

Level 3:

Greystones-Delgany



Proposed Variation No. 7 to Volume 2, Part 6 of the Wicklow County Development Plan 2022-2028:

Greystones-Delgany & Kilcoole Local Planning Framework

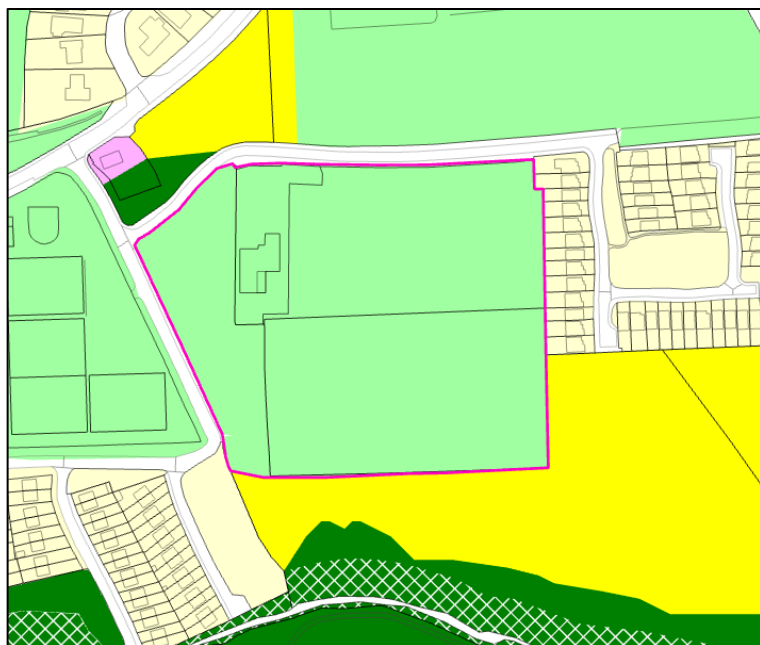
Proposed Variation Number	ID	Location	Area	R	AOS	OS1/2	CE	Other
GSD 1	41	Burnaby Mill West	4.6	3.2			1.4	
GSD 2	157/190	Charlesland	63.5*	33.9		29.4 (16.5/12.9)		0.15 AOS to unzoned

*Excludes 8.5ha of previously developed Shoreline Sports Park within SLO3

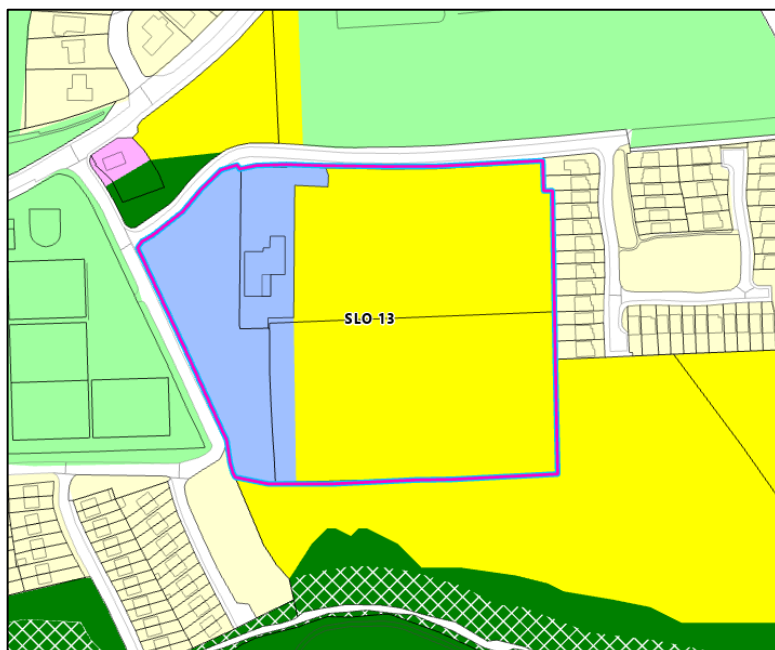
Note: This table states the new/uplift in zoning as a result of the Proposed Variation. Where an existing SLO is being amended, these figures may differ from those stated in the text; this is because the SLO will state the overall zonings contained in the area (i.e. both proposed zonings and land not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

PROPOSED VARIATION ID	GSD 1
LOCATION	BURNABY MILL WEST
SUBMISSION NUMBER	41
ZONING CHANGE	YES
NEW SLO / AA	YES
AMENDED SLO / AA	NO
PROPOSED ZONING CHANGE	
Change c. 3.2ha from AOS – Active Open Space to RN – New Residential	
Change c. 1.4ha from AOS – Active Open Space to CE – Community & Education	
MAP	

Change from:



Change to:



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

SLO13

This SLO is located in the townland of Killincarrig and measures c. 4.6ha. This SLO is comprised of:

- c. 3.2ha zoned RN 'New Residential'.
- c. 1.4ha zoned CE 'Community & Education'.

Any development proposal shall comply with the County Development Plan, this Local Planning Framework 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 new residential development proposals for the RN lands shall be accompanied by proposals for the concurrent development of community facilities on lands zoned CE measuring not less than c. 1.4ha of a design and layout, and including such facilities and support buildings, to be agreed with the Planning Authority, but which shall include at a minimum:
 - A multi-use sport/community building suitable to a range of indoor sports (e.g. squash, badminton, indoor basketball) and community / social uses,
 - A surfaced and fully equipped outdoor MUGA (Mixed Use Games Area) of not less than 1,050sqm, suitable for a range of outdoor sports, including but not limited to basketball, tennis, pickleball, volleyball etc,
 - Fully equipped playground of not less than 400sqm.
 - No dwelling units that may be permitted on foot of the RN zoning may be occupied until the community/sports facilities are fully developed suitable and available for community use. For the avoidance of doubt, if it later emerges that areas of additional lands are required to deliver the community facilities beyond those zoned CE, e.g. due to detailed layout requirements/orientation of sporting facilities/undevelopable areas/buffer zones from sensitive habitats, etc., these additional areas shall be taken from lands zoned RN within this SLO.
 - Mature trees and hedgerows along the boundaries of the lands shall be retained to the maximum extent possible, with minimal breaks for access.
 - Development on these lands shall have regard to and facilitate the Greystones Active Travel Pathfinder Scheme or any other proposed active travel scheme interacting with these lands, with particular reference to Objective GDK60(L) in Section B.7 of this LPF. Maximum pedestrian permeability to adjacent lands/existing residential areas shall be provided for in the layout of these lands, including connections to undeveloped residential zoned lands to the south/southeast.
 - Without exception, to require the provision of childcare facilities in all new residential developments comprising 75 houses or more in this SLO (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 development.
- Without 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.

PROPOSED VARIATION ID	GSD 2
LOCATION	CHARLESLAND
SUBMISSION NUMBER	157, 190
ZONING CHANGE	YES
NEW SLO / AA	NO
AMENDED SLO / AA	YES

PROPOSED ZONING CHANGE

Change c. 33.9ha from AOS – Active Open Space to RN – New Residential

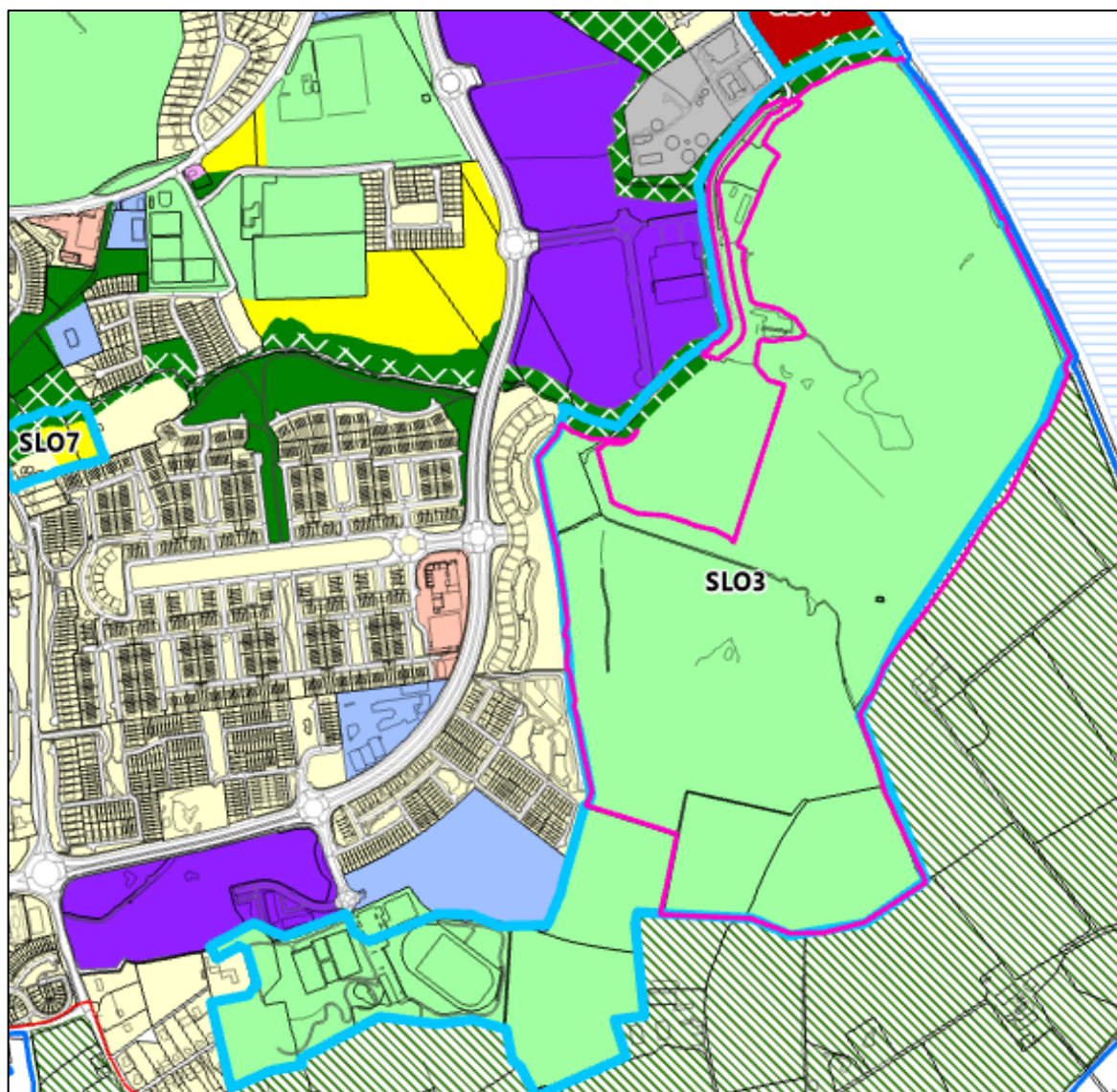
Change c. 16.5ha from AOS – Active Open Space to OS1 – Open Space

Change c. 12.9ha from AOS – Active Open Space to OS2 – Natural Areas

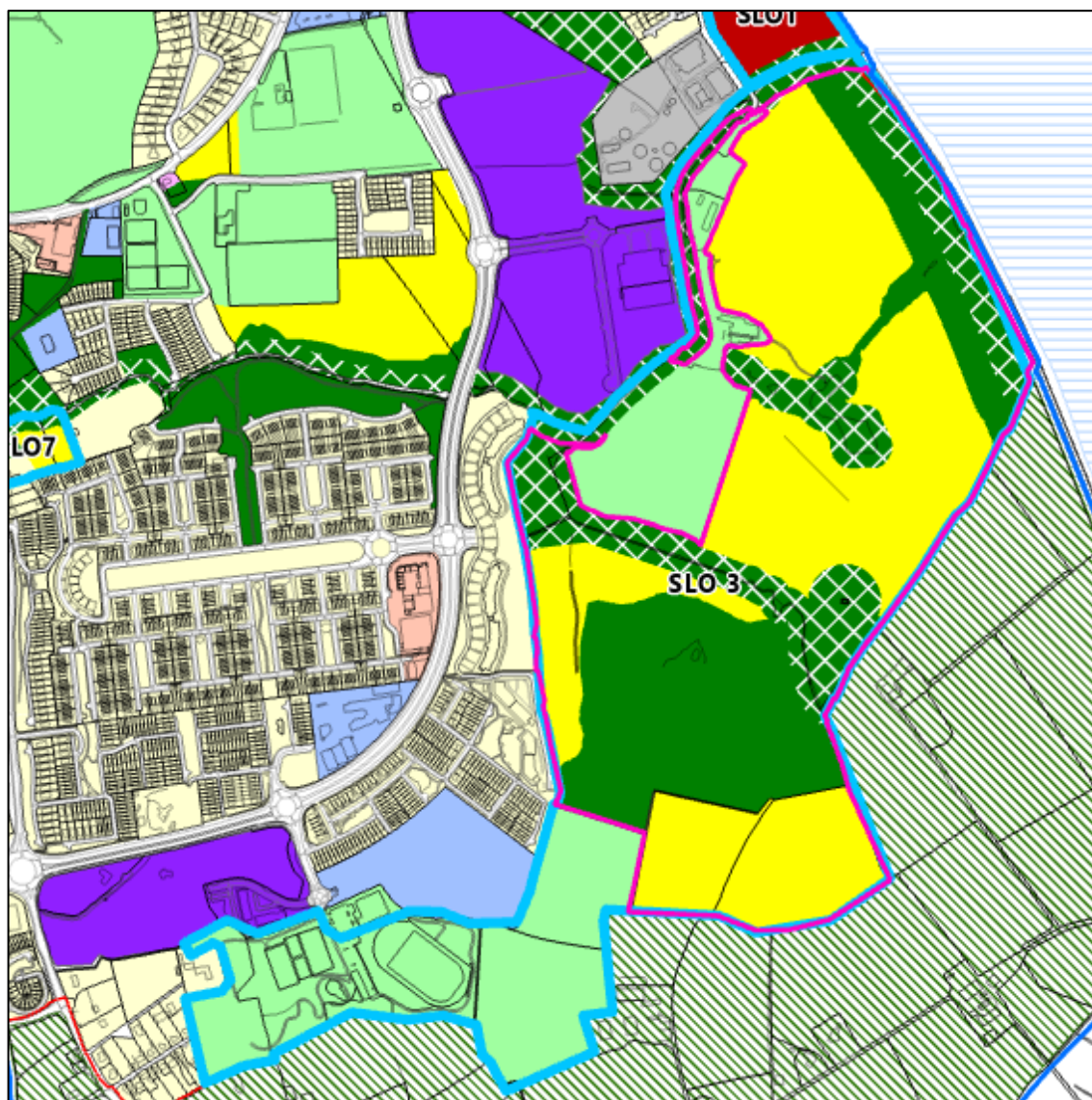
Change c. 0.2ha from AOS – Active Open Space to unzoned

MAP

Change from:



Change to:



Amend 'SLO 3 – Specific Local Objective' as follows:

~~These lands measuring c. 88ha are located to the east and south of the Charlesland dual carriageway and bordering the railway line. The lands are largely made up of the Charlesland golf club, the Shoreline Sports Park and some lands currently in use for agriculture.~~

~~These lands are zoned 'AOS – Active Open Space' in this LPF. While this zoning proscribes the type of development that may occur on these lands, the purpose of this SLO is to set out requirements should any development proposals according with this zoning come forward.~~

~~The Local Authority would ideally like to see these lands utilised for a wider range of sporting and social – community activities, including (but not limited to) the use of the land for outdoor and indoor sports pitches / courts etc (given capacity issues in existing clubs in the LPF area) as well as for casual parkland for informal recreation.~~

~~Any proposals shall comply with the following requirements:~~

- ~~• In addition to the existing access routes via the Woodlands Road and at Charlesland Sports Park (Ballynerrin roundabout), further access points from the Charlesland dual carriageway will be expected; in particular, access routes via the 'Kilfernoc' and the 'Glen' roundabouts will be supported.~~
- ~~• Natural biodiversity areas, mature trees and flood management zones shall be maintained throughout the area and in particular along the Three Trouts Stream, the size and layout of which shall be determined following ecological and site specific flood risk assessment.~~
- ~~• A 'green link' including walking/cycling infrastructure shall be to the forefront of the overall design and shall be determined prior to any redevelopment / reorganisation of the space, linking the lands with the SLO1 lands to the north and Shoreline Sports Park to the west. Any such route shall also link with options for the Greystones – Wicklow coastal greenway. The green link should be an attractive, supervised and easily accessible link that is a planted and well landscaped open space.~~

SLO3

This SLO is located in the townlands of Charlesland, Ballynerrin and Knockroe, and measures c. 88ha. This SLO is comprised of:

- c. 33.9ha zoned RN 'New Residential'
- c. 22.9ha zoned AOS 'Active Open Space'
- c. 16.5ha zoned OS1 'Open Space'
- c. 14.9ha zoned OS2 'Natural Areas'

Any development proposal shall comply with the County Development Plan, this Local Planning Framework and the following:

Residential Development

- 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.
- No dwelling units that may be permitted on foot of the RN zoning may be occupied until the community / social / sports facilities and woodland park (detailed below) are fully developed suitable for community sports use (including necessary buildings/structures, layout, drainage, surfacing, lighting, access and car parking) and are available for community use.

Where the development of this SLO does not come forward as a single application, these facilities shall be provided within each phase of development but no residential units permitted may be occupied until the community / social / sports / open space infrastructure associated with that phase is completed and available for public use.

For the avoidance of doubt, if it later emerges that areas of additional lands are required to deliver the community sports facility beyond those zoned AOS / OS1, e.g. due to detailed layout requirements/orientation of sporting facilities/undevelopable areas/buffer zones from sensitive habitats, etc., these additional areas shall be taken from lands zoned RN within this SLO.

Community / Amenity

- Any new residential development proposals for the RN lands shall be accompanied by proposals for the concurrent development of a Woodland Park on lands zoned OS1, incorporating the area of raised ground east of Hawkins Wood/Aldborough Manor. This Woodland Park should be of a design and layout and including such facilities and support buildings to be agreed with the Planning Authority, but which shall include at a minimum:
 - woodland paths and trails
 - an outdoor amphitheatre which can utilise the slope of the elevated ground.
- Any new residential development proposals for the RN lands shall be accompanied by proposals for the concurrent development of community sports facilities on lands zoned AOS measuring not less than 22.9ha of a design and layout, and including such facilities and support buildings, to be agreed with the Planning Authority, but which shall include at a minimum:

Area 1 – AOS lands to the north of the OS1 park:

- 3 No. full size pitches (1 No. with All-Weather surface), of not less than 105m x 68m each.
- 1 No. All-Weather Pitch, of not less than 60m x 40m;
- 1 No. All-Weather Pitch, of not less than 45m x 25m.
- 1 No. full size Cricket Oval (c. 2ha), the outfield of which may overlap grass football pitches if necessary.
- 3 No. fully equipped full sized porous asphalt courts (suitable for basketball, volleyball etc), of not less than 28m x 15m each.
- 1 No. fully equipped MUGA (Mixed Use Games Area) of not less than 1,050sqm.
- Indoor Community / Sports facilities / buildings providing for indoor courts, club house / changing facilities (suitable for a range of indoor sports such as squash, badminton, basketball etc) and indoor space for non-sport community, said community floor space not being less than 600sqm. This may re-use the existing Charlesland Golf Club building if feasible and adequate in size.

Area 2 – AOS lands to the south of the OS1 park:

- The provision of not less than 20,000qm of suitably surfaced playing pitches, of a range of sizes and types suitable for range of sports, available for community use, with pedestrian access from Shoreline Sports Park and Greystones Community School. The layout of this AOS area should allow for future pedestrian/cyclist routes immediately southward to Kilcoole.

- Without exception, to require the provision of childcare facilities in all new residential developments comprising 75 houses or more in this SLO (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 development.

Without 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.

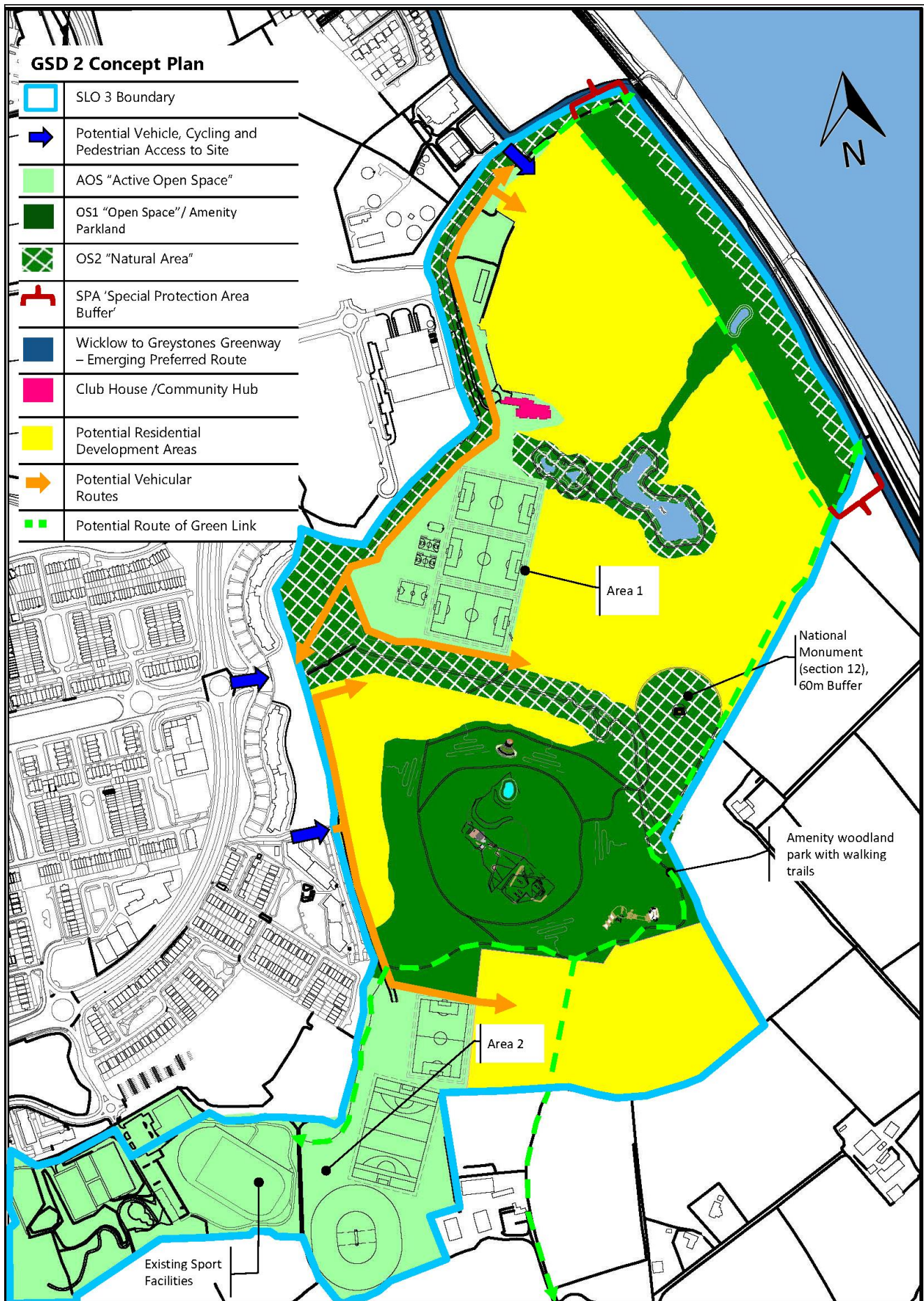
- The development shall include the provision of a development 'centre', that provides a local community 'focal point', that clusters / combines the required community facilities set out in these objectives. This centre shall also include any other local services as needed by the future residents of the SLO (including small scale convenience retail, retail services), which shall be determined following the carrying out of a Social Infrastructure Audit and a Retail Impact Assessment of the area, that examine in particular the accessibility of existing local services and local convenience shops by foot / cycling to future residents of this SLO.
- A 'green link' including walking/cycling infrastructure shall be to the forefront of the overall design and shall be determined prior to any redevelopment / reorganisation of the space, linking the lands with the SLO1 lands

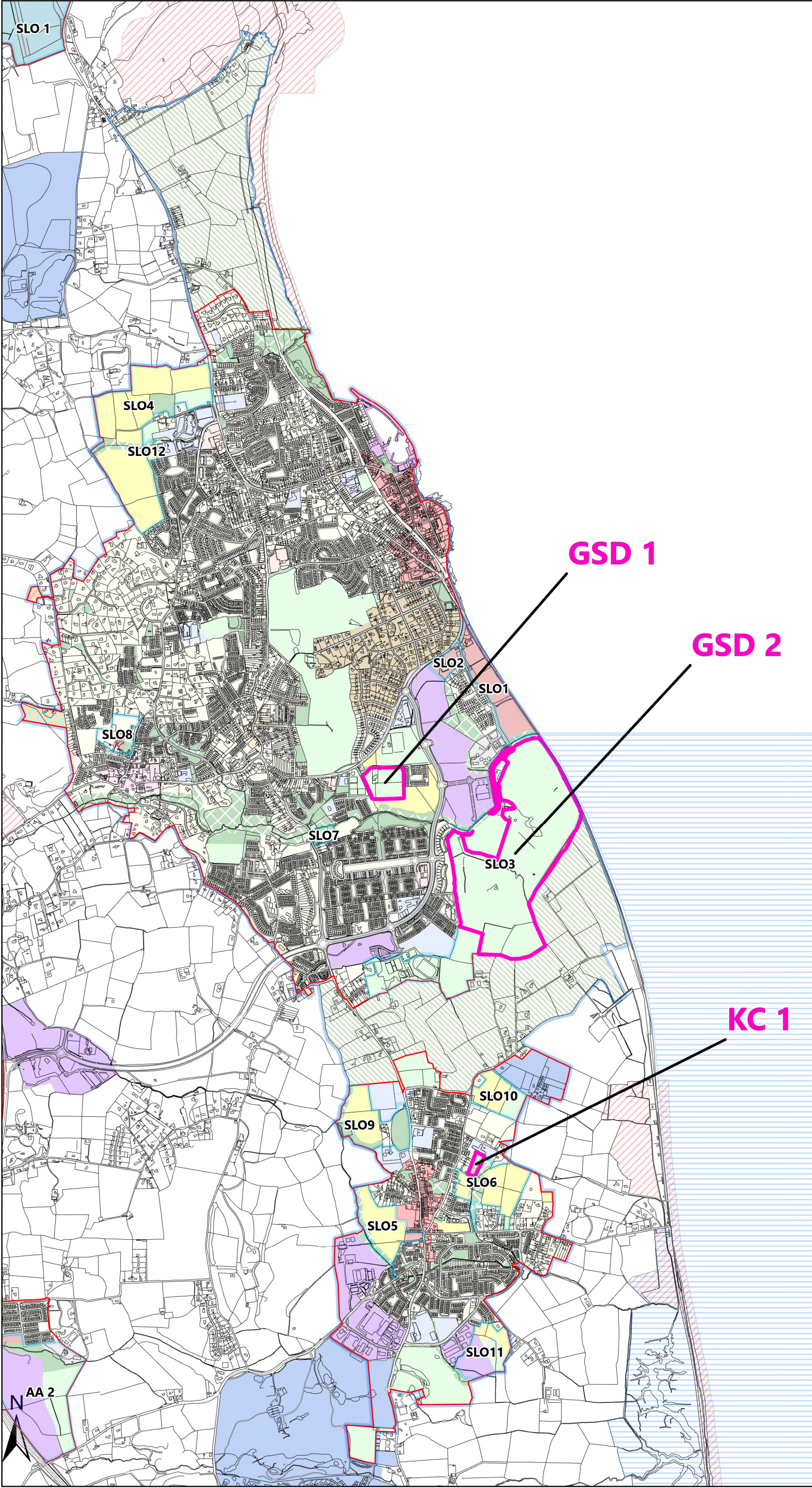
to the north and Shoreline Sports Park to the west. Any such route shall also link with options for the Greystones – Wicklow coastal greenway, and no aspect of any development on foot of this SLO shall prejudice options for the Greystones – Wicklow coastal greenway.

The green link should be an attractive, supervised and easily accessible link that is a planted and well-landscaped open space. A spur from this green link should also be included to allow for pedestrian/cyclist connections to Kilcoole, connecting to existing farm roads to the immediate south of the SLO on lands zoned AG 'Agriculture' and part of the same landholding. This route to Kilcoole should be available for public use upon the occupation of the first dwelling on RN lands to the south of the OS1 park.

Heritage Conservation

- Development proposals shall be suitably informed by an Ecological Impact Assessment and a Biodiversity Enhancement Management Plan (BEMP). Avoidance, mitigation and enhancement measures shall be incorporated into proposals, as needed, to achieve appropriate ecological protection and enhancement, in line with the wider Natural Heritage & Biodiversity Objectives of the County Development Plan.
- Prior to the commencement of any development, detailed ecological survey and assessment of all natural biodiversity areas, including (but not limited to) watercourses, ponds, mature trees and flood management zones shall be carried out, and measures to protect and manage identified areas of high value shall be integrated into the design of any development.
- Any development on these SLO lands shall protect water courses by avoiding interference with the stream bed, banks and channel and maintaining a core riparian buffer zone of at least 25m along each side free from development. Road / cycleway / footpath crossings over / through any OS2 corridor shall be minimised to that absolutely necessary for access; any such crossing shall be via a clean span bridge over the watercourse designed and built in accordance with Inland Fisheries Ireland guidance, that maintains its natural character.
- Prior to the commencement of any development, detailed survey and archaeological assessment of the existing ruined church and lime kiln on the lands shall be undertaken to identify any buffers zones required surrounding same, as well as any necessary conservation / stabilisation / interpretative works, which shall be carried out as part of any development prior to the occupation of any development.
- All proposed projects in this SLO have full regard to the Habitats Directive (with particular regard for the Murrough SPA and the Murrough Wetlands SAC), including being subject to Appropriate Assessment that identifies and addresses any likely significant effects. In doing so, proposed projects and associated Appropriate Assessments in this area shall, as relevant:
 - Be informed by appropriately targeted ecological survey(s) and assessment(s) of the Qualifying Interests of the SAC and SPA that consider issues including:
 - Bird usage of the adjacent wetland and aquatic areas (coastal marshes, shingle shore, nearshore area), including spatial and behavioural considerations and associated role in supporting the QIs of the site as a whole.
 - Use of the area adjacent during darkness, including a consideration of lighting effects on spatial and behavioural considerations.
 - Use of the area for fish and mammal movements and to have consideration of lighting effects on connectivity for these mobile species.
 - Give due consideration to any requirement for project level mitigation that arises from the surveying and assessment described above, ensuring that prescribed mitigation measures are proven, robust and address the need for certainty in achievement of mitigation of potentially significant adverse effects. Notably this should include a presumption to achieve significant net benefit to the features which may otherwise be impacted.
 - To avoid the potential for impacts on the aquatic environment and associated species, key components of nearby European sites, any development must adequately address the management of surface water run-off and drainage at the construction and operational phases to ensure that no adverse impacts may occur to the sites. It should be recognised that this may require significant exceedance of any existing measures to ensure that any development provides a net benefit over its life, to the nearby sites and wider aquatic environment.





Proposed
Variation No. 7 to the
Wicklow County
Development Plan
2022-2028

Map No. 3A - Greystones-
Delgany & Kilcoole
Existing Land Use Zoning
Objectives



LEGEND

- Rezoning Boundary
- Specific Local Objective (SLO)
- Settlement Boundary
- Greystones-Delgany & Kilcoole LPF boundary
- RN: New Residential
- RS: Special Residential
- RA: Special Residential A
- RB: Special Residential B
- RE: Existing Residential
- TC: Town Centre
- VC: Village Centre
- NC: Neighbourhood Centre
- LSS: Local Shops & Services
- SLC: Small Local Centre
- MU: Mixed Use
- PU: Public Utility
- CE: Community & Education
- T: Tourism
- E: Employment
- KD: Kilruddery Demesne Conservation & Tourism Zone
- GHM: Greystones Harbour & Marina
- AOS: Active Open Space
- OS1: Open Space
- OS2: Natural Areas
- AG: Agriculture
- SPA - Special Protection Area
- SAC - Special Area of Conservation

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.

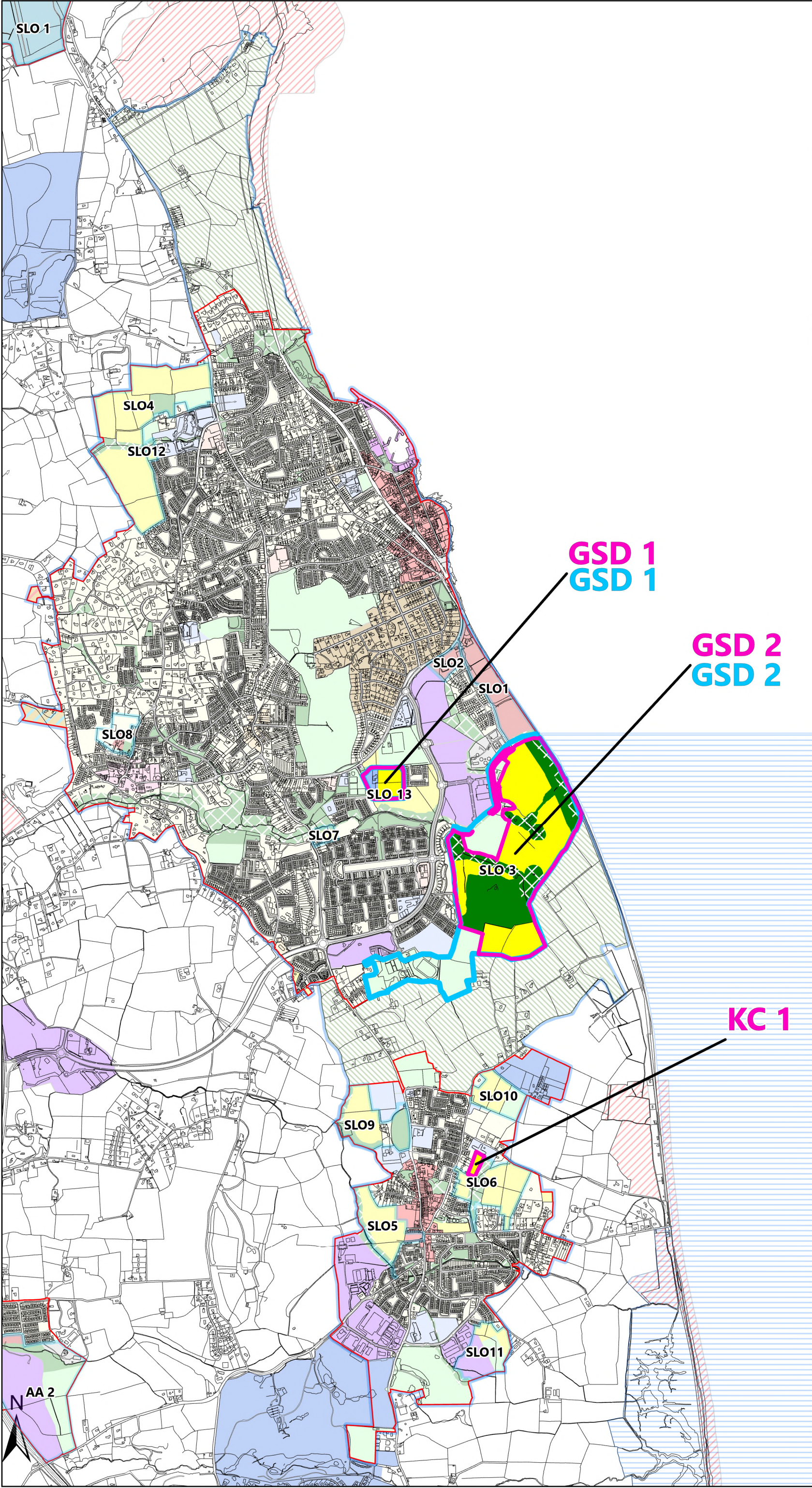
**WICKLOW COUNTY
DEVELOPMENT PLAN
2022-2028**



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Proposed
Variation No. 7 to the
Wicklow County
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2022-2028

**Map No. 3B - Greystones-
Delgany & Kilcoole
Proposed Land Use
Zoning Objectives**



- LEGEND**
- Rezoning Boundary
 - Specific Local Objective (SLO)
 - Settlement Boundary
 - Greystones-Delgany & Kilcoole LPF boundary
 - RN: New Residential
 - RS: Special Residential
 - RA: Special Residential A
 - RB: Special Residential B
 - RE: Existing Residential
 - TC: Town Centre
 - VC: Village Centre
 - NC: Neighbourhood Centre
 - LSS: Local Shops & Services
 - SLC: Small Local Centre
 - MU: Mixed Use
 - PU: Public Utility
 - CE: Community & Education
 - T: Tourism
 - E: Employment
 - KD: Kilruddery Demesne Conservation & Tourism Zone
 - GHM: Greystones Harbour & Marina
 - AOS: Active Open Space
 - OS1: Open Space
 - OS2: Natural Areas
 - AG: Agriculture
 - SPA - Special Protection Area
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