

## PART 2 Avoca Specific Objectives

### 2.1 Settlement Profile

Avoca is a rural town that is located in the south east part of County Wicklow, within a particularly scenic rural setting along the Avoca River. The town is located approximately 10km from the higher order towns of Arklow and Rathdrum, 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 and is the main service centre for surrounding rural areas including Connary, The Meetings and Woodenbridge.

The town provides a variety of retail and community facilities, including a number of shops and local services, a grocery / newsagent, barber, hairdresser, pharmacy, butcher, IT centre/heritage centre, public house, a primary school, community hall, post office, credit union, health centre, Garda station and Catholic Church. Rooster Park sports ground provides the main recreational facility for the town.

The town has a charming centre, with a traditional character, and river and mountainous setting. This charm is diminished somewhat by a degree of dereliction and vacancy at prime sites. A Traffic Accessibility Plan was implemented in 2011/2012, through which works were completed to improve pedestrian accessibility and traffic safety throughout the town.

Avoca and its surrounding area, including The Meetings, Connary, Tigroney and Woodenbridge, has considerable potential to develop as a tourism hotspot. The area has particular potential to be a destination for niche ecotourism and educational tourism products. Attractions in the area include the historic copper mines at Ballygahan, Ballymurtagh, Connary and Tigroney, the 'Meeting of the Waters', Avoca Handweavers, Avoca Gallery shop and painting school, walking trails such as the Avoca Red Kite Loop and the Avoca River for river based activities such as kayaking and angling. There are footpaths on the regional road between Avoca and Woodenbridge to the south and to The Meetings to the north, and extension of same for example to Arklow, Aughrim and Ballinaclash would provide a further pedestrian asset to the area. The development of sustainable tourism and service related industries could yield significant economic benefits in terms of job creation and investment.

The town has developed mainly along the east of the Avoca River in a linear manner. The promotion of a more concentric settlement pattern is constrained by several matters, including geographical constraints, a wide floodplain and lack of transportation links between the town centre and lands west of the R752. These factors have resulted in the growth of the town in a southerly direction towards Kilmagig. The dispersed spatial development of the town has resulted in a lack of connectivity between the main housing and school areas in Kilmagig, and the town centre.

There are a number of facilities located outside the plan boundary, located along the Rathdrum to Arklow Road that serve the town, including a recycling facility, playing pitches, tourist facilities, graveyard, and Church of Ireland church and associated buildings.

### 2.2 Key Infrastructure

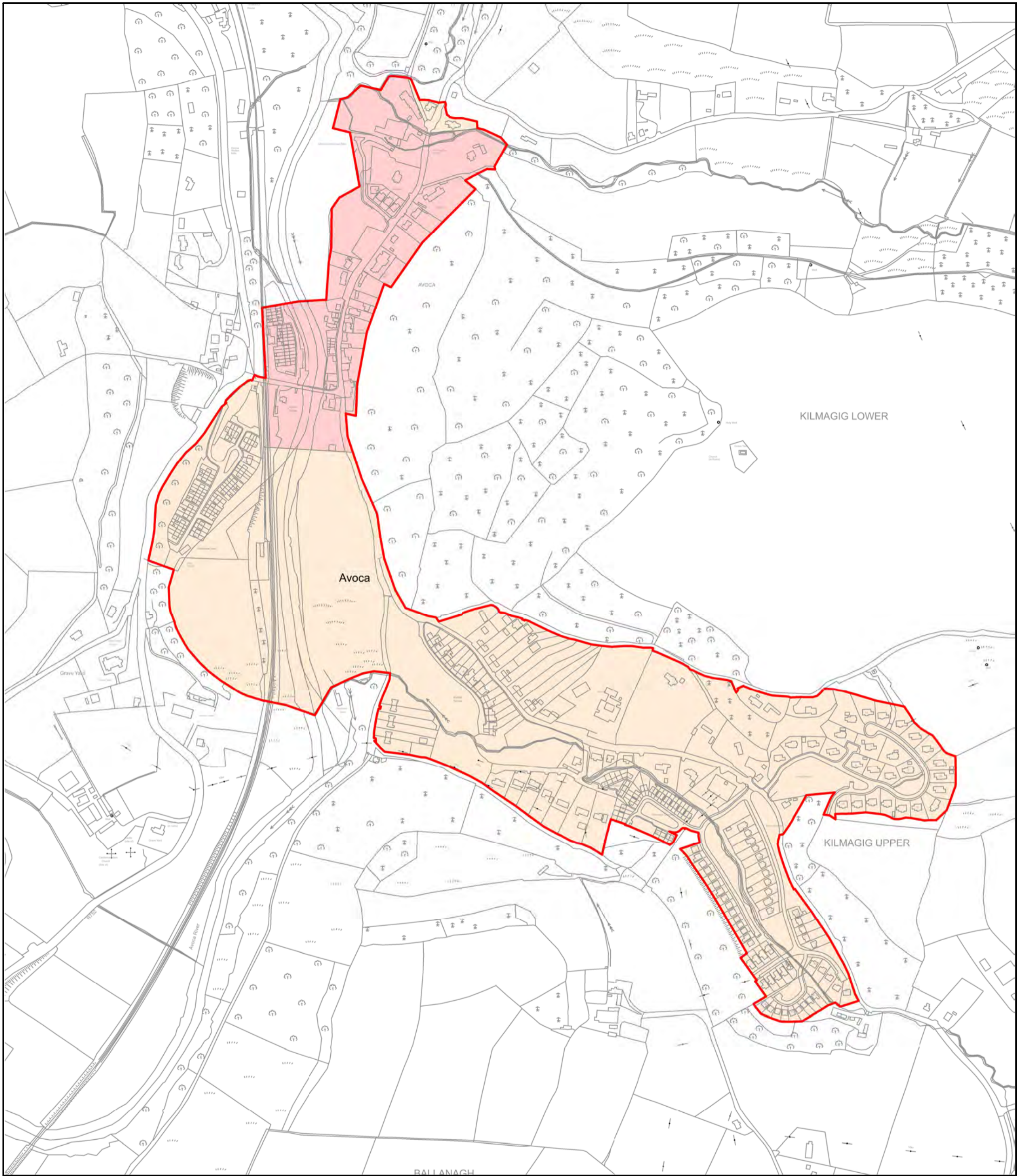
**Water supply:** Water supply to Avoca is sourced from a treated surface water supply at Ballard, Ballinaclash. Water is fed by gravity down the Vale of Avoca to Ballymurtagh where it is then pumped to reservoir. The reservoir has sufficient storage capacity to provide for current target levels of future growth.

**Wastewater:** Avoca is served by a licenced Wastewater Treatment Plant, which is located in Ballanagh. The plant is currently overloaded and no further connections are being permitted until a new plant is provided by Irish Water. IW has selected the existing plant site as the preferred site for the new plant and design work is progressing.

### 2.3 Avoca Specific Development Objectives

These objectives should be read in conjunction with 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 youth-related developments, including an equipped play space.
2. To particularly facilitate and promote tourist developments that are associated with the following tourism products or themes: (i) the area's mining heritage, (ii) The Meeting of the Waters / Thomas Moore, (iii) outdoor recreational activities e.g. walking / Red Kite Walk Loop, activities associated with River Avoca etc. (iv) 'the arts' including painting, hand weaving etc.
3. To support and facilitate projects and programmes that aim to improve scientific knowledge and public awareness of the importance of the Avoca River such as the Avoca River 'harbour to headwaters' project.
4. Notwithstanding the Flood Risk Mitigation Objective set out in the 'Introduction to Level 6 Plans', no development, other than minor works as per Section 5.28 of the Guidelines for Flood Risk Management (DoEHLG 2009) shall be considered in Flood Zones A or B until the Avoca Flood Relief Scheme is completed.
5. In the **Primary Zone**
  - (a) To encourage and facilitate the redevelopment of derelict and underused structures at Nagle's property for a mixed use development. Any proposed development shall be of an exceptionally high quality design and shall include uses that reflect its landmark location within the settlement. Any proposed development shall include proposals for improving pedestrian and traffic safety at the intersection.
  - (b) To promote the safe movement of traffic and pedestrians in and around this area, with particular emphasis on (i) improving the safety of turning movements between the bridge and main street, (ii) improving pedestrian safety and (iii) facilitating the development of additional car parking facilities by extending the existing Church car park or by providing facilities at an alternative appropriate location,
  - (c) To protect and preserve the public open space area located within the town centre, north of Hendley's shop.
  - (d) To protect and improve the traditional character and natural setting/backdrop of the town centre.
  - (e) To allow for the development of a public toilet at a suitable location.
  - (f) To ensure that possibilities for improvement of the Dublin – Rosslare line, including the re-opening of Avoca station, are maintained and to ensure that land uses adjacent to the former station are appropriate and can facilitate future improvements. In particular:
    - to resist any development within 20m of the railway line;
    - to resist demolition or removal of any former train station structures or apparatus, other than for safety reasons;
    - to require any development proposals in the vicinity of the former train station to be so designed to facilitate future access to the station and to reserve adequate space for future car parking;
  - (g) Promote the renewal and regeneration of the village centre.
6. In the **Secondary Zone**
  - (a) Preserve the use of Rooster Park for recreational and open space use.






**Avoca Town Plan**

**Map No. 1**

**Land Use Zoning Objectives**



**Legend**

-  Settlement Boundary
-  Primary Development Area
-  Secondary Development Area

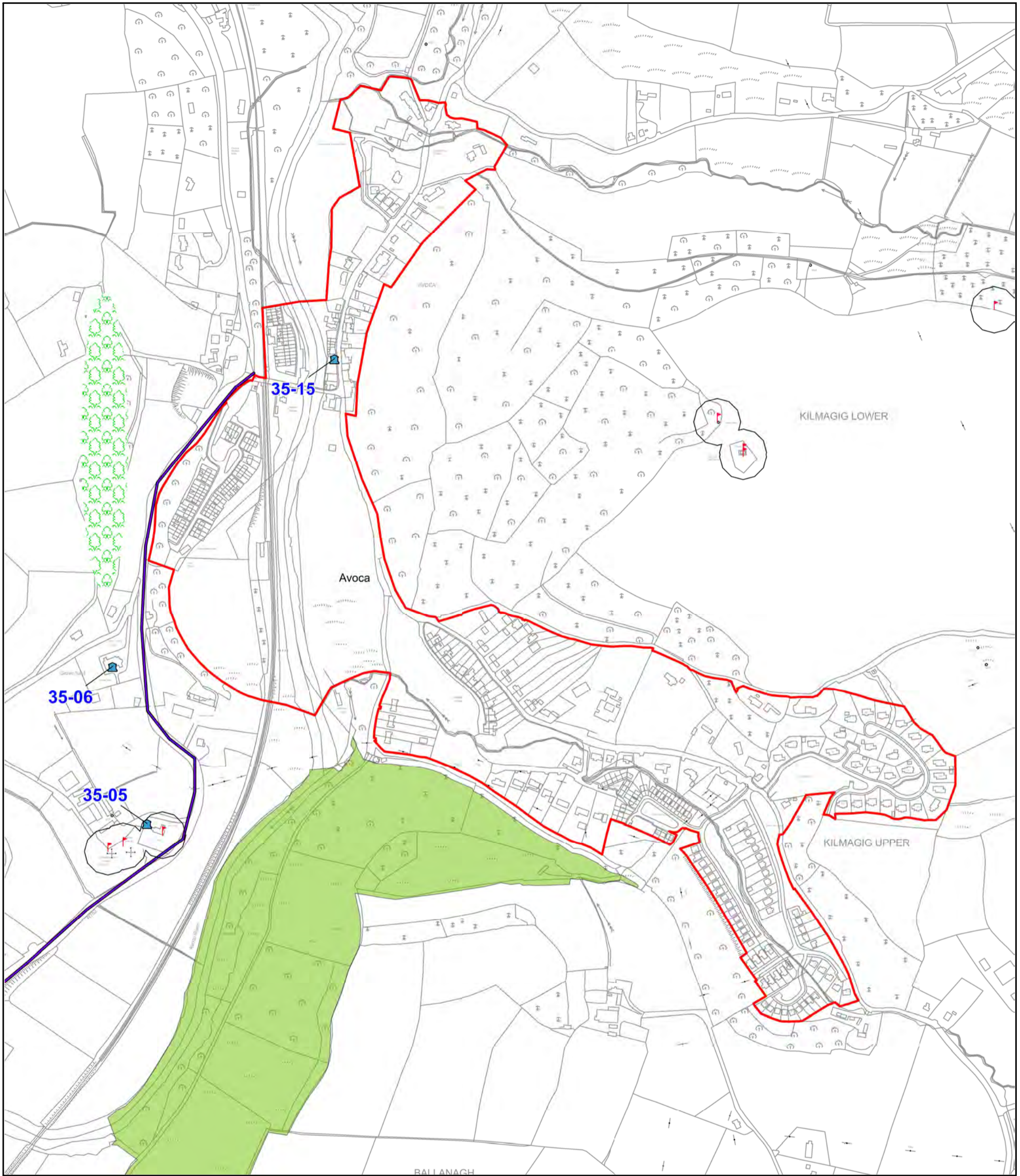
**WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028**

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**Avoca Town Plan**

**Map No. 2**

**Heritage Objectives**



**Legend**

-  Settlement Boundary
-  Protected Structure
-  National Monuments
-  Prospects
-  Trees and Woodland with Existing Preservation Orders
-  Proposed Natural Heritage Area (pNHA)

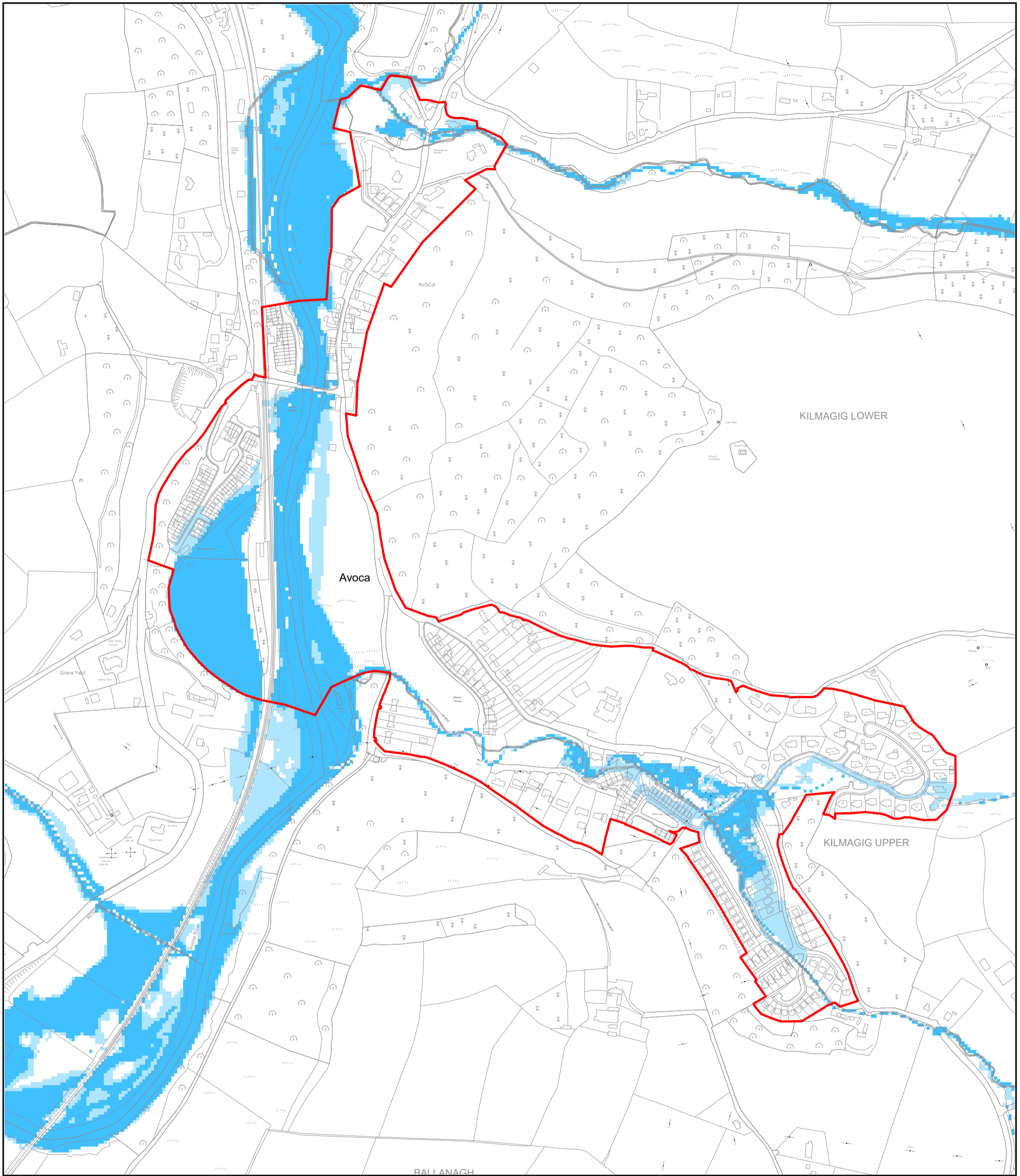
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**Avoca Town Plan**

**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).

 Settlement Boundary

 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).

**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.

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