is in proportion to the scale, grain and pattern of the settlement. Level 6 ‘Small Towns Type 2’ are differentiated in the County Development Plan from Level 5 ‘Small Towns Type 1’ having regard to their more rural character, the rural nature of their catchments and their lower capacity for significant growth.

The plans for these settlements started being incorporated into the County Development Plan in 2002 and this plan format and adoption process has now been reinforced by changes to the Planning Act in 2010 which specifically allows for objectives for towns under the LAP threshold (5,000) to be included in the County Development Plan. The development plan for the Level 6 town of Kilmacanogue previously formed part of the County Development Plan but has been subsumed into the Bray Municipal District Local Area Plan.

All efforts shall be made to minimise repetition of County Development Plan objectives in these Small Town Plans, unless it is considered necessary to emphasise assets or restate objectives that have particular relevance and importance to that settlement. 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, these Small 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 the 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, which is a separate process to any land use plan.

Therefore this volume shall take the following format:

**Section 1:** Sets out the high level strategies and objectives that are common to all Level 6 towns

**Section 2:** Sets out the common zoning objectives for all Level 6 towns

**Section 3:** Sets out detailed plans for Level 6 settlements:

- Avoca
- Donard
- Newcastle
- Roundwood
- Shillelagh

Each ‘detailed plan’ will include only those objectives that are relevant to that town and shall incorporate a land use map, a heritage map and any other maps considered necessary for that town.

## PART 1.1

### 1.1.1 Core Strategy

Level 6 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 it applies to Level 6 settlements.

**Table 1 Core Strategy for Level 6 Towns**

Core Strategy of the CDP	Application to Level 6
<b>Settlement, Population &amp; Housing Strategies</b>	Level 6 settlements are designated 'Small Towns Type 2' with moderate local service and employment functions. These settlements range in size (as per the 2016 Census) from c. 200 to 1,100 persons. Population growth in Level 6 towns will be approximately 15% between 2016 and 2031.
<b>Economic Development Strategy</b>	The economic function of 'Small Towns Type 2' is to be an attractor for local investment and to target investment in the form of product intensive industries particularly those related to rural resources.
<b>Retail Strategy</b>	All Level 6 settlements are identified as 'Level 4' in the County retail hierarchy. Level 4 retail centres are defined as 'local centres / small towns' where the retail needs would be expected to include one supermarket / two medium sized convenience stores (up to 1,000sqm aggregate) and c. 10-20 smaller shops.
<b>Social Development Strategy</b>	In accordance with the County community facilities hierarchy, Level 6 settlements generally fall into the <2,000 population range and should ideally be served with: community / parish hall, open spaces/play areas, outdoor multi-use games area and playing pitches.
<b>Infrastructure Strategy</b>	In accordance with the County Development Plan: <ul style="list-style-type: none"> <li>- Measures will be required to facilitate a modal shift to more sustainable transport options including promotion of development patterns and development of infrastructure to facilitate walking, cycling and increased use of public transport;</li> <li>- Only locations that are already served, or have committed investment to enhance water and wastewater infrastructure shall be identified for new development;</li> <li>- Support the transition to a low carbon settlement.</li> </ul>
<b>Environmental Strategy</b>	To ensure the objectives of the plan are consistent with the conservation and protection of the environment and the transition to a low carbon settlement.

## 1.1.2 Population & Housing

The Q2 2028 population targets for Level 6 settlements are provided in the Core Strategy of this County Development Plan.

The duration of these plans is 2022-2028. The housing needs are on the basis of facilitating the achievement of the 2031 population target set by the NPF. The 2016 population and housing unit figures are derived from the 2016 Census. As the Census 'town boundaries' do not always necessarily match our plan boundaries, the Census figures have been amended where required, using additional data sources such as the CSO 'Small Area Population Statistics' and the An Post GeoDirectory.

**Table 2 Level 6 Population Target Q2 2028**

Level	Settlement	Population 2016	Population Q2 2028
6	Avoca	3,835	4,230
	Donard		
	Kilmacanogue		
	Newcastle		
	Roundwood		
	Shillelagh		

**Table 3 Level 6 Housing Unit Target to Q2 2028 and Q4 2031**

Settlement	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
Avoca	1,534	46	30	114	28	218
Donard						
Kilmacanogue						
Newcastle						
Roundwood						
Shillelagh						

### Population & Housing Objectives

- To adhere to the objectives of the Wicklow County Development Plan with regard to population and housing as are applicable to Level 6 towns and ensure that the provisions of each plan create a framework that allows for housing targets to be fulfilled.
- The scale of new residential development should be in proportion to the scale, pattern and grain of the existing settlement. Expansion should be commensurate within the existing settlement structure and should proceed on the basis of a number of well integrated sites including infill sites within and around the settlement centre rather than focusing on one very large site. No one development should increase the existing housing stock by more than 10%.
- The settlements in Level 6 shall be identified for modest growth and shall absorb demand for new housing from inside and outside the County.

### 1.1.3 Economic Development

Depending on their degree of accessibility and their economic function, the Level 5 and 6 towns have varying roles to play in acting as attractors for foreign and local investment. Level 5 and 6 settlements generally perform a lesser function in terms of attracting investment than Level 1-4 settlements, however these settlements perform an important role in 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 this land use plan, the strategy for economic development will be based around (a) 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 development abundantly clear, (a) supporting and facilitating, to the highest degree possible (subject to environmental and other relevant planning considerations) all forms of employment generation appropriate to such small settlements, (c) protecting and enhancing the heritage and environment of the town, including historic street pattern and buildings / features of heritage and environmental value and (d) encouraging a varied mix of uses in the core area.

#### Economic Development Objectives

- Encourage appropriate mixed use development(s) in the settlement centres to increase the range of services and stimulate local employment opportunities.
- Increase the quality and range of employment opportunities by facilitating developments that involve 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 that provide for the local convenience and social service needs of the area and that provide for the needs of tourists and visitors. The Council will support the development of a limited amount of small scale 'product' intensive industries, and will particularly support developments based on the use of a local rural resource.
- 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 ensure sufficient zoned land is available in appropriate locations capable of facilitating the development of appropriate employment opportunities in accordance with the provisions of the County Development Plan.
- To encourage and facilitate remote working hubs and enterprise / innovation hubs in towns centres and on lands that are appropriately zoned for economic development and employment; to encourage the provision of live-work units as part of mixed-use developments in appropriate locations.
- To facilitate home-working and innovative forms of working which reduce the need to travel but are subordinate to the main residential use of the dwelling and do not result in a disamenity in an area.
- 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 improve the 'public realm' particularly in the designated primary zone, with particular regard to footpath width and design quality, hard and soft landscaping, open spaces, street furniture, signage, street lighting and the on-street car parking layout, and any other aspects of the local environment that effect the attractiveness and accessibility of the primary zone.
- 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 that settlement and maximise each town's location as a destination and gateway between the tourism assets.
- To protect features that contribute to the towns overall appearance and heritage value.

- Provide for an expansion in the variety of retail and retail services 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.

#### 1.1.4 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 town and its catchment 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 in tandem with the development of new dwellings and neighborhoods.

#### Social & Community Development 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 this County Development Plan.
- To manage the pace of new housing developments commensurate with existing / planned community facilities.
- To support and facilitate existing clubs and sporting organisations in providing continued sports activities for those living in the settlement and the wider area, such facilities should where possible be served by adequate pedestrian and cyclist facilities.
- 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.
- The Planning Authority will resist developments that entail the loss of existing community, education and open space/recreation lands or buildings unless it can be demonstrated that (a) adequate community, education and open space/recreation lands and buildings would be retained in the settlement having regard to the planned future population of the settlement or (b) the particular lands or buildings are not suitable or needed for current or future educational, community or open space / recreational usage. In particular, developments that would unduly constrain the ability of existing schools to expand will not be permitted.

#### 1.1.5 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 services infrastructure capable of meeting the demands of the resident, commercial and employment populations. 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, provides detailed strategies and objectives for a whole range of service infrastructure. As these provisions apply directly to Level 6 towns it is not considered necessary to restate all of these objectives; however, each plan will address specific local infrastructural issues where deficiencies are identified.



## 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;
  - to promote the delivery of improved bus services in the town 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);
  - 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 settlement. 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.
  
- 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 settlement.
  
- 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.

### 1.1.6 Built Heritage & Natural Environment

The protection and enhancement of heritage and environmental assets through these plans will help to safeguard the local character and distinctiveness of each town and its surroundings, providing local economic, social and environmental benefits. Each settlement is provided with a heritage map in this volume to indicate the key natural and built heritage features.

#### Heritage Objective

- To protect the natural, architectural and archaeological heritage of each town, in accordance with the objectives and development standards set out in Chapters 8 and 17 of the County Development Plan as are applicable to each town.

### 1.1.7 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 settlement plan and provides measures to address any potential adverse impacts.

### 1.1.8 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.

There are a number of 'European Sites' (SACs / SPAs) located in or in close proximity to the settlements in Level 6. 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 6 settlement, are shown on the heritage map associated with the plan as SAC / SPA as appropriate.

For the **Level 6** plans a simple zoning format is provided, which includes only two or three zones – the primary, secondary and tertiary zones. This is in recognition of the smaller scale of these settlements and the less well defined distinction between different land uses evident in these towns. The approach taken with respect to Level 6 plans to zoning at / in European Sites for the Level 6 is as follows:

1. Wherever possible, for example where land is undeveloped at the periphery of the settlement, the settlement plan has been so drafted so as to omit European Sites from the plan area;
2. Where the European Site coincides with existing developed areas, or passes through the centre of the settlement, the land may be designated as 'primary' or 'secondary' development zones as appropriate. However, 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.

### European Sites Level 6 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 plan<sup>1</sup>.

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.

### 1.1.9 Flood Risk Assessment

As part of each plan, a Flood Risk Identification Assessment (FRIA) has been carried out and a flood risk map is provided for each settlement. The FRIA is presented as part of the Strategic Flood Risk Assessment appendices of the County Plan and the flood risk map is provided along with the individual plan documents. 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.

#### Flood Risk Assessment 'Level 6 Mitigation Objective'

To restrict the types of development permitted in Flood Zone A and Flood Zone B to the uses that are 'appropriate' to each flood zone, as set out in Table 3.2 of the Guidelines for Flood Risk Management (DoEHLG, 2009). The planning authority may consider proposals for development that may be vulnerable to flooding, and that would generally be inappropriate as set out in Table 3.2 of the Guidelines, subject to all of the following criteria being satisfied:

- The planning authority is satisfied that all of the criteria set out in the justification test as it applies to development management (Box 5.1 of the Guidelines) are complied with.
- The development of lands for the particular use is required to achieve the proper planning and sustainable development of the settlement, and complies with at least one of the following:
  - (i) The development is located within the 'primary lands' and is essential for the achievement of the 'vision' or for the achievement of a specific objective for these lands.
  - (ii) The development comprises previously developed and/or under-utilised lands/sites,
  - (iii) There are no suitable alternative lands for the particular use, in areas at lower risk of flooding.

<sup>1</sup> 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 1.2 ZONING & LAND USE

Each plan map indicates the boundary of the settlement plan. All lands located outside the settlement 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

With respect to **Level 6** plans, a simple zoning format is provided, which includes only two or three zones – the primary, secondary and tertiary zones. This is in recognition of the smaller scale of these settlements and the less well defined distinction between different land uses evident in these towns. The land use zoning objectives and the associated vision for each zone are as follows:

#### PRIMARY ZONE

**Vision: To create a consolidated and vibrant mixed use settlement centre that is the focal point for the delivery of the retail, commercial, community and activity needs of the local population and its hinterland, and to promote this area for residential and tourist uses with an animated and high quality streetscape, whilst ensuring the protection of the special character and heritage of this area.**

#### Objectives:

- To support existing uses and facilitate the development of new uses that will improve the vitality, connectivity and vibrancy of the primary lands.
- To encourage residential development that contributes to the vitality of the primary area and provides for daytime activity within and passive / night-time supervision of the primary area.
- To support residential development at a suitable density, and not to provide residential density limits, but to assess proposals on the basis of qualitative standards such as layout, design, amenity and impacts on adjacent properties, transportation infrastructure and environmental quality.
- To promote the use of upper floors for 'Living over the Shop' and office accommodation.
- To promote the development of a range of retail outlets, including a variety of small scale convenience and comparison outlets in accordance with the County Retail Strategy and shops to provide for the tourist market (i.e. 'tourist retail').
- To promote these lands for the development of 'people' intensive employment generating developments, including retail, tertiary services, commercial developments, office, civic, institutional and tourist uses.
- To allow for the development of small scale light industrial or manufacturing developments at suitable locations that do not undermine the attractiveness of the Main Street or traditional town centre.
- All shopfronts shall be of traditional design with strict adherence to the use of traditional materials.

**SECONDARY ZONE**

**Vision: To provide for the sustainable development of a mix of uses including residential, employment, community and recreational uses that provide for the needs of the existing settlement and that allows for the future growth of the settlement.**

**Objectives:**

- Allow for new residential developments, including a mix of residential options within an attractive and accessible setting, at appropriate locations which have safe access to the public road network, which have pedestrian links to the primary lands, and which are served by appropriate water and sewerage infrastructure, and which, if possible are in proximity to community and public services.
- A full range of unit sizes, including smaller 2 and 3 bedroomed units shall be provided in all new housing developments (i.e. developments exceeding 4 units).
- In existing residential areas, it shall be an objective of the Council to protect existing residential amenity and to provide for infill residential development at a density and design that reflects the established character of the area in which it is located.
- Allow for the limited extension or 'spill-over' of the primary land type uses onto the secondary lands which immediately adjoin the boundary of the primary lands. New development of this type should be compatible with or reinforce the function of the primary lands and shall be visually and physically linked with the primary core. No development will be permitted that prejudices the viability and function of the primary lands.
- Retail developments will generally not be permitted on these lands; however consideration will be given to the improvement / expansion of existing retail facilities or small scale retail facilities ancillary to tourist facilities.
- Protect and enhance existing employment areas to reach their full employment potential.
- Promote these lands for employment generating developments including 'product' intensive lower order industrial developments, small scale enterprise units, tourist developments, general business uses and home based economic activity.
- Protect and allow for the improvement of public and private open space and recreational facilities.
- Allow for the development of new and improved community services, for health, welfare, community, education, civic and institutional uses including schools, childcare, nursing homes, community buildings, churches etc. in close proximity to existing and planned residential communities as well as other ancillary services such as public services and recycling facilities.

**TERTIARY LANDS: PERIPHERAL ZONE**

**Vision: To protect and provide for agriculture and amenity in a manner that protects the physical and visual amenity of the area and demarcates the urban and rural boundary.**

**Objectives:**

- Allow for agricultural development and other rural uses, and amenity uses such as playing fields and parks.
- To allow for new and improved community facilities and service infrastructure.
- To allow for the development of existing and new tourism developments, particularly those of a recreational nature and that are of a low buildings density format.
- To restrict the residential development in this area to low density (max 5/ha) single house developments and multi house developments not exceeding 4 units (other than social housing developments). Multi-house development shall only be considered where they share a single road entrance, are sufficiently clustered together and are designed to reflect the character of the settlement.
- To allow for social housing provided it is located in accordance with firm planning principles especially with respect to proximity to services and connectivity to the settlement core.
- Support existing employment generating activities including small scale enterprise, tourist developments, and home based economic activity.
- Prohibit development that would create an uneconomical or premature demand for infrastructural services.

Notwithstanding the fact that all areas are designated for mixed use development, at locations where different types of land uses adjoin, the Council shall ensure that the amenity and visual integrity of these areas are protected. At these locations, developments shall be designed in order to avoid abrupt transitions in scale and use, through incorporating design solutions including landscaping, screening and appropriate layout of site, that provide buffer areas between different land uses. This is particularly important where there are adjoining residential and employment uses.

### 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 primary area with undeveloped land closest to the core and public transport routes (where applicable) being given preference; this will normally correspond to the 'secondary area'. 'Leapfrogging' to peripheral areas, such as the outer edge of the secondary area or the tertiary zone should be avoided.
- A strong emphasis should be placed on encouraging infill opportunities and better use of under-utilised lands.
- 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.