

Level 4: Kilcoole



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
KC 1	201	Ballydonarea	0.8	0.8				

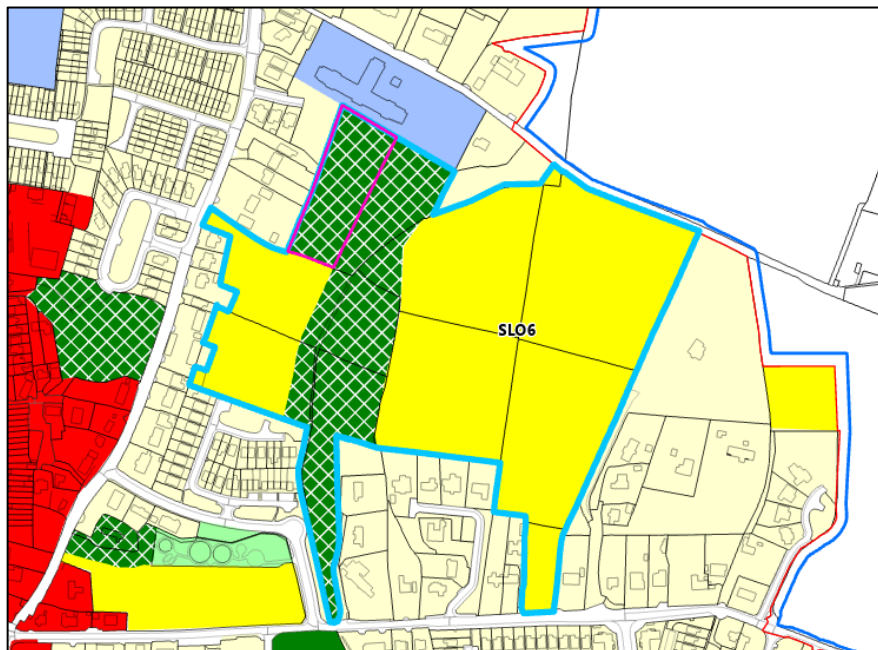
Note: This table states the new/uplift in zoning as a result of the Proposed Variation. Where an existing SLO is being amended, these figures may differ from those stated in the text; this is because the SLO will state the overall zonings contained in the area (i.e. both proposed zonings and land not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

PROPOSED VARIATION ID	KC 1
LOCATION	BALLYDONAREA
SUBMISSION NUMBER	201
ZONING CHANGE	YES
NEW SLO / AA	NO
AMENDED SLO / AA	YES (SLO 6)
PROPOSED ZONING CHANGE	

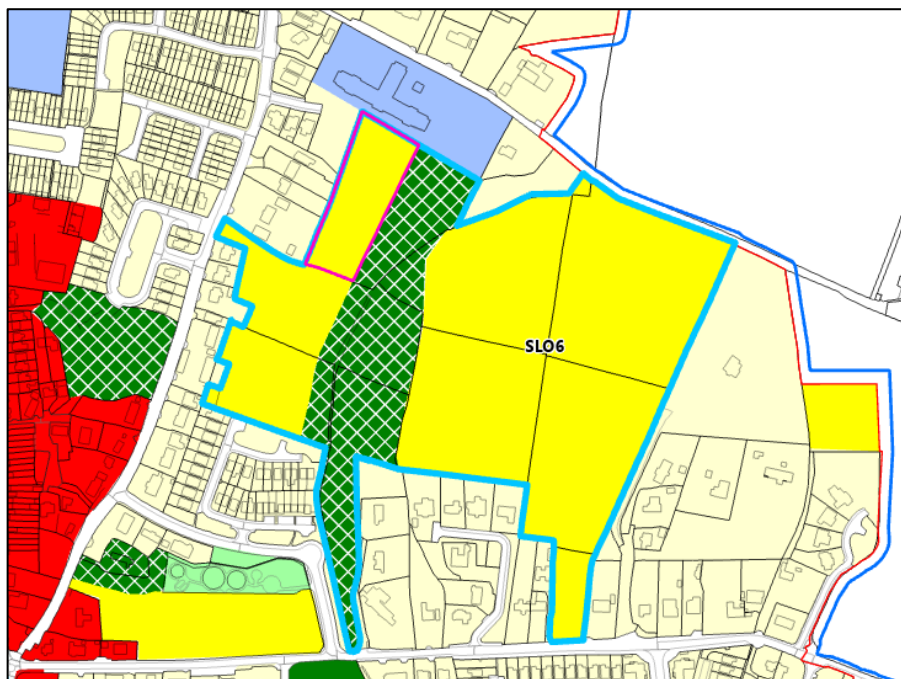
Change c. 0.8ha from OS2- Natural Areas to RN – New Residential

MAP

Change from:



Change to:



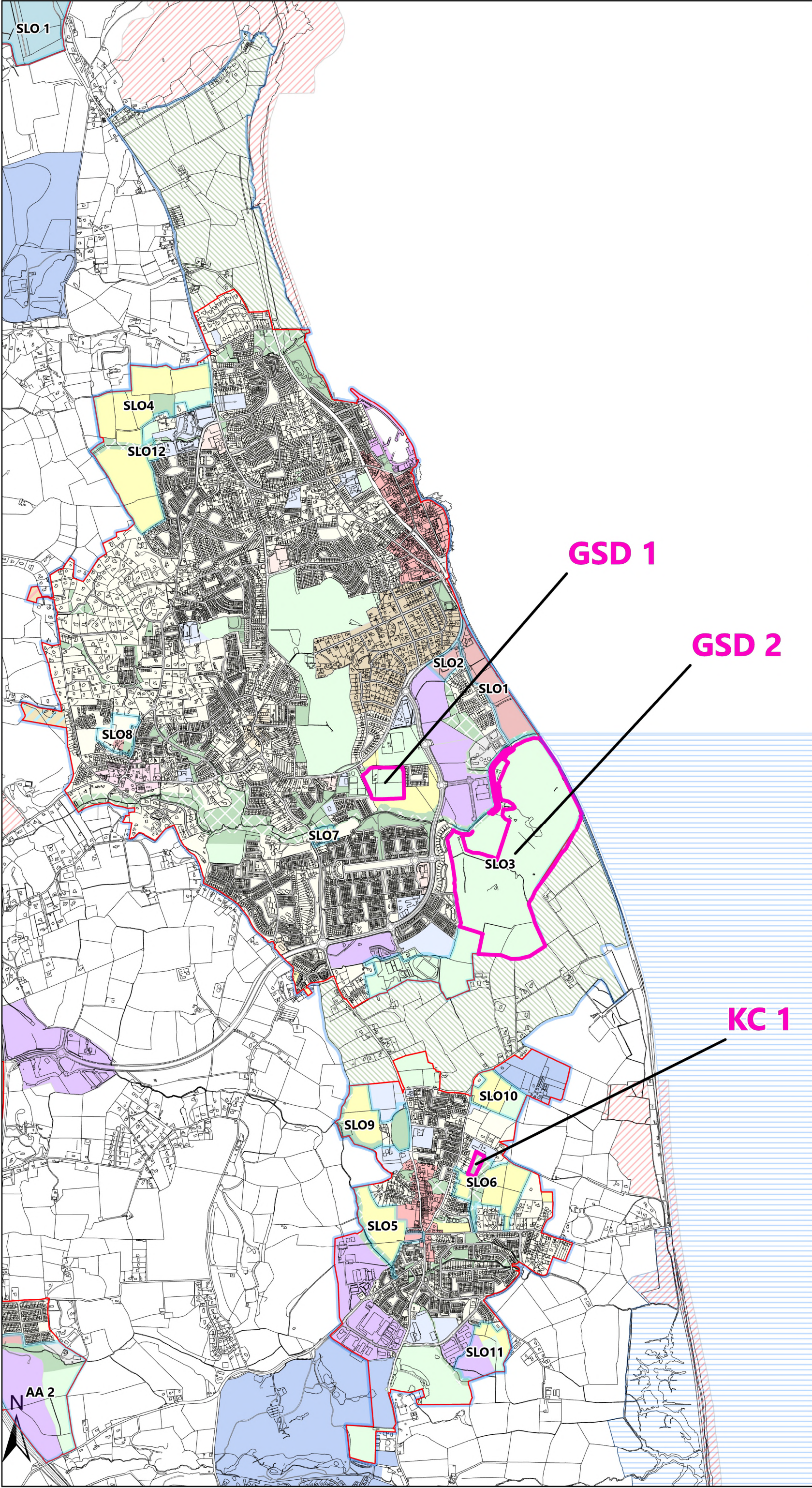
Amend 'SLO 6 – Specific Local Objective' as follows:

SLO6

These SLO lands are located east of Lott Lane, Kilcoole in the townlands of Kilcoole and Ballydonarea and measure c. ~~12.7~~ 12.4ha and are zoned for 'RN – New Residential' and OS2 'Natural Areas'. The Ballydonarea Loop / Strawberry Lane walk forms part of the northern boundary of this area.

This area may be developed for a mix of uses including residential, community and open space, in accordance with the following requirements:

- 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 the town centre and existing transport services.
- A total area of c. ~~8.9ha~~ 9.7ha is zoned for new housing development which shall be divided into a least two distinct character areas / estates either side of the central green area, including a wide range of house types and sizes to meet the needs of all in society, including units suitable for older persons or people with accessibility needs.
- Lands zoned RN [west] shall be accessed from Lott Lane only. Lands zoned RN [east] shall be accessed from Sea Road only. Pedestrian and cycling connectivity shall be provided between the two RN zones across the green space, to Ballydonarea Loop / Strawberry Lane walk to the north and Wellfield to the south.
- New development within 25m of the Ballydonarea Loop / Strawberry Lane walk shall be so designed as to maintain and enhance the walk, preserving all natural features including watercourses, trees and mature hedgerows. No walls / fences will be permitted in this buffer zone, no structures shall back onto same and any structures shall be so designed to address and overlook the walk, and provide passive surveillance of same.
- Open space shall be provided as follows
 - A central green area shall be provided along the watercourse and encompassing a natural wooded area to the north-west of same, of not less than ~~2.7ha~~ 3.6ha in area.
 - Within this space, a 'natural' undisturbed area of not less than 10m shall be maintained either side of the stream and existing trees and hedgerows shall be maintained. Cycleway / footpath crossings over / through the watercourses, or tree / hedgerow lines, shall be minimised to that absolutely necessary for access; any such stream crossing shall be via a clean span bridge that maintains its natural character.
 - Where following ecological assessment, it is found that there are areas within this OS zone suitable for redevelopment, said lands shall be laid out for recreational purposes, including suitable play spaces, walks, seating area etc.
- The open space shall link fully through from Sea Road to Ballydonarea Lane.
- Community facilities shall be provided within the SLO area to meet the needs of the new resident community of the area in the first phase of development. In particular, the development shall include at a minimum a childcare facility; in determining additional requirements for community facilities, a community services audit shall be carried out.



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.

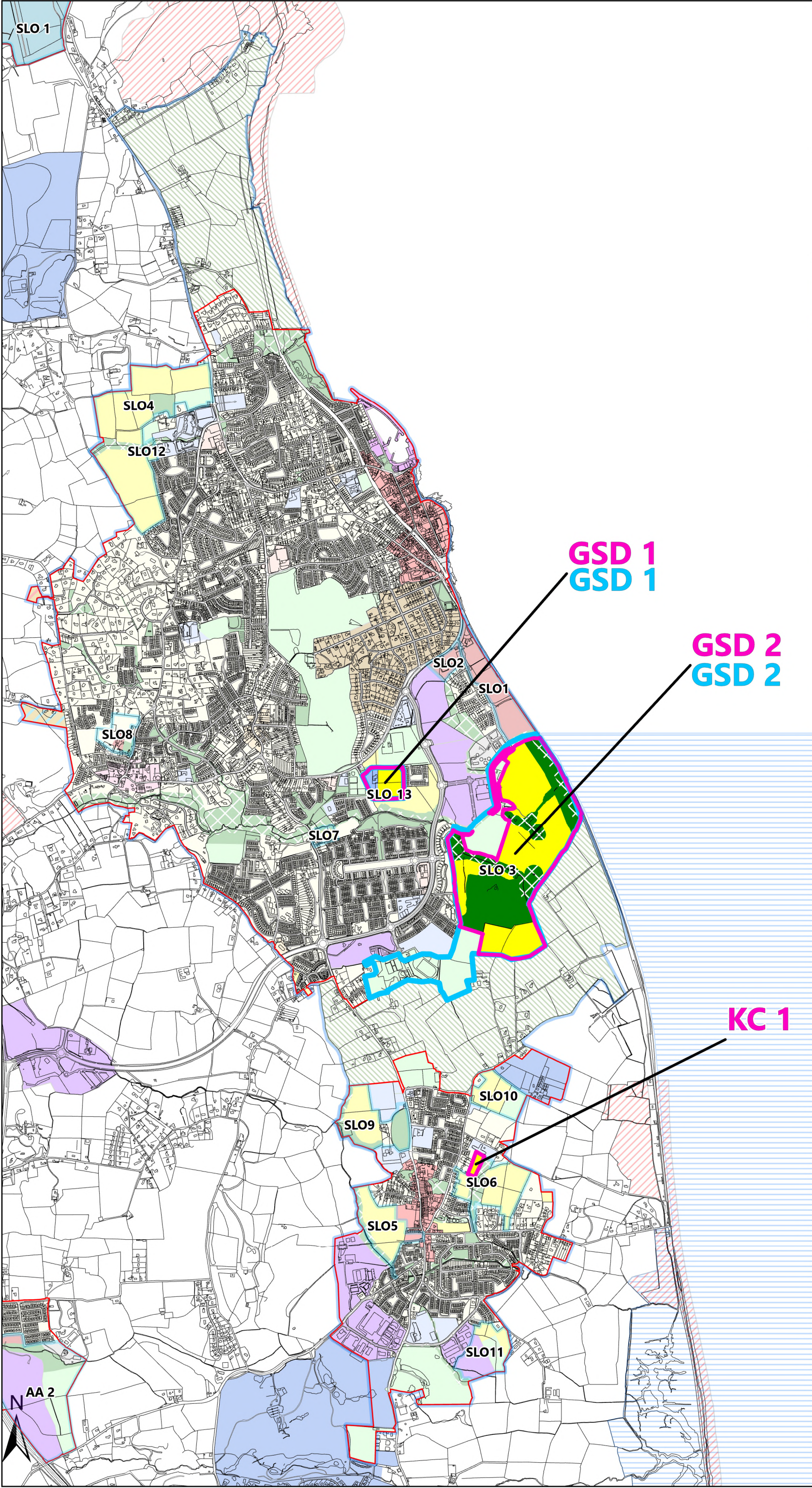
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Proposed
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2022-2028

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
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