

# WICKLOW COUNTY DEVELOPMENT PLAN 2010-2016

## REPORT ON PRE-DRAFT CONSULTATION



Wicklow County Council  
Forward Planning  
February 2009

**REPORT TO THE MEMBERS OF WICKLOW COUNTY COUNCIL UNDER  
SECTION 11 (4) OF THE PLANNING & DEVELOPMENT ACTS 2000-2006**

**17<sup>TH</sup> FEBRUARY 2009**

# Manager's Report on pre-draft consultation on the Wicklow County Development Plan 2010-2016

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## **PART 1: INTRODUCTION**

### **1.1 Introduction**

In accordance with Section 11 of Part II of the Local Government (Planning and Development) Acts 2000-2006, Wicklow County Council has commenced the review of the 'Wicklow County Development Plan 2004-2010' and the preparation of the new 'Wicklow County Development Plan, 2010-2016'.

This report forms part of the statutory procedure for the review of the existing Plan and the preparation of the new Plan. Its purpose is to report on the outcome of the statutory consultation process and to set out the Manager's response to the issues raised in the submissions received during the statutory public consultation period. The report must also set out the Manager's recommendations on the policies to be included in the 'Draft Wicklow County Development Plan, 2010-2016'.

The purpose of this phase of the review process is to set out an overall strategy for the development of the County and to decide the broad policy structure to be contained in the Draft Development Plan, in accordance with the proper planning and sustainable development of the County.

### **1.2 Legislative background to the preparation of the Manager's Report**

The Manager's Report is prepared and submitted in accordance with the requirements of Section 11 of Part II of the Local Government Planning and Development Acts 2000-2006.

Section 11(4) of the Act sets out the requirements in relation to the preparation of the Manager's Report. The Manager's Report is required to deal with any submissions or observations received on foot of the notifications and consultations (carried out under Section 11(2) and (3) of the Act), with the public, Minister and prescribed bodies, service providers, adjoining planning authorities, the regional authority, the County Development Board and the Board.

The Manager's Report must:

- List the persons or bodies who made submissions or observations, as well as any persons or bodies consulted.
- Summarise the issues raised in the submissions and during the consultations, where appropriate.
- Give the opinion of the Manager on the issues raised. In this regard the Manager's opinion must take into account (a) the proper planning and sustainable development of the area, (b) the statutory obligations of any local authority in the area, and (c) any relevant policies or objectives of the Government or of any Minister of the Government,
- Finally, the Report must state the Manager's recommendations on the policies to be included in the Draft Development Plan.

The Manager's Report must then be submitted to the Members of the Planning Authority or a Committee of the Planning Authority for their consideration. In this instance it is being submitted to the Members of Wicklow County Council.

### **1.3. Pre-draft consultation process**

The pre Draft consultation stage commenced on the 29<sup>th</sup> October 2008 and ran for eight weeks until 23<sup>rd</sup> December 2008. The aim of the consultation process was to enable the public and interested parties to give their observations on the review of the existing Plan and the preparation of the new Plan, including what planning issues the new Plan should address. The consultation process included the following:

#### **Public Advertisement of Pre-Draft Consultation Process**

A public advertisement was published in order to advertise the commencement of the pre-Draft consultation process and to invite submissions. A copy of the public advertisement is included in Appendix 1. The advertisement was made available through the following media:

- The advertisement appeared in the following local and national newspapers:
  - The Wicklow People and the Irish Independent on the 22<sup>nd</sup> October 2008
  - The Wicklow People, the Irish Independent and the Wicklow Times on the 29<sup>th</sup> October 2008



- The Wicklow People and the Wicklow Times on the 4<sup>th</sup> / 5<sup>th</sup> November 2008
- The Wicklow People and the Wicklow Times on the 11<sup>th</sup> / 12<sup>th</sup> November 2008
- A public advertisement was displayed at Council offices, libraries and post offices throughout the County. A list of the locations where the advertisement was displayed is included in Appendix 2
- The advertisement was available on Wicklow County Council's website.
- Advertisements inviting involvement in the process were issued on East Coast radio throughout the consultation stage.

### **Distribution of 'Wicklow County Development Plan 2010-2016 Issues Booklet'**

An 'Issues Booklet' was prepared to encourage public input at the start of the Plan-making process. The Booklet is a consultation document, which sets out a broad overview of the main development issues facing the County and aims to stimulate public debate on what broad planning and development matters should be considered in the new Plan.

The 'Issues Booklet' was made available through the following media:

- The booklet was available on Wicklow County Council's website.
- Hard copies of the booklet were made available at numerous locations, including at the planning counter of Wicklow County Buildings and throughout the County's libraries.
- Hard copies were also made available at all public meetings and stakeholder meetings.

### **Notice to the Prescribed Bodies & Non Prescribed State Agencies & Community/Voluntary Groups**

Appendix 3 includes a list of the prescribed bodies and non-prescribed state agencies and community/voluntary groups that were informed of the review of the consultation process. All consultees were invited to attend meetings with the planning officials of the Development Plan team. Meetings in this respect were held throughout the month of November 2008. Details of these consultee meetings are included in Appendix 3.

It should be noted that consultations with the County's main service providers to discuss plans and policies which are likely to have a significant bearing on Development Plan policy will be ongoing until the Draft Development Plan has been prepared. Discussions are also ongoing with the various County Council Departments.

### **Public Meetings**

A series of public meetings were held throughout the month of November, at which planning officials were present to disseminate relevant information pertaining to the Development Plan review process and to note any comments and observations made by attendees. The following table includes details of the public meetings that were held:

<b>Date and Time</b>	<b>Location</b>
Tuesday, 4 <sup>th</sup> November 2008 7.00pm – 9.00pm	County Buildings, Wicklow Town
Thursday, 6 <sup>th</sup> November 2008, 7.00pm – 9.00pm	St. Mary's Junior National School, Blessington
Tuesday, 11 <sup>th</sup> November 2008 7.00pm – 9.00pm	Lawless Hotel, Aughrim
Thursday, 13 <sup>th</sup> November 2008 7.00pm – 9.00pm	New Leisure Centre, Greystones

### **Submissions**

A total of 203 written submissions (hard copy and e-mail) were received within the statutory time period. A list of these submissions is included in Appendix 4. All written submissions are considered in this report.

A total of 11 prescribed bodies and non-prescribed community and voluntary groups attended a meeting with the planning officials of the Development Plan team. The issues raised in these meetings are considered in this report.

All written submissions have been scanned and are available for public viewing on Wicklow County Council's website. The original hard copies of the written submissions can also be examined at the County Buildings Planning Department public counter.

While every submission has been read by a planning official of the Development Plan team, it should be noted that this report includes a summary only of the key issues raised in the submissions. The report has been prepared through extracting and categorising the key issues raised under a number of different themes. This report analyses these themes and, having regard to national, regional and local policies and guidelines, suggests how policies that would respond to these concerns might be incorporated into the new Draft Plan. At this stage in the overall Development Plan process, the focus is on identifying strategic issues that need to be addressed.

## **1.4 Approach to consideration of rezoning proposals**

The purpose of this stage of the Development Plan making process is to set out an overall strategy for the development of the County and a broad policy structure to be contained in the Draft Plan. The proper planning and sustainable development of the area requires that such a framework be agreed and that the rezoning of land can only be considered in this context.

It would be premature, therefore, at this early stage of the process to make determinations on each individual rezoning proposal. When a proper strategy and set of policies have been drafted, each rezoning proposal will then be considered in this framework.

Rezoning requests referring to lands within the boundaries of an existing / proposed LAP are avoided in order to eliminate the possibility of conflict between the County Development Plan and a LAP. Such rezoning requests are more appropriately dealt with through the LAP review process.

## **1.5 Members consideration of the Manager's Report**

This report is submitted to the Members for their consideration. The Members, following consideration of the report, may issue directions to the Manager regarding the preparation of the Draft Development Plan. These directions must be issued not later than 10 weeks after the submission of this report to the elected Members.

Directions might consist of concerns that Members would like to see addressed or policies and/or objectives that Members would like to see incorporated into the Draft Development Plan. The directions must take account of the statutory obligations of the Council, relevant policies or objectives of the Government or of any Minister of the Government. In issuing directions, Section 11 (4)(f) of the Act states that the Members shall be restricted to considering the proper planning and sustainable development of the area to which the development plan relates.

The statutory obligations are, in the first instance, set out in preamble to the Planning & Development Act, 2000. The Act states as a fundamental principle, that it is enacted "to provide, in the interests of the common good, for proper planning and sustainable development" and that "a development plan shall set out the overall strategy of the proper planning and sustainable development of the area of the development plan". (Appendix 5 of this report sets out the requirements of the Act with regard to the content of Development Plans)

The responsibilities conferred by the Planning Acts, with reference to plan preparation and making, consistently refer to the decision making process as having to take account of proper planning and sustainable development. Section 11, sub sections (4) (b) (iii) and (d) clearly state that the Managers report shall take account of "the proper planning and sustainable development of the area" and "any relevant policies or objectives of the Government and any Minister of the Government". The 2000 Act further clarifies at paragraph (f) of the above Section 11, that in *issuing directions* under paragraph (d) "the members shall be restricted to considering the proper planning and sustainable development of the area to which the plan relates". Furthermore Section 12, sub section (11) is unambiguous in setting out that "in making the development plan under sub section (6) and (10) the members shall be restricted to considering the proper planning and sustainable development of the area" and "any relevant policies or objectives....of the Government or any Minister of Government".

Section 27(1) states that "A planning authority shall have regard to any regional planning guidelines in force for its area when making and adopting a development plan" while Section 28 (2) states that "The Minister may, at any time, issue guidelines to planning authorities regarding their functions under the

Act and planning authorities shall have regard to those guidelines in the performance of their duties". The Development Plan Guidelines for Planning Authorities issued by the DoEHLG in 2007 directs that "planning authorities *must* have regard to any Regional Planning Guidelines in force for their areas when making and adopting a development plan".

## **Sustainable Development**

Sustainable development may be defined as a pattern of resource use that aims to meet human needs while preserving the environment so that these needs can be met not only in the present, but in the indefinite future. The integration of environmental protection into European Community policies became a requirement in 1993 and following the adoption of the Amsterdam Treaty in 1997, the promotion of a "harmonious, balanced and sustainable development of economic activities"<sup>1</sup> completed the list of Union objectives. The Lisbon strategy, which was adopted in March 2000 by the European Council, set out a "new strategic goal for the Union in order to strengthen employment, economic reform and social cohesion as part of a knowledge based economy"<sup>2</sup>. Based on the European Commission's communication on sustainable development strategy of May 2001, the European Council in Gothenburg agreed to add the environmental dimension to the Lisbon process as its 'third pillar', the others being economic and social.

The strategy of sustainability is then based upon the three pillars/objectives, economic, social (Lisbon) and environmental (Gothenburg). We are not empowered when implementing the concept to pick and choose among the three pillars or to emphasise one as being more important than others but rather implement policies that have regard to all three.

Sustainable development is a process in which these three objectives, which shall be mutually reinforcing, are addressed on an equal footing. Actions which fail to take account of the need for a harmonious balance between the three objectives may undermine the system as a whole. An 'a-la-carte' approach to the principles is therefore not appropriate.

As outlined in documents such as 'Sustainable Development: A Strategy for Ireland' (DoEHLG 1977) and 'Making Ireland's Development Sustainable' (DoEHLG 2002) all planning and development is obliged to conform to the principles of sustainable development. Collectively they acknowledge that all development impacts on the environment and that sustainable development cannot eliminate such effects altogether. They aspire, however, to change the balance of impacts from negative to positive, pursuing policy choices, which promote economic efficiency with less intensive natural resource use and less environmental stress. Their overall aim is to ensure that economy and society in Ireland can develop to their full potential within a well protected environment, without compromising the quality of that environment, and with responsibility towards present and future generations and the wider international community.

The concept of proper planning and sustainable development forms the basis upon which both, the Natural Spatial Strategy 2002 – 2020 and the Regional Planning Guidelines for the Greater Dublin Area 2004 –2016, are built.

## **1.6 The next stage of the County Development Plan review**

Appendix 6 includes an indicative timetable for the preparation of the new County Development Plan. Following the consideration of this Manager's Report by the Elected Members and the issuing of directions regarding the preparation of the Draft Development Plan (which must be issued within **10 weeks** of the date of this report), a twelve-week period is allotted by the Acts for the preparation of the Draft Wicklow County Development Plan 2010-2016. This means that the Draft Plan will be due for submission to the members in July 2009. Members will then consider the Draft Plan and have 8 weeks to amend it before it goes on public display in September/October 2009.

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<sup>1</sup> Competitiveness, sustainable development and cohesion in Europe, The European Commission, 2003.

<sup>2</sup> Ibid



## **1.7 Strategic Environmental Assessment**

### **What is a SEA?**

SEA is a systematic process of predicting and evaluating the likely environmental effects of implementing a proposed plan, or other strategic action, in order to ensure that these effects are appropriately addressed at the earliest appropriate stage of decision-making on a par with economic and social considerations.

### **Why is it needed?**

The SEA is being carried out in order to comply with the provisions of the SEA Regulations and in order to improve planning and environmental management within County Wicklow. The output of the process will be an Environmental Report, which should be read in conjunction with the Draft County Development Plan.

### **How does it work?**

All of the main environmental issues in County Wicklow are assembled and presented to the team who are preparing the new plan. This helps them to devise a plan that protects whatever is sensitive in the environment. It also helps to identify wherever there are environmental problems in the County - so that these won't get any worse - and ideally the plan tries to improve these.

To decide how best to make a plan that protects the environment as much as possible the planners examine alternative versions of the plan. This helps to highlight the type of plans that are least likely to harm the environment.

### **What is included in the Environmental Report which accompanies the Draft Plan?**

The Environmental Report contains the following information:

- A description of the environment and the key environmental issues;
- A description and assessment of alternatives for the Plan;
- An assessment of Plan policies and objectives; and,
- Mitigation measures which will aid compliance with important environmental protection legislation - e.g. the Water Framework Directive, the Habitats Directive - and which will avoid/reduce the environmental effects of implementing the Plan.

### **What happens at the end of the process?**

When the Draft Plan is adopted a document must be made public, referred to as the SEA Statement. The SEA Statement must include information on how environmental considerations have been integrated into the Plan and why the preferred alternative was chosen for the Plan in light of the other alternatives - this introduces accountability, credibility and transparency into the Plan-making process.

### **Consultation**

The Planning & Development (SEA) Regulations 2004 require consultation with the three 'environmental' authorities i.e. the Environmental Protection Agency, the Department of the Environment, Heritage & Local Government and the Department of the Communications, Energy & Natural Resources. The initial consultation involves determining the scope of the SEA and identifying the main environmental issues in the County. The three authorities were requested in November 2008 to provide their opinion as to the scope and level of detail of the SEA. While an overall submission to the County Development Plan review was made by the DoEHLG, a more direct response on the SEA was received from the EPA. No response was received from the DCENR.

Furthermore, the general public was also invited to comment on the SEA as part of the general public consultation process for the County Development Plan review. Only two submissions directly addressed the topic (6 and 198).

The submissions from the environmental authorities (and any other prescribed bodies with an 'environmental' remit) and the public will be considered in the drafting of the Environmental Report.

## **PART 2: SUMMARY OF ISSUES RAISED, MANAGER'S OPINION ON ISSUES RAISED AND MANAGER'S POLICY RECOMMENDATIONS**

### **1. STRATEGIC & REGIONAL ISSUES**

#### **Context**

Before addressing the issues raised by submission on this topic, it is considered important to set out the strategic and regional context within which the Wicklow County Development Plan is framed and the Council's overall vision for the County.

#### **National Spatial Strategy 2002 – 2020**

The NSS is a planning framework “designed to achieve a better balance of social, economic, physical development and population growth between regions”. The strategy identifies seven regions in the Country, of which the Dublin and Mid East Regions comprise the Greater Dublin Area. The NSS sets out, at a broad national level, a spatial structure on the basis of which a more balanced regional development can be achieved and it identifies a complementary hierarchy of settlements.

In order to achieve balanced regional development, the NSS identifies that “Ireland needs to renew, consolidate and develop its existing cities, towns and villages – i.e. keeping them as physically compact and public transport friendly as possible and minimising urban sprawl, while also achieving a high quality of design in new development and refurbishment. Urban land needs to be used carefully, sensitively and efficiently... Where greenfield development is necessary it should take place through the logical extension of existing cities, towns and villages”.

Policies and programmes will be consistent with the NSS where they seek to enhance and build up economic and social activity within the national framework provided by the Strategy. Policies based on an unstructured, scattered approach to public investment and the promotion of economic activity would not be consistent with the NSS.

#### **Regional Planning Guidelines for the Greater Dublin Area 2004 – 2016**

The Guidelines are informed by and are a subset of the NSS. The Guidelines make a distinction between the existing built up area and its environs where the built up area is the Metropolitan and the remainder is the Hinterland with a range of settlement sizes in the area that have a potential to attain an enhanced level of sustainability.

The RPGs recognise that the principal issues in the greater Metropolitan Area relate to pressure arising from rapid and intensive development, while an important issue in the Hinterland Area is the spillover of development pressures from the centre and the leaching of economic and social activity to the Metropolitan Area.

In accordance with the guidelines, Metropolitan Area development (Bray, Greystones/Delgany and their environs) should be consolidated in line with the principles of sustainability to accommodate a greater population than at present. This growth of the Metropolitan Area will be balanced by the concentration of development into identified Large and Moderate Growth Towns in the Hinterland. The strategy sees the development of both these areas as being complementary. To be successful and compete with the Metropolitan Area it is recognised that the Hinterland Large Growth Towns will have to attain a status capable of providing higher order economic, social and environmental infrastructure.

Furthermore, Development plan settlement strategy in the Hinterland should essentially be based around a clearly articulated hierarchy of settlements. This strategy seeks to promote development into a series of tiers, with the Large Growth Towns at the higher end of the strategy and other towns and villages located in tiers below. The designation of these towns and villages within the County Development Plan settlement hierarchy should be advised by their spatial distribution, their scale and their potential.

Development plan policy for the Hinterland should foster County growth within the larger settlements while the other towns and larger villages within the settlement strategy are to provide the catalyst to promote and sustain local growth and accommodate local need. The strategic aim of these complementary policies is to build upon the reality of settlement potential and to create a more sustainable and balanced spatial pattern of development throughout the County.

While the overall Development Plan strategy, structure and detail is at its formative stages its overall dynamic shall be met by the guidance offered by the National Spatial Strategy, the Regional Planning Guidelines for the Greater Dublin Area (and its review) and all other National Policy, Guidelines and Strategies. The overarching aim of the Plan is that the concept of sustainable development shall be

promoted as its core principle and that its three pillars being economic, social/cultural and environmental are applied in a mutually complementary manner and addressed on an equal footing.

The Plan Vision, Key Strategic and Specific Goals shall be advised by the foregoing and crafted to the specific characteristics and needs of County Wicklow. The evolving Plan Vision and Key Strategic Goals are:

### **Plan Vision**

The overarching aim of this plan is to promote sustainability as its core principle. The three pillars of sustainable development being economic, social/cultural and environmental shall form the overall coherence upon which the plan is built, implemented and the basic component of its constituent parts.

### **Key Strategic Goals**

1. To enhance the quality of life of the County's residents, labour force and visitors alike and where the quality of life is measured by the diversity of its components. To ensure that Wicklow is a place where people wish to live and in-migrate.
2. To adopt policies that manage the spatial organisation of the County in an efficient manner and that takes account of the need for a harmonious balance between the three pillars of sustainability.
3. To implement the strategy of the Regional Planning Guidelines for the Greater Dublin Area 2004 – 2016 as it applies to County Wicklow.
4. To redress the imbalance in growth and prosperity between the east and the west of the County.

A number of submissions (but principally submissions 6, 19, 24, 128, 187 & 198) address strategic and regional issues affecting the County.

### **Summary of the issues raised**

- The new plan should place a strong emphasis on Wicklow's identity as 'The Garden of Ireland' and policies and objectives should be crafted with this goal in mind;
- The importance of the compliance of the new County Development Plan with the Regional Planning Guidelines for the Greater Dublin Area 2004-2016. It is suggested that the current plan has failed to concentrate development into the growth centres of Bray, Greystones, Wicklow and Arklow and has allowed excessive growth in the remainder of the County, which is supposed to be restricted to local need only. A number of submissions put forward that the new plan should address the excessive population growth in smaller towns and villages. Conversely however, a number of submissions also raised the issue of the decline of population and services in smaller villages across the County.
- The impact of proximity to Dublin and connections with other surrounding counties is raised as an important issue that the County Development Plan should address and in particular, it should try to redress employment and retail expenditure to Dublin and Kildare / Carlow and should foster stronger service and transport connections between south and west Wicklow to Carlow and Naas. The necessity to redress the imbalance in growth and service delivery between the east of the County and the south / west is also raised.
- The plan should address the current economic climate being faced by the County and new challenges emerging with regard to climate change, energy and fuel, flooding and food supplies. The need for the plan to address both the issues of energy generation and energy use are highlighted, including the need for a wind energy strategy, the facilitation of biomass generation and more energy efficient homes.
- Population growth not being matched with adequate infrastructure. The inadequacies in water, wastewater, solid waste and telecommunications services are highlighted, as well as transport problems, particularly in the west of the County;
- Performance indicators & monitoring. It is suggested that the plan should incorporate more tools and methods to evaluate the success or failure of policies and objectives. It is suggested that the type of indicators used in the SEA process could be utilised

### **Manager's opinion on the issues raised**

- As set out above, the overarching aim of this plan is to promote sustainability as its core principle, which entails the balancing of economic, social/cultural and environmental demands. Sustainable development is a process in which these three objectives, which shall be mutually reinforcing, are addressed on an equal footing. Actions which fail to take account of the need for a harmonious balance between the three objectives may undermine the system as a whole. Therefore policies and objectives will be 'proofed' to ensure that none impact to an unacceptable degree on those aspects of Wicklow that contribute to its identity;
- The implementation of the Regional Planning Guidelines for the Greater Dublin Area 2004-2016 will be at the core of the new plan. It is accepted that growth has not occurred in the designated growth towns to the degree envisioned by the RPGs due primarily to infrastructural constraints in the water and wastewater systems in these towns. It is considered that growth has been suitably managed in the other non-designated settlements by the implementation of the local growth controls in the existing plan. This issue of population and decline of rural villages is addressed in Section 2.1 of this report;
- The plan will seek to redress flows of employment and retail expenditure out of the County by crafting a strong employment and enterprise strategy and a new Retail Strategy (see Section 3 of this report). The delivery of improved services, particularly transport, in the west of the County will be addressed in the plan (see Section 4 of this report);
- Having regard to the current economic difficulties faced by the Country, it is essential that the Draft Plan creates a platform on which the future economic development and growth of the County can be built. In this regard, the plan should take a long-term view that the economy will recover and ensure that the correct policies are in place where growth returns. The plan will address the areas of climate change, flooding and energy (see Sections 4.2 and 5.3 of this report)
- The plan will aim to put in place a framework whereby unchecked population expansion is not allowed to occur unless it is matched with commensurate infrastructure
- The plan will aim to set achievable and measurable goals. Further research will be carried out into the most appropriate methods for monitoring of spatial planning policies and where useful and robust methods can be determined, they will be included in the plan.

### **Manager's policy recommendations**

- To implement, where applicable to County Wicklow
  - National Spatial Strategy 2002 – 2020
  - Regional Planning Guidelines for the Greater Dublin Area 2004-2016
  - Making Ireland's Development Sustainable (DoEHLG 2002)
- Further policy recommendations are set out under the various headings through the remainder of this report

## SECTION 2 HOUSING

### 2.1 Population & settlement strategy

A total of 29 submissions (5, 6, 8, 15, 17, 22, 24, 26, 36, 40, 61, 74, 79, 80, 100, 108, 119, 125, 128, 131, 136, 145, 147, 155, 169, 170, 180, 187, 190) directly or indirectly addressed the issue of population and the settlement strategy in the County.

#### Summary of the issues raised

- A clear rationale for the designation of settlements into the various tiers should to be set out;
- Lands / settlements should be designated for development where they are serviced and easily serviceable. Lands which are undevelopable during the currency of the plan should not be included. Each town, hamlet and village should be allocated sufficient development lands and sufficient associated services to allow them to develop to a 'sustainable level' during plan lifetime. Sustainability should be measured by what is economically necessary to ensure the survival of basic services like shop, post office, filling station, religious services, schooling etc. Development levels should not be dictated by the historical population of any particular area, because the sustainability of services in current day economics has no bearing on historical population levels;
- The current County Development Plan policy has meant that growth of villages is severely limited, with some villages suffering population stagnation and decline. The sustainability of such villages requires the sale of houses to anyone who is willing to live in villages, which are located at a remove from larger settlements. Therefore controls should be relaxed. Furthermore, the number of units permissible in such settlements should be increased;
- The 'local need' policies that apply in each settlement should be appropriate to the location of that settlement and the development pressure it is experiencing. Restriction on the sale of dwellings in settlements is no longer appropriate;
- Conversely, one submission considers that the settlement strategy has failed in limiting the growth of villages to sustainable levels and one submission has requested that the local need provisions in Laragh should be strengthened;
- A number of submissions request that population targets be increased; in particular reference is made to Ashford (current target 3,000), Barndarrig, Newcastle (current target 1,500), Baltinglass (current target 2,500), Roundwood (current target 800). The majority of these requests are from development companies that own land in or around these settlements;
- One submission put forward that the population projections for Blessington require to be reviewed to take into account Blessington residents living outside the County boundaries;
- A number of submissions request that boundaries of settlements be extended / reviewed; in particular Avoca, Aughrim, Ballinacarrig (Brittas Bay), Ballinacash, Baltinglass, Barndarrig, Coolkenno, Glenealy, Kilmacanogue, Kilpedder, Kiltegan, Newcastle, Oldcourt and Roundwood. The submissions requesting boundary expansion for Baltinglass, Barndarrig, Newcastle and Roundwood are principally from developers with landholdings outside the existing designated boundaries;
- One submission has requested that the boundaries of Laragh not be altered;
- A number of submissions requested the movement of a settlement from one tier in the hierarchy to another; in particular Newcastle (move up from Level 6 to Level 5), Ballycoogue (move up from Level 8 to Level 7)
- One submission requests that Blainroe be designated a settlement

#### Manager's opinion on the issues raised

- It is planned to carry out a review of the settlement strategy and hierarchy, in order to ensure that the strategy reflects both National and Regional strategies and the carrying capacity of each settlement in the County. As is currently the case, settlements will be designated for different levels of growth, based on their strategic location in the County and the existing / proposed infrastructure available in the settlement. While it may seem illogical to designate towns for growth that are lacking in infrastructure at present, the availability or otherwise of infrastructure (or the funding for new infrastructure) should not overly influence the

formulation of the strategy, which is a medium to long term vision for the growth of the County, which should have at its core the principle of sustainability. This review would rule out the designation of settlements for growth where for example it is clear that the water supply and wastewater treatment facilities are not capable of supporting extra growth and where the upgrading of such services does not represent a good investment given the level of growth envisaged for the settlement. Through the results of this review, it will be possible to clearly set out in the plan the logic behind the designation of settlements into the various tiers in the hierarchy

- The review of the settlement hierarchy will also include a review of the spatial distribution of settlements and the local need policies that are appropriate to each settlement, given its size, location and services available;
- The 'stagnation' of a number of villages in the County is noted as problem; however, it is not necessarily agreed that the local need restrictions applicable in such settlements have been the determining factor towards this decline. In the case of Rathdangan for example, even prior to the implementation of local need restrictions in 2002, there had been virtually no applications for permission in the preceding 20 years. In many cases, the lack of infrastructure in such small villages is more responsible for lack of growth, as without a good secure and plentiful water supply and modern effluent treatment facilities, significant additional development cannot be considered (only smaller scale development based on on-site wells and effluent disposal system would be possible).

Furthermore, the changing patterns of retailing and travel, which essentially have resulted in locals no longer shopping in the small local shop, have contributed to the decline of the local shop more so than the decline in population. A typical modern small convenience store of c. 200sqm would require a catchment of c. 900 persons to be viable. In the case of a village like Rathdangan, there are c. 60 dwellings within a 1km catchment of the crossroads – this would require to be increased by 240 dwellings. Clearly this is not a sustainable form of development.

Similarly, a small local school of 80 pupils would require a catchment of approximately 225 dwellings. Taking the case of Ballycoogue, which has approximately 125 dwellings within a 2.5km catchment (which is considered appropriate given the distance from Ballycoogue to schools in Aughrim, Johnstown and Avoca), this would mean an increase of 100 dwellings in the village and its surrounds. Again, this is not considered socially or environmentally sustainable given that there are only 23 dwellings in the village at present and the rural area surrounding the village is a sensitive, elevated landscape.

- Population targets in the County will be reviewed including the 'allocation' to the various settlements. This will be required to take account of targets / projections of the Spatial Policy Unit of the Department of the Environment, Heritage and Local Government and Regional Planning Guidelines for the Greater Dublin Area 2004-2016.
- It is not considered appropriate to designate Blainroe a 'settlement' simply on the basis that there was once a plan to construct a large scale holiday type development in this area.

### **Manager's policy recommendations**

The review of the settlement strategy will focus on the following areas:

- Population allocations for each settlement
- The capability of different settlements to absorb different levels of growth and a review of the location of each settlement in the hierarchy given these capabilities;
- The local need restrictions in the towns / villages



## **2.2 The Housing Strategy and social, affordable and special needs housing**

Only six submissions specifically raised the issue of the Housing Strategy and social, affordable and special needs housing (Submissions 6, 19, 38, 172, 173 & 187).

### **Summary of the issues raised**

- Demographic changes may require new housing development to deliver a wider range of housing size options;
- Social & Affordable housing need should be accommodated where possible through 20% of new development provision;
- Consideration should be given to the development of schemes where older people could trade larger family homes for smaller apartments in new developments (part of Part V of 20%).
- There is a need for more supported housing schemes on sites with services and community facilities for the elderly;
- The County Development Plan should discourage the provision of stand alone Local Authority housing on the periphery of towns and encourage the full implementation of Part 5 of the Planning & Development Act;
- The current objective H9 “to encourage mixed communities” has not been implemented;
- No indicators are available to measure the success of the current Housing Strategy;
- A request has been made from the Newcastle & Newtownmountkennedy Select Vestry for the inclusion in the plan of their current proposals to provide affordable housing for the elderly on a site in Newtownmountkennedy (no details of the site supplied with the submission);

### **Manager’s opinion on the issues raised**

- Ultimately, the market will decide on the balance of house sizes constructed based on market demand. However, policies can and have been proposed to address imbalances where they are apparent (e.g. in the draft Enniskerry LAP, it is proposed to include a policy requiring that 50% of new houses be 120sqm or smaller). In terms of housing secured through the Part 5 process, the Housing Authority will ensure that the houses delivered will meet the needs of those eligible for such housing
- The current Housing Strategy will be reviewed as part of the County Development Plan review process, with a view to determining the housing needs in the County. Where it can be shown that at least 20% of those in need of housing cannot afford houses at market values, 20% of all new development will be required to be devoted to social / affordable housing. Where such housing is secured by the Housing Authority, it will be allocated on the basis of the social or affordable housing priority scheme as appropriate;
- With regard to the possibility of Part 5 houses being made available to older people who wish to trade down, the allocation of local authority and affordable housing is a matter for the housing priority scheme of the Housing Authority of the Council and is not a matter for the Development Plan. The provision of other forms of housing for the elderly (e.g. supported schemes) again is a matter for the Housing Authority or voluntary housing organisations;
- The Local Authority has an obligation for provide housing in its administrative area. The Local Authority owns lands banks and acquires land for this purpose. In general, new housing developments are only permitted on land zoned for that purpose and the Local Authority must comply with its own development plans. Where no development plan exists for a particular settlement, the Local Authority will construct developments on sites where it is deemed they comply with the policies of the Development Plan and where the land can be economically serviced;
- It is noted that developers have not heretofore been requested to scatter social and affordable houses throughout developments. This is primarily due to the fact that social and affordable housing under Part V can be developed in a more cost effective manner when land is transferred rather than serviced sites or completed units. This is of critical importance to ensure that the houses delivered are actually affordable. With the changing circumstance sin the housing market, this situation is likely to persist for the time being but when growth returns to the housing market, the Local Authority will endeavour to secure a better mix throughout developments.
- Development Plans are in place for both Newtownmountkennedy and Newcastle and these would be the more appropriate vehicles for the zoning of land for housing.

**Manager's policy recommendations**

- Complete a full review and update of the existing Housing Strategy
- Review the current housing design standards with a view to addressing the issue of house sizes and mix throughout developments

## 2.3 Rural housing

A total of 14 submissions (6, 19, 24, 36, 81, 113, 146, 154, 174, 175, 180, 187, 197, 198) directly or indirectly addressed the issue of rural housing policies/standards.

### Summary of the issues raised

#### Policy SS9

- Definitions of 'necessary dwelling' and 'proven need' are not consistent with each other
- The amount of personal information that requires to be submitted to show compliance with SS9 is excessive; production of a list of document required to prove eligibility would be beneficial;
- SS9 should recognise those in rural areas that are not related to agriculture
- Restrictions in rural areas based on past residency in the area are unduly onerous;
- Restriction of new rural dwellings to first time home owners and separated / divorced persons is overly restrictive. There are number of reasons why a house might be 'necessary', e.g. former home owner obliged to sell due to loss of business, loss of job, medical reasons, older couple whose family have moved out of home etc.
- The policy with regard to separated / divorced persons does not take into account a couple that have had to sell their house before applying for a court order in relation to the separation / divorce
- Class 15 (*A person whose business requires them to reside in the rural area and who can demonstrate the adequacy of the business proposals and the capacity of the business to support them full time*) would seem restrictive if such an applicant had also to be a first time house owner or separated or divorced
- Policy SS9 does not and should not exclude those who due to their circumstances are forced to live on their sites before, during or while their planning applications for a dwelling or the retention of a dwelling are being assessed. If time spent living on a site in an unauthorised structure - where a caravan, tent, or house is to be excluded for assessment purposes, this should be stated. If such restrictions are applied, they should be included within the written text of the CDP in order that they may be applied consistently.
- The returning emigrant is not required to be a 'permanent native resident', nor to be first time homeowners or separated/divorced - provision is inequitable.
- The rural housing policy should provide for the sale of sites with permission by farm families

#### Location / Design Issues

- Policy on backland development (i.e. new residential development on the grounds of any existing house) in rural areas required
- Ribbon development has not been successfully controlled
- Provision should be made to allow one-off self builds beside or on the edge of villages / towns
- Needs of rural communities on the fringes of existing villages should be considered

### Manager's opinion on the issues raised

#### Policy SS9

It is considered that policy SS9 is operating successfully in that those with a bona fide necessity to live in a rural area are being qualified. In general, the majority of the submissions that raised this issue are not against restrictions in rural areas but have some issues with the exact manner in which they are applied. In this regard, it is recommended that the following areas may need to be re-evaluated:

- The issue of definitions; however, it is hoped to avoid overly restrictive definitions that may in fact exclude those that should be considered eligible for rural housing. It is considered that the plan should be both sufficiently clear to allow an individual to determine their eligibility without requiring a pre-planning discussions while allowing for sufficient flexibility, so that circumstances can be evaluated on a case by case basis;
- It is not considered appropriate to include in a County Development Plan a prescriptive list of the proof or documentation required to prove eligibility for rural housing; however, it is recommended that more guidance be provided on the planning application form;
- It is agreed that the category referring to divorced / separated persons should be amended to allow for situations where the Court order did not require the sale of the house, but the actual

Court approved settlement between the parties did. (Such applicants will still be required to furnish evidence of their legal divorce / separation through the submission of the Court order)

- It is acknowledged that it is excessively onerous to require a persons whose livelihood requires them to live in a rural area to be a first time home owner before they can be considered; however, the existing policy does not require this;
- The plan does not specifically discriminate against those that have been living in an illegal structure in a rural area; however, the Planning Authority considers is inequitable to positively discriminate in favour of someone who qualifies by virtue of circumventing the planning process;
- The 'returning emigrant' qualification will be re-evaluated but again, there is currently no requirement for the returning emigrant to be a first time home owner;
- It would be completely contrary to both proper planning and Government guidelines to allow for the granting of rural permission for sale on the open market.

#### **Location / Design Issues**

- It is agreed that clarity is required with regard to the issue of rural backland development as there is no current policy in the County Development Plan and the issue has come up in a number of planning applications. The Planning Authority in general has no difficulty with rural houses that are located off the public road frontage (subject to suitable access being available) but issues have arisen where in depth type backland has been proposed immediately behind existing rural houses.
- It is agreed that the development plan should include stricter control on ribbon development, as recommended by the Department of the Environment, Heritage and Local Government guidelines
- The issue of sites on edges of towns / villages in general come about where a resident of a particular settlement wishes to build just outside the town boundary, but is not eligible for rural housing under the current settlement strategy. If the plan were to allow a 'blurring' of development edges, then in essence there would be little point in having boundaries as they would be meaningless. It is necessary to have boundaries in order to ensure that the spread of housing into rural areas isn't allowed to go on unchecked, as this would lead to sprawl, erosion of the countryside and disincentives to develop and invest in the centre of towns / villages. Furthermore, to allow houses on the fringes of towns would lead to demand for services, which would be uneconomical to provide.

#### **Manager's policy recommendations**

The review of the rural development policies of the County Development Plan will focus on the following areas:

- Definitions
- Categories referring to divorced / separated persons, returning emigrants and those whose employment requires them to live in a rural area
- Clear design guidelines

## **2.4 Housing design standards**

A total of 11 submissions (6, 19, 24, 29, 38, 129, 169, 170, 172, 187, 198) directly or indirectly addressed the issue of housing design standards in the County

### **Summary of the issues raised**

- Higher densities should be allowed at appropriate locations
- House sizes should be limited where appropriate
- Specific policies are required with regard to the quantum of apartments that are permitted in new housing developments
- The plan should include design guidance specific to towns and villages
- Phasing policies, with particular regard to Action Areas should be reviewed
- Design standards for individual houses and duplexes needs to be reviewed in order to ensure sufficient usable private space for upper floors of accommodation
- Design standards should more adequately address storage facilities and space for drying clothes, storing recyclables etc
- Improved landscape designs required
- Higher standards are required for the public realm and pedestrian facilities
- The plan should promote consultation with representative groups with regard to building design and facilities (with particular regard to special needs groups)
- Design of new housing needs to address those with special needs including the elderly. The County Development Plan should require mandatory compliance with Part M (Access for people with disabilities) of the Building Regulations
- A design checklist should be produced and there should be more use of master / framework planning
- Current design policies conflict with energy efficient design; more policies / guidance required on energy efficient design and sustainable building materials; Council should strive for higher standards than the minimum; improved orientation of buildings is required to maximise solar gain and reduce overshadowing; design should aim to reduce water demand and outflows of wastewater
- District heating and combined heat & power systems should be considered
- Conservation and re-use of buildings should be further encouraged
- Current building line set backs required from N11 are excessive

### **Manager's opinion on the issues raised**

The current County Development Plan addresses to some degree most of the issues raised in the submissions; however, it is intended to fully review the housing design standards set out in the County Development Plan. It is the intention that the new County Development Plan will raise the bar in relation to housing design standards and will provide for the highest possible standards of living for the County's residents. Particular regard will be paid to:-

- 'Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities' (DoEHLG Dec 2008)
- 'Sustainable Urban Housing: Design Standards for Apartments – Guidelines for Planning Authorities' (DoEHLG Sept 2007)
- Delivering Homes, Sustaining Communities – statement on housing policy (DoEHLG Feb 2007)

With regard to the specific issues raised:

- The review of housing standards will address the issues of densities, house sizes and house type mix (i.e. detached, semi-detached, apartments etc) but in general terms that are applicable to the whole County. Where a particular settlement or indeed site merits different density or house size limits, these will be set out in the relevant town plan;
- Those settlements that are subject to the most pressure for development or past growth have or will have their own LAPs. This is the most appropriate vehicle for setting out design guidance at a local level as standards can be tailored to the locality. Given the number of smaller settlements in the County (small growth towns, villages and clusters) it is not considered practical to have design standards specific to each settlement; however, the plan

will include design standards for developments in smaller towns and village centres, as opposed to larger urban or greenfield sites;

- Phasing is more appropriately dealt with through town plans, as phasing is ultimately dependent on the delivery and infrastructure and community facilities, which will be different from settlement to settlement. Wicklow has suffered in the last ten years with housing growth unaccompanied by the necessary infrastructure and therefore it is considered imperative the phasing controls are maintained where necessary;
- The size and layout standards for denser housing formats such as apartments and duplexes will be reviewed, with particular reference to qualitative standards e.g. internal space and private / public open space.
- In the past public open spaces and the public realm in housing areas have been poor as more attention has been paid to the quantity rather than the quality of the space. It is noted that open public areas have the dual function of providing a visual break between blocks of development and also to provide amenity space for residents and in particular to allow for informal sport and play close to the home. In this regard, the plan will place a higher burden on developers to provide meaningful space that fulfil their designated function and provide surfaced play areas / equipment to encourage active usage.
- Adherence to the Building Regulations is not a matter for the County Development Plan; furthermore, it is outside the remit of a County Development Plan to require designers of new buildings to consult with certain groups in society who may or may not be end users;
- The new County Development Plan will include a new section on energy efficient design and energy use reduction.
- It is proposed to include a housing design checklist for developers in the new County Development Plan
- The new County Development Plan will continue to promote conservation and re-use of structures.
- The building line set backs will be reviewed in full. However, it is unlikely that the 100m set back for residential development from the N11 will be reduced as this has the dual purpose of (a) maintaining a sufficient buffer in the event of future road widening and (b) protecting residential amenities through minimising the impact of noise and light disturbance or risk of accidents. The new plan will however clarify the position where infill type development is being proposed or where existing development is already closer than 100m.

#### **Manager's policy recommendations**

- To review the current 'Design & Development' chapter of the County Development Plan 2004-2010 with regard to housing standards.
- To provide new development standards, having regard to Government guidelines and best practice and to ensure their implementation through the Development Management process;
- To require LAPs to identify the special characteristics of a settlement / area and to draft policies and objectives that protect and enhance those features / places
- To continue to link the delivery of new housing to the delivery of public infrastructure and community facilities and to strengthen this requirement;



## **SECTION 3 ECONOMIC DEVELOPMENT**

### **3.1 General economic development & employment matters**

A total of 8 submissions (6, 24, 36, 39, 149, 172, 187, 198) directly or indirectly addressed the issue of economic development in the County.

#### **Summary of the issues raised**

- Need to formulate policies in accordance with the current economic context of the County.
- Policies should aim to strengthen a sustainable economy based on the unique and indigenous characteristics of the County, and ensure that there are adequate services to cater for future developments.
- Employment based policies should focus on 'green' initiatives.
- Home businesses should be encouraged and the policy reviewed.
- Increased phasing of land is needed to cater for alternative scenarios in the economy
- Excessive zoning has taken place. The Plan is unrealistic in that land is zoned in the metropolitan area, despite the fact that there is no interest in developing it.
- Any Employment Strategy needs to take account of updated figures.
- A percentage of industrial land should be set aside for natural habitats - hedgerows in development areas should have 6ft strips to provide wildlife corridors.

#### **Manager's opinion on the issues raised**

Having regard to the current economic difficulties faced by the Country, it is essential that the Draft Plan creates a platform on which the future economic development and growth of the County can be built. In preparing the policies of the Draft Plan, it is essential to take account of current economic forecasts as set out in the most recent ESRI Reports (Medium Term Review, May 2008 and Quarterly Economic Commentary, Winter 2008). These documents have forecasted significant economic contraction and state that well managed investment in public infrastructure should continue in order to ensure that the Irish economy is well placed for the future upturn in the economy.

In order to respond to the economic downturn and to encourage the development of employment opportunities, there should be a positive presumption on employment creation, especially where it can mitigate against long distance commuting. The Draft Plan should aim to maintain the County's competitiveness through policy which focuses on the indigenous strengths of the County. While it should continue to promote development of large-scale knowledge and manufacturing based employment, there is a need to pay particular attention to promoting the development of small and medium enterprises, local services, rural enterprise and tourism.

The Council can 'assist' employment by way of promotion, servicing, zoning, providing good linkages, trying to match employment areas with living areas, and promoting the concept of 'bringing people and jobs together'.

#### **Manager's policy recommendations**

The Plan policies must focus on the following areas:

- In order to facilitate the overall economic development of the County, the Draft Plan should include an Employment Strategy, which will set out an overall economic strategy for the County. The Strategy should set the framework for economic growth in the most suitable and sustainable locations. It should be compatible with the Council's Settlement Hierarchy, and have regard to the potential economic strengths of the different parts of the County. The plan must ensure that the Strategy sets the scene to ensure that sufficient zoned and serviceable land is available for employment purposes. The Strategy will seek to optimise the use of land within existing settlements for employment purposes, rather than promoting employment developments on stand alone sites within rural areas. Regard, in preparing the Strategy, shall

be paid to national strategic objectives as set out in documents such as the NSS and RPGs.

- Policies should be included to specifically cater for the needs of lower tier general industrial producers and service industry, and small and medium sized enterprises. These type of employment generating developments need to be encouraged and facilitated.
- Tourism should be promoted as a key economic driver.
- The Draft Plan should include more comprehensive guidelines with respect to the design of industrial development proposals.
- Acknowledge the importance and potential of the knowledge, service and green industries as future employment sectors for the plan period.
- Include a policy on improving the skills base of the County, i.e. promoting education and training insofar as the CDP can achieve. In particular the Plan should recognise the link between the Wicklow County Campus at Claremont and Carlow IT.
- Policies should encourage home working, which is a growing trend.

## 3.2 Tourism

### Summary of the issues raised

#### 3.2.1 Strategic Matters

Faite Ireland recommends that policies should be in line with the goals of the Regional Tourism Development Plan for 2008-2010 for the East and Midlands Region. They advise that the following key strategic policies are absent from the existing Plan:

- A strategic spatial assessment of the existing and proposed tourism features in the County
- Identification of tourism and related service hubs, for clustering of tourism services and facilities.
- Key objectives and policy statements in relation to the development of Tourism
- An effective cross-compliance of policies and objectives in relation to tourism and other plan sectors.
- The Plan is failing to address two key issues – (i) the need to retain day trippers overnight and (ii) to promote the enhancement of the County's towns and villages with appropriate tourism developments.

#### 3.2.2 Promoting Tourism Products

A total of 11 submissions (6, 8, 19, 29, 39, 69, 96, 112, 172, 194, 198) directly or indirectly addressed the issue of promoting tourism products in the County. The following is a summary of the issues raised in these submissions:

Faite Ireland advises that Co.Wicklow has a variety of tourism products, including the natural environment, scenic landscape, heritage, urban destinations, marine product, museums and interpretive facilities, outdoor sports and amenities, festivals and annual events. There are a variety of key requirements for the management of these products.

In general, the submissions agree that Wicklow's tourism product base needs to be expanded, and that amenities and facilities need to be developed in order to encourage people to stay longer in the County, and to develop tourism in less frequented areas. The submissions list the following, as resources which are being under-utilised in terms of realising the County's full tourism potential:

- The County has not taken fully advantage of the tourism opportunities posed by the natural resources and the opportunities therein to participate in outdoor recreation. In this respect, the plan should include a Recreation Strategy. There is a need to actively promote the development of walking routes as a recreational resource, and to promote the recreational use of forestry lands.
- The following tourism products should be promoted - Avoca Mines, Art facilities, the film industry, festivals and sporting events, leisure activities, rural agri/tourism initiatives, 'nature and heritage' sector, wellness centres, retailing as an attraction
- Greater co-ordination is needed between accommodation providers in the east and west of the County.
- Loop drives should be promoted along scenic routes with tourist attractions. In West Wicklow a 'lake drive' should be promoted.
- Tourism hubs should be promoted at certain locations including Roundwood/ Blessington/ Glendalough/Laragh/Rathdrum
- The plan should promote and enhance Wicklow's identity as 'The Garden of Ireland'.
- The plan should promote certain towns as 'tourism gateways', including Blessington, Bray and Arklow.

#### 3.2.3 Environmental Effects of Tourism

A total of 5 submissions (6, 19, 39, 69, 187) directly or indirectly addressed the issue of the environmental effects of tourism in the County. The following is a summary of the issues raised in these submissions:

- The plan needs to recognise the positive contribution that tourism makes to the economic and social wellbeing of the County, whilst also ensuring that the natural assets of the County are not jeopardised and negative environmental effects are protected against. The tourism resource needs to be protected and enhanced.
- Tourist related developments should be located in population centres where existing services

- are available and the environmental impact is reduced.
- The Plan should set out key principles and policy statements for sustainable tourism development.
- There is a need to introduce locally informed design guidelines to minimise negative environmental affects.
- Prepare Land Use and Management Plans for tourism products

### **3.2.4. Tourism Infrastructure**

A total of 4 submissions (29, 39, 69, 172) directly or indirectly addressed the issue of the tourism infrastructure in the County. The following is a summary of the issues raised in these submissions:

- Policies are required to facilitate the development of better tourist infrastructure including the following: signage, visitor car parking, toilets, cafes or catering facilities, information provision, e.g. increased opening hours of tourist offices, better transport links, public transport services along key routes, park and ride facilities at tourism hubs.
- Developing tourist infrastructure will attract increased tourist numbers, particularly in the south and west of the County.
- There is a need to facilitate the development of infrastructure for water based activities.

### **Manager's opinion on the issues raised**

County Wicklow has a wide variety of tourism attractions, many of which have been identified in the above submissions, which are fundamental to the enjoyment of the County by both visitors and residents. Tourism makes an important contribution to the economic and social wellbeing of the County. It is of particular significance in the diversification of the rural economy and in the regeneration of certain towns and villages, and it has an important role in providing the County's residents with recreational and leisure facilities.

Strategic documents such as the 'National Spatial Strategy' and 'Outlook: Wicklow CDB's Strategic Plan for County Wicklow 2002-2012' recognise the economic and social importance of Tourism, and aim to promote its development in a sustainable manner. It is recognised that the Council has an important role to play in facilitating the promotion of tourism, whilst protecting the County's valuable natural and built assets from inappropriate development.

Faillte Ireland's 'East and Midlands Regional Tourism Development Plan 2008-2010' sets out aims to develop the tourism industry of the East and Midlands, through focusing on the development of tourism products, based on specific themes, including the 'Beyond Dublin' theme. In this respect, it is considered that Wicklow is particularly suited to promoting itself, based on its 'Beyond Dublin' appeal, as an attractor for new visitors who are demanding high quality breaks from the Dublin region.

It is considered that a key issue for the County relates to the difficulties posed in attracting new visitors in a difficult economic climate, and to the County's ability to retain day trippers overnight. It is therefore essential to facilitate the development of untapped tourism products and to facilitate the improvement and updating of existing products so that current demand and expectations are met, and that products are of the highest standard.

It is considered that tourism development should be undertaken in a manner that is consistent with the County's Settlement Strategy in that there should be a presumption in favour of developing tourism products within existing settlement centres, and where tourism developments are proposed outside an existing settlement, the onus should be on the applicant to provide sufficient evidence to support this proposal. The clustering of products and services within settlement centres will increase linkages within settlements and will reduce leakage from the local economy.

It is agreed that the quality and quantity of tourism infrastructure could be improved in the County, and that this would have positive knock on affects for the tourism industry.

### **Manager's policy recommendations**

In order to comprehensively deal with all matters pertaining to tourism, it is proposed that the Draft Plan should include a Tourism Strategy. Key aims of the Strategy should include the following:

- (i) promoting the development of a sustainable tourism industry,
- (ii) encouraging visitors to stay longer in the County
- (iii) ensuring that tourism development is undertaken in a manner that complies with the aims of the County Settlement Strategy

The Strategy should focus on the following policy areas:

- In recognition of the important economic and social contribution that the tourism industry makes to County Wicklow, the Draft Plan should adopt a policy for a positive presumption in

favour of tourism developments. As part of the 'positive' emphasis approach, there is a need to adopt less prescriptive tools for the assessment of tourism proposals. As such, it is proposed to remove the existing Tourism Land Use Matrix and to replace it with general policy statements and objectives, which will give guidance to be used in the assessment of tourist developments.

- A definition of 'sustainable tourism development' should be included, which will underpin all other policy objectives. This will aim to ensure that tourism is developed in a manner and a scale so that it remains viable into the future, and does not degrade the natural and built environment or the local culture in which it exists.
- Protecting Wicklow's principal strengths and capitalise on the distinct tourist attractions that are on offer – e.g. natural environment, scenic beauty, houses and gardens, woodlands and waterways, marine product and heritage.
- Capitalising on 'Beyond Dublin' potential, i.e. the County's proximity to Dublin market.
- Developing untapped potential. In this regard, consideration is to be given to all suggestions outlined in the submissions.
- The plan should promote the concept of 'tourism themes' whereby developments are promoted which are linked to specific tourism products.
- Ensuring a focus on high quality tourism products
- Promoting the development of tourist infrastructure.
- Consideration should be given to the notion of identifying potential tourism 'gateways' and 'hubs'.
- Consideration to be given to the preparation of a tourism map, identifying tourism features, potential tourism 'gateways' and 'hubs', links/routes, areas of unrealised potential.
- Regard shall be paid to all national and regional policy statements and to the objectives set out in 'Outlook' and Failte Ireland's Regional Plan.

### **3.2.5 Tourist accommodation**

A total of 3 submissions (36, 39, 69) directly addressed the issue of the tourist accommodation in the County.

#### **Summary of the issues raised**

- Holiday home developments should be encouraged, having regard to the fact that there is a real demand for this type of accommodation and having regard to their contribution to the development of services in an area. Policy should encourage the development of holiday homes which can be adapted for permanent residential accommodation, retirement homes or homes suitable for renting.
- Opportunities exist for the development of niche specialty and budget accommodation provision.
- Tourism accommodation developments should be incorporated with tourist facilities e.g. walking trails, angling facilities etc.

#### **Manager's opinion on the issues raised**

Although it is acknowledged that holiday homes can act as a revitalising force, an unstructured approach can lead to inappropriate development with serious detrimental effects on rural areas and some small towns with limited environmental and social capacity to accommodate developments. The Council is required to have regard to guidance set out in 'Sustainable Rural Housing Guidelines for Planning Authorities, 2005' in the preparation of development plan policies. The Guidelines suggest that plans should emphasise a preference towards clustering of holiday homes in towns and villages, and ensure that developments are of a scale that is compatible with the character of the surrounding area.

Existing policy in Chapter 11 of the current CDP puts controls on the use of holiday homes in order to ensure that they are not used for permanent residential accommodation. It is important that this policy is maintained in the Draft Plan. The alternative of this would be totally contrary to the objectives of the Settlement Strategy, which restricts the development of one off houses to a strict genuine needs basis only.

#### **Manager's policy recommendations**

The Plan policies must focus on the following areas:

- Policy shall comply with the requirements set out for holiday homes in 'Sustainable Rural Housing Guidelines for Planning Authorities, 2005'
- There should be a general presumption in favour of all forms of tourist accommodation. Tourist accommodation in rural areas should only be permitted where it is demonstrated that there is a genuine need for the accommodation at that particular location, and where it can be demonstrated that the development has links to a tangible 'tourist product'.
- The existing policy should be retained and copper fastened in order to ensure that holiday homes shall not be used as a permanent place of residence by any person, and shall be available for short term letting only.
- There is a need to clarify the policy differentials with regard to 'intensification' and 'new build' proposals.
- Include definitions of tourist accommodation types.

### **3.2.6 Integrated tourism & recreational complexes (ITRC)**

The following submissions relate to proposals for ITRC's (see maps on following pages):

- Submission No.124 proposes an integrated tourism/leisure recreation and active living complex on c.110ha at Stump of the Castle and Ballinakill, Rathdrum.
- Submission No. 166 proposes that land be zoned for a Tourist Village at Newtownmountkennedy.
- Submission No. 174 proposes that the CDP should recognise the continued potential of the Powerscourt Estate as an integrated tourism and recreational resort complex. Furthermore it is suggested that the new plan should include a policy which looks favourably on the potential for tourist and visitor related residential development in association with integrated tourist complexes and that policies should not limit length of stay or type of ownership.
- Submission No. 153 proposes that policies relating to ITRCs from the existing plan be brought forward into the new plan, and that the plan endorse the development of Roundwood Park Demesne subject lands as an ITRC and that land be zoned to accommodate low density residential development.
- Submission No. 8 proposes to rezone c. 160 acres at Blackditch (owned by Ayers Properties Ltd) for Leisure & Recreational use (including hotel and golf course).
- Submission no. 75 pertains to lands at Brooklodge Hotel and Macreddin Golf Course, Macreddin West, Aughrim. It is proposed that the existing Plan be amended as follows: "In particular the County Council will support the further development of the complex by the development of a golf course and appropriate additional accommodation and associated site infrastructure including the development of 22 private dwelling homes on lands associated with the complex, provided they are of a high quality design and situated on appropriate sites. Provided that the dwelling homes are developed in association ~~conjunction~~ with the golf course or other tourism facilities, the Council will not restrict the ownership or occupancy of these dwellings."

It should be noted that Failte Ireland (Submission no.69), in their submission, warn against the development of ITRCs. They suggest that the development of large scale integrated tourism developments on self sufficient sites outside of existing settlements results in a failure to capitalise on the economic spin offs to the benefit of local centres in the County. This affects the attractiveness of these Centres as hubs of activity and places to stay thereby meaning they cannot compete with larger centres in the region- such as Dublin.

#### **Manager's opinion on the issues raised**

While it is recognised that ITRCs can themselves act as a self sufficient tourist product and attractor, the promotion of a large number of ITRCs on large scale stand alone sites in rural areas is generally contrary to the objectives of the proposed Settlement Strategy and the objectives of the proposed Tourism Strategy which will call for a general presumption for the promotion of developments in towns and villages and the protection of rural areas. Failte Ireland's assertion that the development of ITRCs on self sufficient sites results in a failure to capitalise on the potential economic benefits to existing settlements is noted. Notwithstanding this fact, the development of a limited number of exceptionally high quality ITRCs at appropriate locations, particularly untraditional tourist locations, can have positive results in terms of realising the creation of new tourism products and in terms of promoting tourism growth.

The current CDP, in 'Chapter 11 5.9 Integrated Tourism/Leisure/Recreational Complex' sets out a



policy which allows for the development of major integrated tourism complexes on lands which incorporate a mix of tourism type uses. The existing policy should be brought forward in the forthcoming Plan.

It is not considered necessary to make reference to any proposals for policies and zoning objectives pertaining to specific sites. All proposals can be adequately dealt with at Development Management stage with the existing policy.

The existing policy allows for the development of tourist related residential uses which are ancillary to the main tourist attraction, with controls on length of stay and ownership. This policy should be retained. The Draft Plan should not allow for the development of private dwelling homes in association with ITRCs. This would be totally contrary to the objectives of the proposed Settlement Strategy which restricts the development of one off houses to a strict genuine needs basis only.

The existing restriction pertaining to 22 private dwelling homes on lands at Macreddin should be retained.

#### **Manager's policy recommendations**

- The Draft Plan should include the existing policy on ITRCs. This policy should not be amended, however an emphasis should be placed on promoting exceptionally high quality developments in untraditional tourist areas, and the promotion of linkages with existing tourism products.
- No reference should be made in the written statement to additional proposals for ITRCs and no additional land should be zoned for ITRC purposes.

#### **3.2.7 Tourist development at Brittas Bay & Ballynacarrig Village**

One submission (17) contained specific proposals with regard to tourism at Brittas Bay / Ballynacarrig

- There is a need to counteract the negative impacts associated with seasonal tourism and to promote year round tourism.
- In order for a proper village structure with a range of services to develop, then a full time population is needed. The zoning for Ballynacarrig should be reconsidered so that it makes provision for a larger permanent resident community.
- Ballynacarrig/Brittas Bay area has 2 separate designations relevant to it: the CZ and AONB designations. The current CDP is contradictory in the respect that it states that 'specialist activities' and 'activity centres' are not permitted within the CZ, however these uses are open for consideration in AONB. This anomaly needs to be corrected.
- An integrated tourism development should be promoted on lands at Ballynacarrig, and the new Plan should designate Ballynacarrig-Brittas Bay as acceptable for specialist tourism and leisure facilities (subject to site specific environmental and landscape provisions).

#### **Manager's opinion on the issues raised**

It is recognised that Brittas Bay is a valuable tourist, recreational and environmental asset, which attracts the County's residents and visitors from the region. The current Plan sets out a Coastal Zone Management Plan for the Brittas Bay cell. The Plan primarily deals with the environmental and recreational matters relating to the area, however does not include policies pertaining to Ballynacarrig Village. The area needs to be carefully managed in order to ensure that the best balance is achieved between encouraging the development of services, residential accommodation and recreational activities, and the protection and conservation of the environmental assets, on which the tourist product depends.

#### **Manager's policy recommendations**

- It is recommended that the existing Coastal Zone Management Plan for the Brittas Bay cell be expanded in order to provide for the sustainable development of the Brittas Bay and Ballynacarrig Village. The plan should set out an overall vision for this area, and should promote the area as a tourist destination and should deal with all the matters raised in the submissions. The plan should be prepared in conformity with the County Settlement Strategy.
- The Draft Plan should rectify the current anomaly pertaining to land uses within the CZ and AONB zones. The CZ zoning objectives should take precedence.

#### **3.2.8 Tourism & economic development at Blessington**

Five submissions (19, 39, 67, 141, 187) contained specific proposals with regard to tourism around

the Blessington area

#### **Summary of the issues raised**

- Blessington should be promoted as a centre for tourism and as a 'gateway' to west Wicklow. To support this role, the Glendalough-Blessington route should be designated a strategic corridor.
- Blessington Lakes should be promoted and developed for recreational uses, including walking. Walking routes should be developed around the lakes, and from the town of Blessington to Glending.
- The view from St. Mary's Church towards Glending should be maintained as a view that should not be obstructed.
- ESB support in principle the use of Pollaphuca reservoir for recreational amenity and the provision of facilities for lake users provided that it complies with Government and Board Policies and procedures on disposal or access to ESB assets. ESB have a current management strategy to facilitate recreational use of the lake as currently managed. In this context ESB does not support the introduction of specific policies or objectives in relation to tourism or recreational use of ESB lands in the draft CDP.

#### **Manager's opinion on the issues raised**

It is recognised that Blessington has potential as a tourist attraction and as a gateway for tourist activities in the west of the County. A Local Area Plan (LAP) will be prepared for the town. This Plan will comprehensively deal with all planning matters pertaining to Blessington, including tourism related issues, such as those outlined in the submissions. The Council intends to prepare an LAP within the lifetime of the forthcoming CDP.

#### **Manager's policy recommendations**

A policy should be included in the Draft Plan stating that it is the objective of the Council to prepare an LAP for Blessington and its environs within the lifetime of the forthcoming CDP 2010-2016.

### **3.2 8 Tourism & access issues**

A total of 8 submissions (6, 39, 105, 110, 188, 192, 197, 198) directly or indirectly addressed the issue of the tourism and access in the County.

#### **Summary of the issues raised**

- In general, the submissions suggest that enhancing access to the countryside will have positive knock on benefits in terms of promoting walking as a recreational tourist activity. Policies protecting and promoting access and associated recreational activities should be included in the tourism/ recreation, agriculture, forestry and extractive industry sections of the plan.
- *Fencing*: Unsightly fencing in upland areas takes away from character of areas. Request to include policies to restrict fencing, so that it meets the requirements of REPS without impinging on access for hill walkers. Policies on the circumstances in which fencing is permitted, the height of fences, the materials used, and the duration of permissions should be included/specified in the plan.

#### **Manager's opinion on the issues raised**

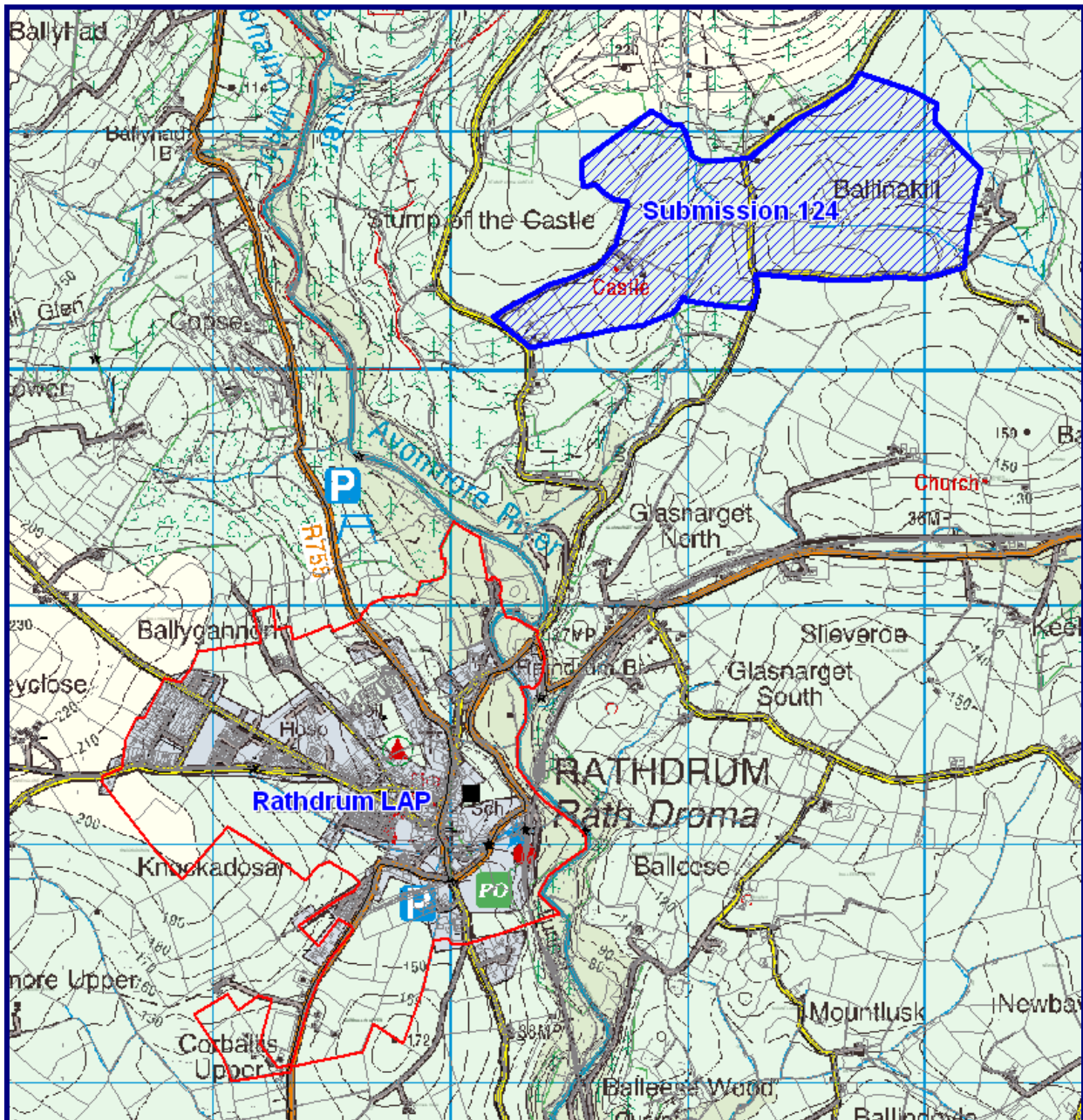
- Please refer to **Section 5.2** of this document, for report on matters pertaining to Rights of Way and Access.
- The existing CDP, in 'Chapter 11, 4.2.2 Walking Routes' acknowledges the contribution that walking makes, as a recreational activity and supports the development of walking routes in an environmentally sensitive manner. It is agreed that walking should continue to be promoted as a recreational tourist activity.
- It is considered that any planning applications pertaining to fencing can be adequately dealt at Development Management stage, having regard to the proper planning and sustainable development of areas, and any policies that are contained in the Plan pertaining to access and maintaining the scenic value of upland areas. It is not considered necessary to include an additional policy pertaining to Fencing.

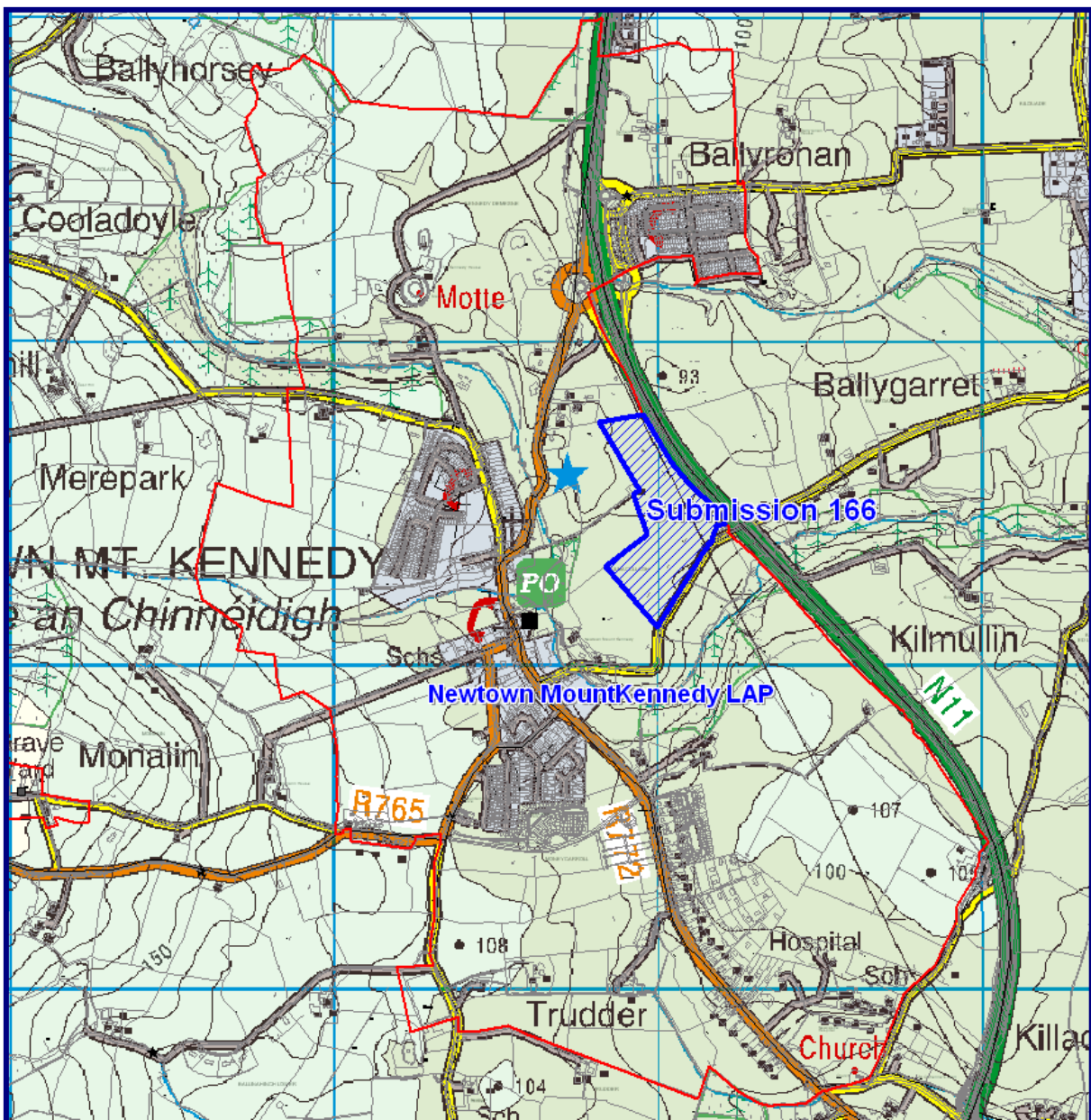
### Manager's policy recommendations

Existing policy 'Chapter 11, 4.2.2 Walking Routes' should be expanded and updated in order to promote walking as a recreational tourist activity.

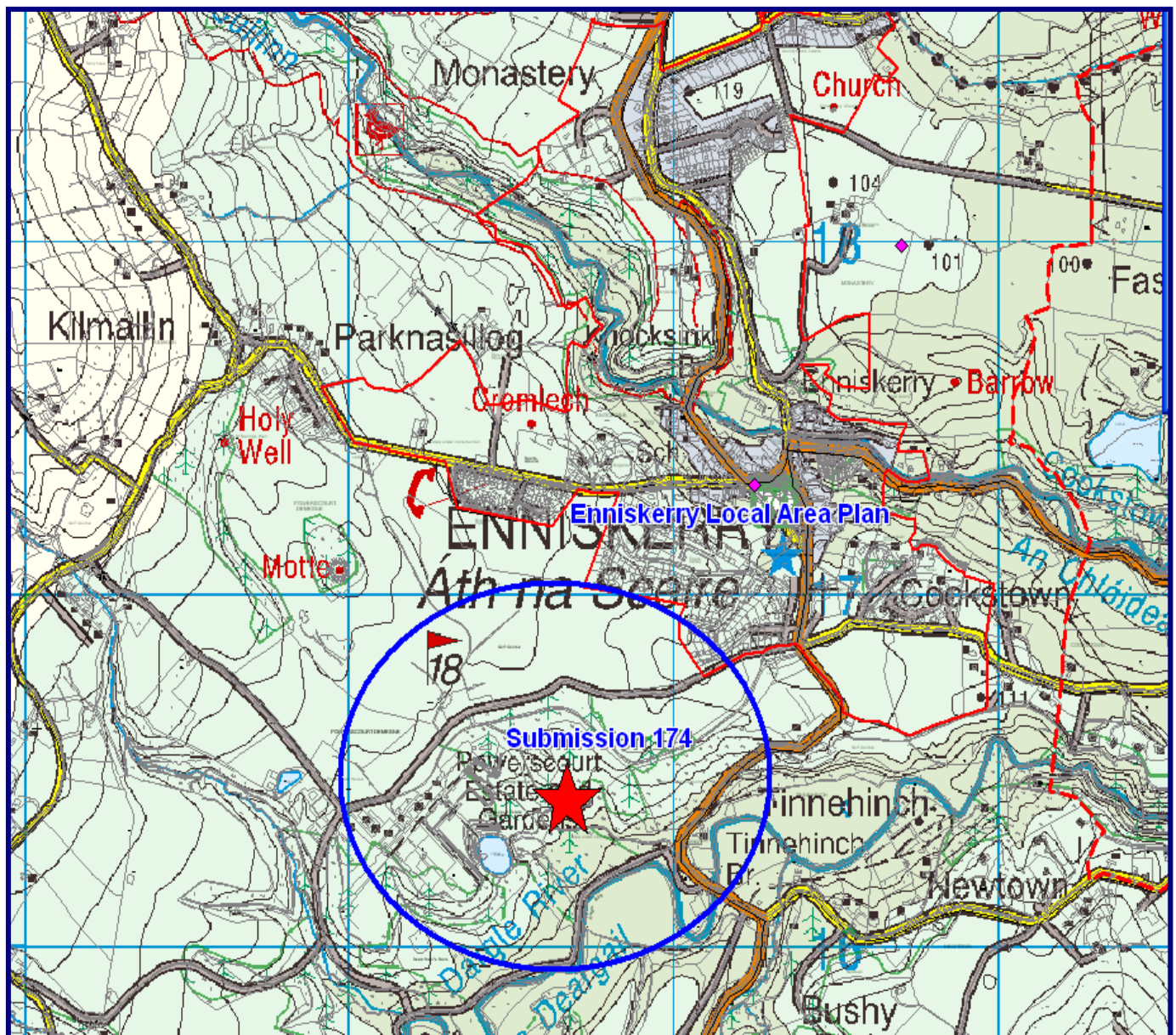
### Integrated tourism & recreational complexes – MAPS

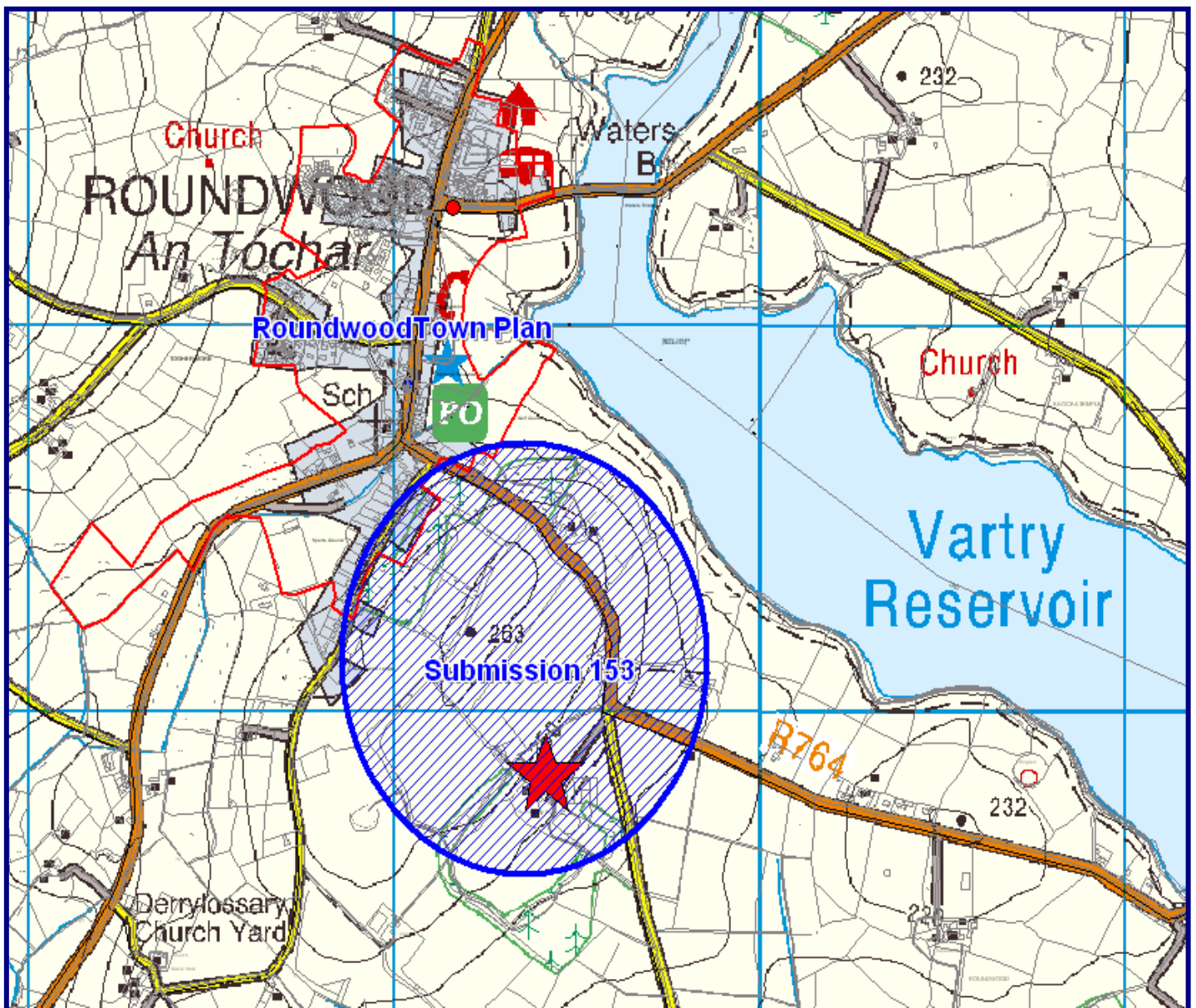
MAP A RATHDRUM



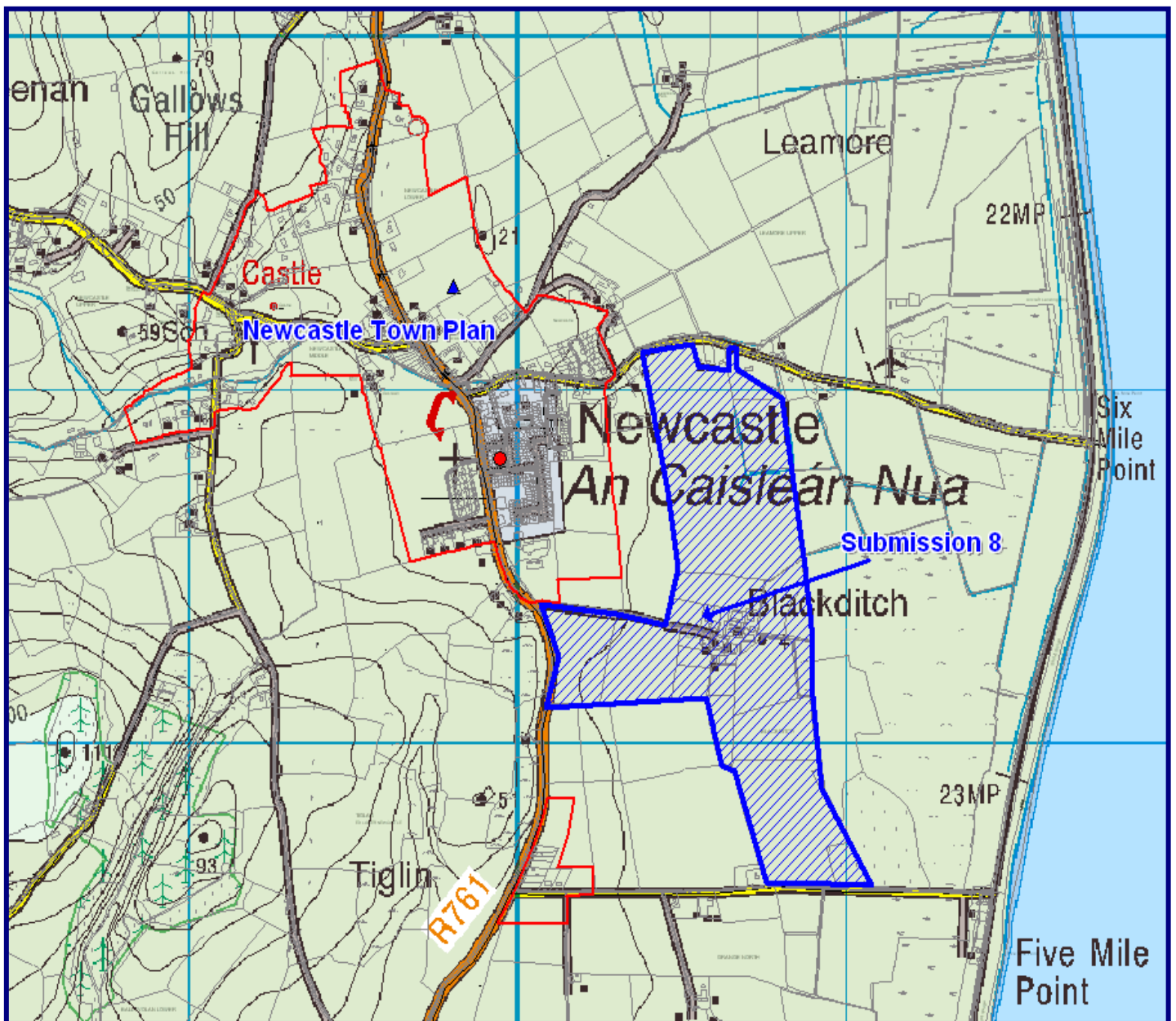


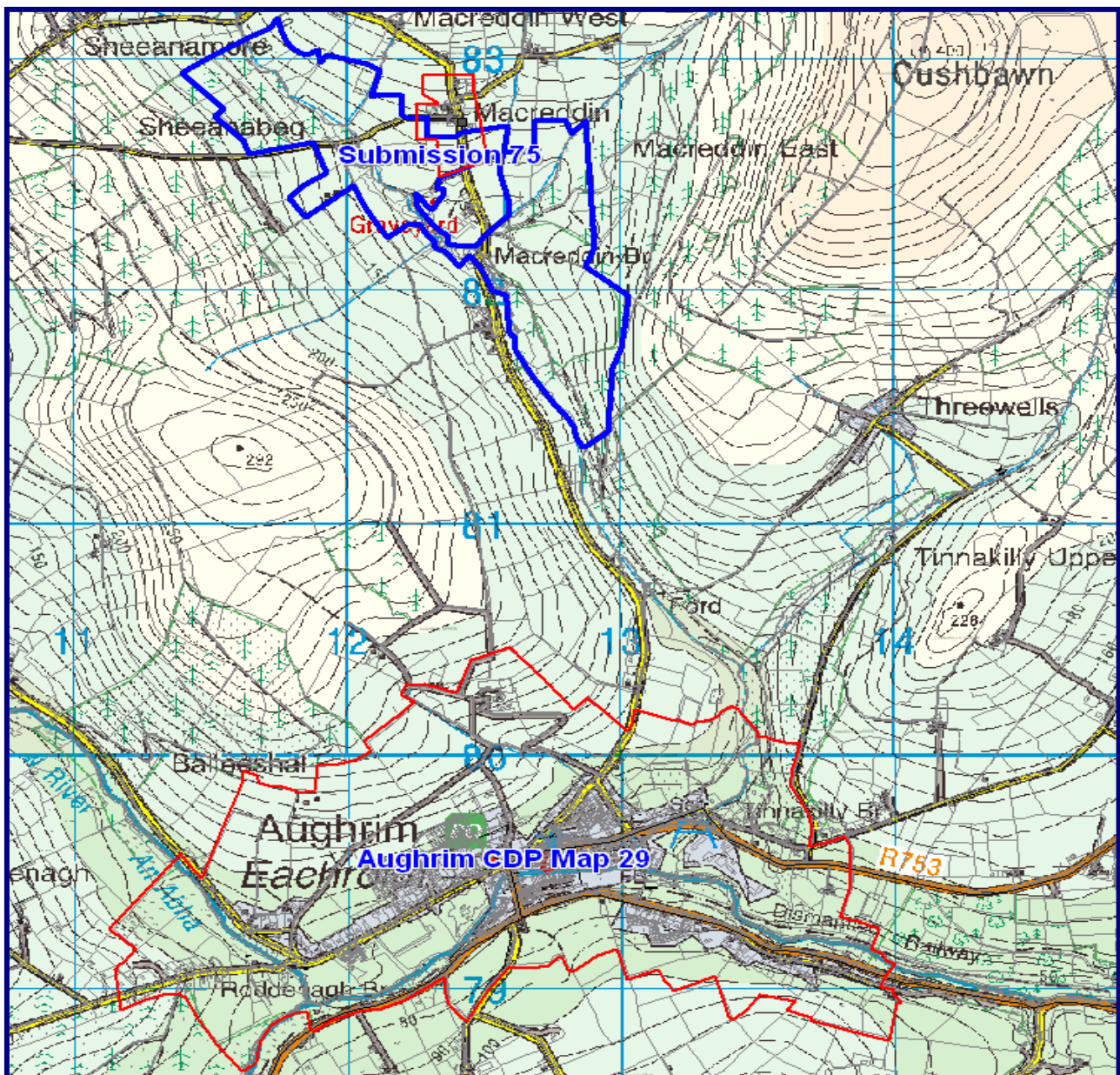












### 3.3 Retail

A total of 5 submissions (2, 6, 156, 187, 198) directly addressed the issue of retailing within the County. The submissions dealt primarily with four areas within this topic – the retail strategy for the County, the viability of town centres and traditional Main Streets, discount foodstores and design issues.

#### Summary of the issues raised

- A number of submissions referred to the Retail Planning Guidelines and suggest that the retail strategy for the County should strictly adhere to the guidance set out in the guidelines and in particular that it should include an analysis of the retail capacity that exists in the County and should develop a hierarchy of retail based on the Retail Planning Guidelines Sequential Approach. It was also pointed out that it was important that the new strategy should address the leakage of retail spending outside the County but it should acknowledge that the leakage of spending to Dublin may be inevitable.
- The viability of the “Main Street” was also raised as an important issue and it was put forward that strategies are required which focus economic development on the Main Street and not in peripheral areas. The retail function of areas should be retained as the core of any town or village, thereby encouraging local people to support their own shops and improve community spirit. In this regard, the Council should include in its objectives the principle of ensuring through zoning and, if necessary, refusal of applications, that important commercial activities are provided in all communities and that these are not lost.
- The submission from Aldi specifically dealt with the issue of discount foodstores and in particular this submission requested that the new Plan specifically recognises the role of discount foodstores in the context of the Retail Planning Guidelines and includes a definition of a neighbourhood shop that conveys that discount foodstores can fulfil such a role. The submission also provided details on the type of sites and locations that should be considered for discount foodstores and in particular, it was put forward that the appropriate location is one accessible via major roads, with prominent street frontage and in proximity to major competitors with sufficient site area and topography to accommodate development. It was also proposed that the Plan should contain a policy allowing the development of discount foodstores within areas with a residential zoning, particularly where they are part of a planned neighbourhood centre serving a residential area.
- The availability of car parking was raised in a number of submissions as an issue pertinent to the success of retailing in towns and villages. In particular, it was put forward that parking along Main Streets should be restricted to short term parking with longer term parking off the Main Streets. The submission from An Taisce considered that the existing shop front design policies had not been a success.

#### Manager's opinion on the issues raised

The Manager's opinion on the issues raised is framed in the context of the Retail Planning Guidelines (2005) and the Retail Strategy for the Greater Dublin Area 2008-2016.

#### Retail Planning Guidelines (2005)

These guidelines provide a framework to assist local authorities in preparing Development Plans and assessing applications for planning permission and to guide retailers and developers in formulating development proposals. The guidelines identify a number of key objectives including:

- to facilitate a competitive and healthy environment for the retail industry of the future;
- to promote forms of development which are easily accessible, particularly by public transport and in a location which encourages multi-purpose shopping, business and leisure trips on the same journey;
- to support the continuing role of town and district centres, with a presumption against large retail centres located adjacent or close to existing, new or planned national roads/motorways.

Shopping provision is recognised as a key component of town centres. Retailing makes a major contribution to their vitality and viability and the Guidelines therefore recommend that they retain retailing as a core function. The Guidelines confirm that the preferred location for new retail development, where practicable and viable, is within town centres (or district or major village centres). However, where it is not possible to provide the form and scale of development that is required on a



town centre site, consideration can be given to a site on the edge of a town centre, providing it is within an easy and convenient walking distance from the primary shopping core of a town centre.

A sequential approach should be applied to selecting sites for new retail development. Only where it has been determined that there are no sites within a town centre or an edge-of-centre location by virtue of size, availability, accessibility and feasibility, should an alternative out of centre site be considered.

### **Retail Strategy for the Greater Dublin Area (GDA) 2008-2016**

The purpose of the Retail Strategy for the GDA is to guide the activities and policies for retail planning across the seven local authorities in the GDA, including Wicklow. The 2008 strategy replaces the previous 2001 strategy, which was considered necessary to review because of the many policy, economic and population changes that have occurred in the GDA since 2001. The strategy aims to set out a co-ordinated, sustainable approach to the assessment and provision of retail within the GDA so that:

- Adequate and suitable provision is made to meet the needs of the growing and changing population, both overall and locally, and provide for healthy competition and consumer choice;
- Retail in suitable locations is provided, integrated within existing growth areas and public transport investment, and
- Significant overprovision, which would place more marginal locations under severe pressure and undermine sustainability driven policies aimed at revitalising town centres, is avoided.

The Strategy sets out a series of policy recommendations which draw on quantitative analysis undertaken as part of the review, examining existing market pattern expenditure and future growth projections. By setting out a strategic framework for retail, the Strategy gives guidance on where future retail should be provided and what issues need to be addressed.

In light of these guiding documents, the Manager's opinion on the issues raised are as follows:

- A new County Retail Strategy is to be drawn up in accordance with the guidance set out in the Retail Planning Guidelines (2005) and will rely on the empirical and survey analysis contained within the Retail Strategy for the Greater Dublin Area (GDA) 2008-2016. The overriding purpose of the strategy will be to promote the development of a vibrant and competitive retail sector, whilst protecting the integrity, vibrancy and vitality of existing centres. In this way, leakage will hopefully be reduced and existing town centres re-inforced. The new strategy will include a retail hierarchy and provide an indicative quantum of new floorspace that will be required in each major settlement during the lifetime of the plan;
- The new County Retail Strategy will fully deal with the issue of discount foodstores and in particular, will set out criteria for the assessment of such applications and will indicate locations where such stores will be considered;
- The design and development chapter of the existing County Development Plan is to be comprehensively reviewed, including car parking and retail design issues.

### **Manager's policy recommendations**

Policies to be incorporated into the draft plan will focus on the following areas:

- Through the drafting of a new County Retail Strategy, the implementation of the Retail Strategy for the Greater Dublin Area (GDA) 2008-2016;
- The strengthening and re-enforcement of existing town centres, in particular the core areas of the designated growth towns of Bray, Wicklow, Arklow, Greystones, Blessington and Newtownmountkennedy;
- Stemming the significant flows of retail expenditure from the County;
- Identification of the appropriate locations for out-of-centre type retailing such as discount foodstores and retail warehouse;
- The review of the design and development standards of the existing County Development Plan and in particular a review of car parking and shopfront standards.

### **3.4 The Rural Economy**

#### **3.4.1. Rural diversification & re-use of farm buildings**

A total of 10 submissions (6, 24, 29, 39, 69, 105, 188, 192, 197, 198) directly or indirectly addressed the issue of the rural economy.

##### **Summary of the issues raised**

- The Council should encourage and facilitate rural diversification and be supportive of small and medium sized new farm enterprises. This will maintain local employment, provide local economic spin offs and reduce rural commuting. The following criteria should be included for assessment of proposals: ecological management of site, waste, energy and resource management, siting and structure of buildings, vehicle use, impact on community, public access.
- The re-use and development of farm buildings should be encouraged, particularly for enterprise and economic developments that are not suitable in towns or business/industrial areas.
- Need to review and revise existing policy on design of agricultural buildings and prepare more detailed guidance document. Examples of best practice should be included. Need to account for impact on residential amenity, and degradation of landscape.
- Need better policies for control of commercial and industrial development in disused agricultural buildings - checklist of criteria needed to assess proposals.

##### **Manager's opinion on the issues raised**

The existing plan, in sections such as 'Chapter 12, 4.1.2: Alternative Agricultural Enterprises', '4.3: Rural Enterprise' and 'Chapter 6, 4.6 Resource Based Rural Activities', sets out a policy for the promotion of agricultural and rural enterprises.

It is acknowledged that the development of rural enterprise and employment opportunities will be vital to sustaining the future of the rural economy. It is agreed that certain industries are more suited to rural environments rather than urban environments, and that such developments should be promoted. However, rural enterprise should only be permitted where it conforms to sustainable development objectives for rural areas, including protection of environmental and residential amenity, and the prevention of traffic generating and sporadic development in rural areas.

The current Plan allows rural employment activities to be developed at locations where there is a genuine locational need to be in a rural area, in that the employment or raw material on which the business depends, is sourced locally. This policy should be maintained, however it is considered that the existing policy set out in 'Chapter 6, 4.6 Resource Based Rural Activities' needs to be expanded in order to give clearer guidance on the definition of 'resource based rural activity'. In this respect, there is a need to give clear guidance on the definition of 'resource based activity', the scale of activity permitted, and to deal with locational and employment factors.

It is agreed that the Council should promote the re-use of disused farm buildings for appropriate forms of development including residential development and small-scale enterprises.

It is considered that existing policy '5.12: Design of Agricultural Buildings' is successful in controlling the design and layout of agricultural buildings.

##### **Manager's policy recommendations**

The Plan policies must focus on the following areas:

- All policies and objectives pertaining to rural development are to be set out in one chapter titled 'The Rural Economy'.
- Expand existing policy 'Chapter 6, 4.6 Resource Based Rural Activities' and related Development Control Objective '5.2 Employment Generating Development in Rural Areas' to give clearer guidance to Development Management procedures.
- Policy 'Chapter 12, 4.1.2 Alternative Agricultural Enterprises' should be expanded, so that appropriate forms of development are promoted, which are in accordance with sustainable development objectives for rural areas. The policy should give clear guidance on the types of rural diversification developments that are considered appropriate for rural areas.
- It is recommended that a policy be included to promote the re-use of redundant farm buildings, particularly those of vernacular importance, for appropriate uses, such as residential and agri-tourism uses, subject to the proper planning and sustainable development of rural areas.

### **3.4.2 Agriculture**

A total of 7 submissions (6, 105, 172, 188, 192, 197, 198) directly or indirectly addressed the issue of agriculture in the County.

#### **Summary of the issues raised**

- Issue of agriculture needs greater attention in the Plan – need for strategies in support of aims.
- Need to support the sheep farming industry and recognise its contribution to the economic development of the rural and upland areas of the County. Proposals for improving farmyard facilities should be accommodated. The Dog Warden service should be expanded into rural areas.
- Policy on Agricultural and Food Supplies should be updated and expanded and clear objectives included. Need to deal with the issue of food security.
- The GMO free status of the County should be noted and organic farming should be encouraged.
- Protection of biodiversity should not restrict the use of land.
- Policy identifying the quantity of anaerobic digesters and other means of dealing with agricultural waste need to be prepared and search areas identified.
- Soil should be mapped in order to provide guidance on appropriate locations for development. Soil quality indicators should be included in the mapping process.
- The plan should promote the biomass industry in West Wicklow. Biomass crops are suited to the poor quality land available in Wicklow. The processing of these energy crops needs to be in proximity to major transportation routes.

#### **Manager's opinion on the issues raised**

- Chapter 12 of the current Plan recognises that agriculture is a dynamic sector and provides an important source of employment in the County. It is expected that the review of the Draft Plan will continue to have regard to the importance of encouraging agricultural development and to expanding agricultural activity in the County, whilst having regard to environmental considerations.
- The Dog Warden service is outside the remit of the CDP review process.
- Licensing matters pertaining to the spreading of slurry is outside the remit of the CDP review process, however the Draft Plan should deal with the Development Management implications of the Nitrates Directive.
- Wicklow County Council's GIS Department have prepared maps pertaining to geology and soil types within the County. If required, these maps can be used in the preparation of Development Plan policy and in the undertaking of Development Management procedures.

#### **Manager's policy recommendations**

- Existing policies on agriculture will be reviewed and updated, and will take account of the relevant issues as raised in the submissions set out above. The Draft Plan will have regard to the importance of encouraging agricultural development in rural areas and to expanding agricultural activity in the County, whilst having regard to environmental considerations.
- Policy and development control objectives should be included to deal with the Development Management implications of the Nitrates Directive.

### **3.4.3 Abattoirs**

A total of 4 submissions (105, 188, 192, 197) directly or indirectly addressed the issue of abattoirs in the County. The submissions propose that the Council should be encouraging the development of a local slaughter facility for Wicklow

#### **Manager's opinion on the issues raised**

It is recognised that abattoir developments form an essential component to agricultural processes, however it is not considered necessary to include a specific objective to facilitate the development of an abattoir in the County. The Draft Plan will include a policy objective dealing with industrial and employment generating developments in rural areas. It is considered that any planning applications pertaining to abattoirs can satisfactorily be assessed on the basis of this policy.

### **Manager's policy recommendations**

Expand existing policy 'Chapter 6, 4.6 Resource Based Rural Activities' to give clearer guidance on rural industrial planning applications, including applications pertaining to abattoirs.

Refer to 'Rural Diversification and Re-Use of Farm Buildings' of this document for further detail on this matter.

### **3.4.4 Forestry**

A total of 4 submissions (6, 19, 198, 199) directly or indirectly addressed the issue of forestry in the County.

#### **Summary of the issues raised**

- The plan should recognise the benefits of forestry to the County and support the further development of forests. There is a need to promote the forestry industry as an economic activity and provider of employment opportunities in the processing sector, and as a provider of sustainable locally produced energy for local consumption. Restrictive policies pertaining to timber processing should be removed.
- A Forestry Strategy should be prepared, particularly for the West Wicklow and Lakes areas.
- There is a need to monitor forestry- The Council should contribute funding towards commissioning an inventory of private woodlands.
- Need to include ethical procurement policies with regard to forestry sector (similar to Cavan DP).
- Wicklow should be promoted as a centre of Excellence for forest research and management. Wicklow County Campus should be used as centre in this regard.
- The Council should actively encourage the provision of a range of recreational and leisure uses on forestry lands and the provision of car parks and amenities by private woodland owners including AONB. Private woodland owners could be engaged to manage these facilities.

#### **Manager's opinion on the issues raised**

- Forestry is one of the major land uses in the County. It is recognised that, if properly planned and managed, forestry has the potential to provide a significant contribution to the recreational, environmental and economic enhancement of the County.
- Give clearer guidance on rural industrial planning applications, including applications pertaining to the forestry industry.
- The Draft Plan will include a policy objective dealing with industrial and employment generating developments in rural areas. It is considered that any planning applications pertaining to the forestry industry can satisfactorily be assessed on the basis of this policy.
- The 'Wicklow Indicative Forestry Strategy, 2002' designates areas sensitive to afforestation. Reference is made to the Strategy in 'Chapter 12, 4.2.1 Indicative Forestry Strategy' of the existing Plan. The Strategy covers all areas of the County, including the west Wicklow and Lakes area. Policies pertaining to the Strategy will be included in the Draft Plan.
- The operation of Wicklow County Campus is outside the remit of the CDP review process, however a policy should be included to facilitate potential developments related to forestry research.
- The Council has no powers to require private woodland owners to make forestry lands available for recreational use. Notwithstanding this, a policy should be included to promote the general use of forestry for appropriate recreational activities.

### **Manager's policy recommendations**

The Plan policies must focus on the following areas:

- All policies and objectives pertaining to rural development, including Forestry, are to be set out in one chapter titled 'The Rural Economy'
- Expand existing policy 'Chapter 6, 4.6 Resource Based Rural Activities' to give clearer guidance on rural industrial planning applications, including applications pertaining to the forestry industry. Refer to 'Rural Diversification and Re-Use of Farm Buildings' of this document for further detail on this matter.
- In recognition of the important role that forestry plays in the County and in order to promote Wicklow as a 'centre of excellence' in the forestry research and management field, a policy

should be included to facilitate the development of forestry research centres, at appropriate locations.

- A policy should be included to promote the general use of forests for appropriate recreational purposes, subject to environmental considerations.
- Regard should be paid to 'green' and environmentally conscious initiatives pertaining to the forestry industry.

### **3.4.5 Quarrying, land reclamation & land restoration**

A total of 4 submissions (36, 85, 104, 133) directly or indirectly addressed the issue of the extractive industry in the County.

#### **Summary of the issues raised**

- Existing reserves at active quarries and pits are being diminished. It is essential that planning authorities make provision within their development plans to ensure the on-going availability of an adequate supply of aggregates for the construction industry, whilst ensuring that extraction and development are consistent with the principles of sustainable development. A policy statement should be included in the new Plan to deal with this matter.
- The plan should include an objective for 'the development of a Waste Recovery Facility for inert, clean clays, soil and stones' in County Wicklow. Construction and Demolition Waste can be reused for the contouring of low areas and amenity areas.
- Geological Survey of Ireland recommend that a list of identified geological sites be included in CDP

#### **Manager's opinion on the issues raised**

Existing policy 'Chapter 6, 4.8 Extractive Industry' recognises the importance of the extractive industry and makes reference to the detrimental environmental effects associated with extractive developments.

The matter of land reclamation and deposition needs to be tackled in the new Plan. Land reclamation is an exempted form of development, under Part 3, Class 11 of the P&D Regulations, 2001. There is concern that this exempted development provision is being used in order to masquerade land infill which goes above and beyond the description of development as set out in the Regulations. Clear policy guidelines are required in order to deal with the matter of land reclamation and restoration, and the associated matter of waste recovery facilities for soil; in order to give guidance on the forms of development that fall outside the exempted development provisions.

#### **Manager's policy recommendations**

- The existing policy set out in 'Chapter 6, 4.8 Extractive Industry' should be expanded, having regard to the national guidelines 'Quarries and Ancillary Activities: Guidelines for Planning Authorities, 2004'. These guidelines state that CDPs should acknowledge the economic value of the extractive industry, while also giving due consideration to matters pertaining to the protection of residential, environmental and heritage amenities. The guidelines also state that priority should be given to identifying the location of major deposits, and that a commitment should be made to safeguard valuable unworked deposits for future extraction. In this respect, consideration is to be given to the preparation of Aggregates Potential Maps, in conjunction with the Geological Survey of Ireland, which will map aggregate resources against environmental constraints such as aquifers, settlements, nature designations, sensitive watercourse, archaeology etc. This, if agreed in principle, could not be done within the review period, rather it could be inserted as an objective in the Draft Plan.
- A policy is to be included to comprehensively deal with the matter of land reclamation and deposition.
- A policy is to be included to comprehensively deal with the matter of waste recovery facilities.



## **SECTION 4 INFRASTRUCTURE**

### **4.1 Transportation**

A total of 12 submissions (16, 29, 38, 62, 121, 135, 141, 157, 172, 198, 200, 201) directly or indirectly addressed the issue of transportation in the County.

#### **Summary of the issues raised**

##### **Public Transport**

- The submissions received relating to transport placed a strong emphasis on the provision of public transport throughout the County and the need for increased public transport links to neighbouring counties, in particular Dublin. Deficiencies in the existing public transport network are considered by many to be the principal reason for increased traffic congestion along the County's main commuter routes to Dublin, namely the N11 and the N81. There was a general consensus that the plan should aim to consolidate development in order to facilitate the development of public transport as a key transportation mode within the County;
- A number of submissions raised the issue of deficiencies in the existing rail network within the County. Many submissions advocated the development of a more efficient and frequent network serving areas of the rail corridor and placed an emphasis on the need to upgrade the Arklow/Greystones section;
- The topic of light rail, namely the future LUAS Line B1 (from Cherrywood to Bray) as raised in a number of submissions. The submissions placed a strong emphasis on the need for access to this facility and the provision of adequate car parking allowing for the development of a multi-modal network;
- The existing Dublin Bus network serving the west of the County, in particular the Blessington area, was also raised as an issue of concern. An improved direct service to Dublin is advocated alongside the possibility of providing feeder buses to the future LUAS Line A1 extension at Citywest and the existing bus services provided by Dublin Bus from the Square in Tallaght. The provision of a park and ride facility in the Blessington area was also suggested to complement this service;
- The provision of real-time information for public transport networks was also viewed as a necessary piece of infrastructure to promote the use of public transport.

##### **Walking and Cycling**

- A number of submissions received advocated the importance of adequate walking and cycling routes within towns and linking towns to each other. The provision of improved pedestrian and cycle infrastructure alongside quality cycle parking facilities to and at the main nodes of a public transport network such as rail and bus are suggested as pre-requisites if the modal share of cycling and walking is to be increased;
- It is requested that the plan have regard to the new national cycle design guidelines due to be completed at the end of the first quarter of 2009.

##### **Parking**

- The need for sufficient car parking at public transport nodes was strongly advocated in order to transfer the modal shift away from the private car and reduce traffic congestion and pollution. The provision of a park and ride facility to service the west of the County and surrounding areas was also advocated in order to complement the existing public bus service to Dublin and any improvements which may occur to this service during the lifetime of the plan;
- The regulation of car parking within towns and the area of car parking standards is also raised in the submissions. Particular reference was made to the town of Blessington where it was requested that parking along the main street be restricted to short term parking in order to increase accessibility to local services with more longer term parking being located elsewhere.

## **Roads and Traffic**

- The National Roads Authority (NRA) requests that the plan ensure that the safety, carrying capacity and efficiency of the existing and future national road network is maintained and an integrated approach to land use and transportation solutions throughout the County should be undertaken, such that local traffic generated by developments is catered for primarily within the framework of local (ie. non-national) roads;
- The NRA submission also suggests that the plan should make reference to the NRA 'Policy Statement on Development Management and Access to National Roads' (2006) and that the plan should reflect guidance in this document and those set out in the Traffic Management Guidelines and NRA Design Manual for Roads and Bridges and the requirements set out in the Environmental Noise Regulations;
- The envisaged schemes involving the upgrade of the N11 Arklow/Rathnew and the N81 Tallaght to Hollywood Cross including a bypass of Blessington should be highlighted in the plan;
- The proposed Dublin Outer Orbital Route (DOOR) is also raised in a number of submissions, with cases made both for and against this future road. On the one hand it is argued that the provision of this route is unsustainable, while a number of submissions consider this a vital piece of infrastructure providing ease of access to the County;
- A number of deficiencies are identified relating to the County's national routes, with requests for both to be upgraded at sections. The issue of the proposed DOOR project as set out above was raised and linked to the upgrading of the N11 at Arklow allowing for the development of the port access and facilitating RO-RO and LO-LO activities.
- The need for the upgrading of the N81 and the development of traffic calming within the town of Blessington is also raised, alongside the need for the improvement of junctions. Various submissions are made in relation to the upgrading of local and regional roads and the development of greater linkages between towns within the Rural Transport programme.

## **Manager's opinion on the issues raised**

While the development and improvement of public transport falls under the control of other agencies, the Council does have an important role to play in facilitating its provision through the recognition and preservation of transport corridors, by cooperating in the provision and improvement of bus corridors, requiring mobility management plans for new large scale developments, ensuring sufficient car parking is provided and implementing traffic management measures.

Another area in which the Council can play an important role in the provision of more sustainable modes of transport is through the facilitation of multi-modal networks providing opportunities for a number of varying modes of transport to be used in order to arrive at a final destination. These modes of transport can vary greatly in their application however they may facilitate the provision of a more efficient public transport system.

The Council will actively promote land use patterns which reduce the need to travel and support public transport, including higher densities at public transport corridors and nodes and will cooperate with service providers to ensure the delivery of a reliable, integrated and cost effective public transport system for the County.

The restrictions in the development and improvement of the existing rail service are noted, the principal 'blockage' being the single tunnel under Bray Head. It is unlikely that a second track will be developed; however the provision of 'passing bay' on the Greystones side is feasible. Pending Iarnród Éireann increasing capacity through Bray Head, the plan will aim to promote shorter term sustainable alternatives to rail, principally quality bus links and rapid bus corridors linking the east of the County to nodal transport stations such as Bray Dart and the proposed LUAS line at Fassaroe. It is recognised that in order for these alternatives to be attractive to users the provision of adequately sized and cost efficient park and ride facilities need to be provided. The proposed bus park and ride facility at Rathnew will facilitate the provision of these services for the south east of the County, with park and ride facilities also proposed in the Bray Environs Local Area Plan. The use of the hard shoulder on the N11 for public transport use would seriously improved the efficiency and viability of such services and the Council will continue to pursue this option with the NRA.

The Council will encourage walking and cycling in the County through the provision of high quality walking and cycling routes within and between towns, where feasible. The ease of access to high quality walk and cycle routes connecting urban areas to local public transport nodes, facilitates the aim to create a modal shift away from the reliance on the private car. The provision of secure cycle parking which is easily accessible to users must also be provided at strategic locations otherwise the above measures will not be capable of meeting the needs of cyclists.

The provision of adequate car parking facilities concentrated around public transport nodes and local community facilities is acknowledged as a key to achieving a more sustainable environment in which to live. The Council will aim to provide sufficient car parking facilities in close proximity to town centres and will promote the provision of appropriately sized Park & Ride facilities in conjunction with relevant service providers adjacent to selected public transport corridor locations.

The current parking standards for developments will be reviewed in order to address current trends and needs. A reduction in car parking requirements will be critically assessed on a case-by-case basis, based on site specifics such as proximity to public transport nodes, and the presence of parking management.

The plan will aim to address issues of traffic safety, traffic calming and road improvements throughout the County, as resources allow. The Council will work together with the NRA in relation the upgrading of sections of the N11 and N81 specifically the upgrade of the N11 Arklow/Rathnew and the N81 Tallaght to Hollywood Cross including a bypass of Blessington

The requirements set out in the NRA submission relating to the protection of the safety, carrying capacity and efficiency of the existing future national roads network are noted. While the plan will facilitate an integrated approach to land use and transportation throughout the County, it should be recognised that it may not always be possible to prevent the use of national networks by traffic generated from local developments especially given the overriding requirements of the National Spatial Strategy and Regional Planning Guidelines. The guidance documents published by the National Roads Authority will also be recognised within the plan.

A number of submissions relating to the Dublin Outer Orbital Route were received with cases both for and against the potential inclusion of this piece of infrastructure in the County Development Plan. It has not yet been determined if it will be possible to extend the DOOR into Wicklow (potentially linking Naas in Co. Kildare to Arklow) however it is considered prudent to make reference to this potential development in the County Development Plan in the event that the provision of this route is deemed to be feasible.

The Council is required to have regard to the following documents in the preparation of the Draft Plan:

- Transport 21: This is the capital investment framework under the National Development Plan through which the transport system in Ireland is to be developed over the period 2006 to 2015. Projects identified within County Wicklow include LUAS Line B2 which involves an extension of over 9 km to the LUAS Green Line from the terminus of Line B1 at Cherrywood with branches to the planned high-density residential and commercial developments west of Bray and to the Dart Station at Bray.
- Transport Strategy for the Greater Dublin Area 2010-2030: The Dublin Transportation Office (DTO) is currently preparing a new Transport Strategy for the Greater Dublin Area, which will set out the infrastructural strategy for the Greater Dublin Region for the period 2010 - 2030. The principal function of this strategy will be to continue the focus of the modal shift towards public transport, cycling and walking and away from the private motorcar with a particular emphasis on addressing the current issues relating the commuter belt around the Dublin Region.
- Dublin Transportation Authority Bill: If passed, the Dublin Transportation Authority Act will establish one overarching authority, which will regulate and control all transportation matters in the Dublin Metropolitan Area, Wicklow, Kildare and Meath and manage all future building projects, including LUAS and Metro.

### **Manager's policy recommendations**

Arising from the submissions received and the above responses to these issues it is recommended that the plan include policies that promote and facilitate the following in relation to transport:

- Facilitate and promote improved public transport provision by
  - preserving future public transport routes and corridors
  - supporting the improvement of existing and development of new Quality Bus Corridors within and between settlement
  - promoting the development of a transport interchange at Rathnew with waiting areas, park and ride facilities, additional parking for buses and bicycles, and taxi ranks
  - promoting the development of a transport interchange at the proposed LUAS stop at Fassaroe (Bray environs)
  - supporting the development of a multi-modal network within the County to counteract the current levels of commuter car based traffic
  - the implementation of traffic management measures
  - supporting the development of car parking facilities at appropriate locations
  - ensuring the preparation and implementation of mobility management plans for large scale development,
- To facilitate the upgrading of the N11 between Rathnew and Arklow, support the development of a third interchange in Arklow and promote the upgrading of the N11 from the Dun Laoghaire Rathdown county boundary to south of Kilmacanogue/north of Glen of the Downs with a third lane, a parallel service road, and free flow junctions.
- To facilitate the upgrading of the N81 from Hollywood Cross to Brittas at the South Dublin County border, to upgrade, re-align and improve bad sections south of Hollywood Cross in particular Deerings and Hangman's Bend.
- Facilitate the development of a port access road from Arklow Rock linking onto the N11.
- To include a policy on short and long term parking within towns and villages and review the existing car parking standards and policies within the current County Development Plan.

## **4.2 Environmental infrastructure**

A total of 12 submissions (27, 38, 65, 110, 128, 129, 133, 149, 172, 178, 187, 198) directly or indirectly addressed the issue of environmental infrastructure in the County.

### **Summary of the issues raised**

#### **Water, Waste Water and Flooding**

- A large number of submissions received relating to water and wastewater identified the current limitations in supply of water and wastewater treatment facilities as a key area that urgently needs to be addressed and in particular the need for adequate infrastructure to be provided in tandem with the zoning of lands.
- The protection of ground and surface water is raised in a number of submissions, and it is put forward that the plan should ensure that both a high quality water supply is provided while at the same time ensuring that water sources are protected and quality maintained. The mapping of groundwater vulnerability and other water bodies under the Water Framework Directive is encouraged, and it is suggested that a water quality management plan be prepared with particular regard to the protection of ecological and infrastructural water quality. The need for water quality to be monitored in areas close to agricultural buildings was also raised.
- It is suggested that the plan include measures to reduce water demand through water use reduction and improved conservation measures.
- The implementation of the Sustainable Urban Drainage Systems in areas of increased urbanisation is advocated in a number of submissions, alongside innovative approaches to the treatment of wastewater, including partial treatment and recycling on site.
- The issue of flooding was noted in a number of submissions with requests that lands located along flood plains to be sterilised from future development.

#### **Waste Management**

- A large majority of the submissions made relating to waste management emphasised the need for, and importance of adequate recycling facilities throughout the County. The provision of a green garden waste facility or integrated waste recycling facility within the County was suggested as an alternative to the more common forms of waste disposal.
- The common theme of reduce, re-use, recycle was noted within a number of the submissions received, with particular regard to ordinary household waste. The area of Construction and Demolition waste and the need for stronger polices relating to the on-site segregation and re-use of these materials was also raised. The provision of landfills within the County was also highlighted in the submissions received, with cases made both for and against this form of waste disposal.

#### **Telecommunications**

- A small number of contributors referred to the area of telecommunications in their submissions. The need to promote the development of cost effective telecommunications and improve existing networks was outlined as the key measures required to adequately meet demand.
- The provision for new high voltage electrical transmission infrastructure, including high voltage transformer stations and new overhead transmission power lines was indicated as a key area where the plan should take a pro-active approach

### **Manager's opinion on the issues raised**

The existing shortfalls in water supply and wastewater treatment facilities have been highlighted in the submissions received. The Plan will highlight where water services are deficient, or will become so vis-a-vis the populations to be serviced as per the proposed settlement strategy. It is recognised that the upgrading and development of new sources of supply and disposal need to be developed in order to meet demand. The plan will aim to facilitate the development of vital infrastructure where necessary and where resources allow, meeting potential growth and preventing any delays in the future development of towns and villages throughout the County. However, the provision of such infrastructure is subject to finance being raised or otherwise made available, which is beyond the scope of a County Development Plan

It is also acknowledged that the existing shortfalls in water supply and wastewater disposal can be further prevented through measures that aim to reduce the demand on this infrastructure through water conservation methods and recycling/re-use of waste water were possible. The plan will incorporate this in its policies. The plan will encourage the development of more 'water efficient' homes in its design chapter.

The issue of groundwater was also raised in a number of the submissions received with the need for the mapping of groundwater vulnerability and other water bodies under the Water Framework Directive. The implementation of relevant water pollution legislation was also highlighted as an area, which needed to be addressed in the plan. While it is acknowledged that County Wicklow has relatively poor groundwater resources with no regionally important aquifers, the plan will aim to protect the County's existing resources through the incorporation of relevant water protection legislation such as the "Water Framework Directive" into its policies. The plan shall also incorporate the requirements of the Department of Agriculture and Food Document S.122, February 2006, minimum specifications for proprietary over-ground circular slurry/effluent stores in the new CDP.

The provision of temporary treatment systems in urban areas was also noted as a matter of concern in the submissions received. Experience over the past has highlighted the difficulties and deficiencies with the management and changeover to the public network from these systems. The CDP process will include a review of this policy in accordance with relevant water protection legislation.

The potential for and benefits of alternative treatment methods for individual residential development in the rural countryside is recognised, in particular the development of integrated wetland systems. The plan will facilitate the development of alternative wastewater treatment methods in appropriate locations and where adequate information is supplied demonstrating the practicality of such methods.

The issues raised relating to waste management focused mainly on the area of recycling. The current plan places a strong emphasis on the 'ethos' of reduce, re-use, recycle which shall be carried through into the new County Development Plan. The plan will encourage and facilitate the development of appropriate recycling facilities in particular those proposed for the Blessington, Greystones and potentially the Baltinglass area. It is envisaged that these measures will re-dress the current imbalance within the County given the existing facilities available in the east of the County.

Increased adherence to the principles of the waste management hierarchy shall be emphasised in the plan. The development of new landfills for the disposal of waste will therefore be discouraged in favour of more sustainable alternatives.

The development and roll-out of adequate telecommunications is recognised as a key piece of infrastructure required in order to promote the future growth of the County and attract economic development. The plan will promote the development of telecommunication networks throughout the County in a sustainable manner.

Regard shall be paid to the following documents in the preparation of the Draft Plan:

- *The Greater Dublin Strategic Drainage Study:* The Greater Dublin Strategic Drainage Study was commissioned in 2001 to carry out a strategic analysis of the existing foul and surface water systems in the local authority areas of Dublin City, Fingal, South Dublin, Dun Laoghaire Rathdown and the adjacent catchments in Meath, Kildare and Wicklow. The objectives of the study were to identify the policies, strategies and projects for developing a sustainable drainage system for the Greater Dublin Region.
- *Water Framework Directive:* The objectives of the Water Framework Directive (WFD) are to protect all high status waters, prevent further deterioration of all waters and to restore degraded surface and ground waters to good status by 2015. A major programme is under way to achieve this ambitious target. National regulations implementing the directive were put in place in 2003.
- *Wicklow Waste Management Plan:* The Wicklow Waste Management Plan sets out the County's plan for the recovery, recycling and disposal of waste arising in County Wicklow. It promotes waste prevention and minimisation through source reduction, producer responsibility and public awareness and education. It sets objectives and targets, roles and responsibilities. The primary objective is to ensure the best environmental management of all waste arising.

### **Manager's policy recommendations**

Arising from the submissions received and the above responses to these issues it is recommended that the plan include policies that promote and facilitate the following in relation to water, wastewater, flooding, waste management and telecommunications:

- Facilitate and promote the timely provision of water and wastewater infrastructure required to meet the potential growth of the County.
- Investigate the potential of and facilitate the development of new water sources in a sustainable manner.
- Implementation of relevant EU and National water and wastewater treatment legislation and standards in dealing with development applications.
- Commit to the development of sustainable initiatives relating to water conservation such as rainwater harvesting, re-use of grey water and increased leakage detection and maintenance.
- Facilitate the implementation of the Wicklow Waste Management Plan and subsequent reviews of the plan.
- Facilitate the development and roll-out of new telecommunications throughout the County in a sustainable manner.
- Conform to the DoEHLG "Guidelines for Telecommunications Antennae and Support Structures".

### **4.3 Community & Social Infrastructure**

A total of 101 submissions were received which fall under the heading 'Community & Social Infrastructure'.

19 submissions (14, 25, 28, 38, 39, 64, 67, 101, 106, 110, 112, 141, 167, 172, 187, 188, 193, 195, 198) related to the topic of community /social infrastructure in a more general manner while 82 submissions specifically related to the provision of playing fields in the Blessington Area (Submissions 3, 4, 9, 10, 11, 12, 13, 20, 21, 23, 32, 34, 35, 41, 42, 44, 46, 47, 50, 51, 52, 53, 54, 58, 59, 60, 66, 70, 72, 73, 76, 77, 78, 86, 87, 88, 89, 90, 91, 93, 94, 95, 96, 97, 98, 103, 107, 109, 117, 118, 122, 123, 126, 127, 130, 132, 138, 139, 140, 142, 143, 148, 150, 151, 152, 158, 160, 161, 162, 163, 164, 165, 168, 171, 176, 177, 181, 182, 183, 184, 185, 203)

### **Summary of the issues raised**

#### **Community Facilities & Open Space**

- An overriding issue arising from the submissions received on community/social facilities was the delivery of this vital infrastructure in tandem with new residential development or the re-development of older residential areas.
- The inclusion of Social Infrastructure Assessments with planning applications for large-scale development within towns and villages was seen as a vital piece of information, which is needed in order to identify and highlight the necessary infrastructures required in these areas.
- The area of educational facilities/service provision within the County was also raised in a large number of the submissions received ranging from crèches to primary, post primary and adult education. The need for diversity in choice was highlighted as an area which needs to be addressed in order to recognise diversity in Irish culture today.
- Childcare provision was raised in a number of submissions received with the need for facilities in both rural and urban areas being of equal concern. It was suggested that the plan should set out criteria that looks favourably on the provision of rural childcare facilities and that the plan should facilitate the development of voluntary childcare facilities. The delivery of facilities in tandem with residential development and issues of design and layout were also raised as areas, which need to be addressed in order to ensure the delivery of suitable and useable facilities. Reference was made to Pobal Ltd publication 'Building Resource Manual - Project Management Guidelines for the Construction, Refurbishment or Extension of Childcare Facilities' 2009.
- The need for a more accurate demographic profiling of the County was highlighted as an area that needs to be addressed in order to ensure sufficient school places are provided. The provision of adequate infrastructure allowing ease of accessibility to educational facilities was also noted. The provision of elderly/health and day care facilities were also commented on in a number of the submissions received demonstrating the need for greater consideration in the new County Development Plan.
- The issues of Open Space and Community Active Open Spaces were also noted in the submissions received. Again the delivery of this vital infrastructure in tandem with new development was raised as an area in need of attention, while the need for a Parks Department within Wicklow County Council was also raised. The provision of dual usage for school facilities and playing pitches was also noted as a key area that should be considered in the future planning of towns and villages. A suggestion for the provision of Community Gardens/Allotments within towns and villages was also noted.

#### **Sports and Recreational Facilities**

- The need for the increased provision of useable active open space lands throughout the County was raised as an issue which needs to be addressed in the County Development Plan. A large number of submissions were received from Blessington Soccer Club requesting that lands in close proximity to the town be reserved for use as playing fields. A submission was also received from Bray Clay Pigeon Shooting Club requesting that the existing use of their lands be recognised and that the adjoining lands not be zoned for any purposes which would impact negatively on this existing use.
- The topic of walkways, maintenance of walkways and establishment of rights of way were also raised in a number of the submissions received. A number of submissions requested that the provision of walkways should only be included where an agreement has been reached with landowners, whilst other submissions requested that the plan should encourage the development of a coastal walkway.



- The provision of recreational walkways along the perimeter of amenity areas in particular the Sli around the Vartry and the provision of a boardwalk around the Poulaphuca reservoir were also seen as developments which should be promoted in the plan. The need for the development and enhancement of the Blessington Lakes area was also raised in a number of submissions in order for this area to meet its economic, tourist and recreational potential.
- Rights of way issues were also raised in a number of the submissions received. In general, it is requested that the maintenance, preservation and enhancement of existing rights of way and promotion of additional rights of way be encouraged in the plan and that the plan should also look favourably on planning applications for development, which improve the appearance and condition of existing rights of way. It is also suggested that by-laws be introduced to prevent the off road use of motorised vehicles along rights of way and that this be set out as an objective of the plan in order protect the existing natural environment.
- Existing policy documents published by Wicklow County Council relating to recreation and play were raised in the submissions received with requests for their inclusion in the County Development Plan. Reference was made to the "Play Policy", the "Wicklow Rural Partnership Outdoor Recreation Strategy" and the "Wicklow Sport and Recreation Policy".

### **Cultural Facilities**

- It is advocated that the provision of cultural facilities throughout the County should be promoted in the plan in particular the development of Arts, which may form a beneficial tourism attraction. The use of existing community centres/facilities promoting the Arts should be favoured in place of expensive stand-alone arts centres, which may not be economically feasible.

### **Social Inclusion**

- A number of submissions received directly or indirectly related to area of Social Inclusion. Compliance with Part M of the building regulations, the need to recognise the needs of the young and old and the encouragement of participation by citizens of local communities in the development of towns and villages were areas where it is suggested that the County Council should play a pro-active role in order to prevent social exclusion.

### **Manager's opinion on the issues raised**

Part II Section 10 of the Planning and Development Acts sets out what issues should be considered in a County Development Plan and places a statutory obligation for the integration of the planning and sustainable development of the area with the adequate provision of social, community and cultural infrastructure.

While the issues raised in the submissions do highlight areas of deficiency relating to community/social facilities throughout the County, the development plan concentrates primarily on physical land use planning and therefore many of these issues lie outside the remit of the Development Plan. While this should be noted, the plan can promote and facilitate the delivery of physical community/social infrastructure through policies and objectives, while the actual delivery of this infrastructure is often under the control of other public and private agencies.

An overriding theme which has been strongly emphasised in the submissions received is the delivery of social/community infrastructure in tandem with the delivery of residential development. While it is acknowledged that the delivery of social/community infrastructure has failed to keep apace with the delivery of residential development in the majority of areas throughout the County, considerable effort and work (both by the Council and various outside agencies) has been put into redressing this imbalance over the last number of years, and we have seen the delivery a wide number of projects including Bray and Greystones swimming pools and sports centres, new playgrounds in Blessington and Baltinglass, new libraries in Carnew and Blessington and various new schools throughout the County. Ultimately, the provision of such facilities is dependent on funding, which is often difficult to secure, but new methods of delivery are coming about, in particular the use of development levies and direct provision by developers. In this regard, nearly all Local Area Plans produced by Wicklow County Council in the last 5 years have included policies and objectives requiring the delivery of social and community facilities by developers in tandem with new residential development, through the Action Plan process.

The provision of childcare and educational facilities is an area of particular concern. As set out above, the role of the Development Plan is confined to the reservation of lands to accommodate such development and the crafting of policies / objectives with regard to delivery, with the actual development/delivery of these facilities falling under the control of public/private agencies. The plan will however promote and facilitate the development of adequate childcare and educational facilities throughout the County.

Areas of recreation form an integral part of community infrastructure and for the development of tourism within the County. A number of submissions highlighted the need for recreational walkways within the County, in particular the provision of a coastal walkway and walkways around local amenities such as the Blessington Lakes and the Sli around the Vartry Reservoir. While again the actual delivery of these areas of recreation is outside the remit of the plan it is considered that the Development Plan should facilitate or allow for the opportunity for the development of recreational/amenity walkways to serve the local communities within the County while also promoting tourism within the County.

With regard to the provision of active open space and playing pitches, the Council will continue to facilitate the development of new facilities where feasible. It is intended to prepare a Local Area plan for Blessington upon completion of the County Development Plan review and this will include the designation of suitable lands for sporting use, according to the needs of the community. Until work commences on this LAP, it would be premature to designate any particular lands for sports use.

When drafting the policies and objectives with regard to play and recreation, particular regard will be had to adopted existing policy documents developed by the Community and Enterprise section of Wicklow County Council

Regard shall be paid to the following documents in the preparation of the Draft Plan:

- *Wicklow County Council Play Policy*: The play policy will guide Wicklow County Council's approach to play issues and will provide the strategic framework that will guide relevant agencies in the provision and development of play opportunities for the next ten years.
- *County Wicklow Sports and Recreation Policy*: This county Wicklow Sports and Recreation Policy is the overarching policy document that guides Wicklow County Council in the provision and expansion of sport and recreation opportunities for a ten-year period and also guide decisions in balancing social considerations with financial ones. The County Council will benefit from taking a strategic approach, which includes the identification of deficiencies, needs and priorities and the inclusion of underpinning principles of social inclusion and sustainable development. It will guide the council in a balanced approach in the face of increasing demands on land use. In addition the policy document will inform the Development Contribution Scheme for community facilities which will allow funding or part funding for the upgrading of existing or provision of new recreation and community facilities in County Wicklow.
- *Wicklow Outdoor Recreation Strategy*: The Wicklow Outdoor Recreation Strategy will make recommendations for well-informed, responsible use of the Wicklow countryside for recreational activities.
- *Sustainable Residential Development in Urban Areas Guidelines (2008)*: The overarching principle of these guidelines is to support sustainable communities into the future, improved integration between the provision of housing and supporting community and social infrastructure such as schools, community amenities and childcare facilities should be a pre-requisite and afforded every priority.

### **Manager's policy recommendations**

Arising from the submissions received and the above responses to these issues it is recommended that the plan include policies, which promote and facilitate the following in relation to Community/Social Infrastructure:

- Ensure the provision of community facilities and services, which adequately provide for the needs of the communities they serve in tandem with new residential development.
- Support and facilitate the development of healthcare and centres for the elderly throughout the County at appropriate locations.

- Facilitate the provision of adequate primary, secondary and third level educational facilities throughout the County.
- Promote and facilitate the development and expansion of cultural facilities throughout the County with a particular emphasis on facilities that would have the dual role of providing for the needs of Wicklow residents and providing an attraction to tourists;
- Promote the development of sustainable communities throughout the County with a balance between Physical/Engineering/Environmental infrastructure and Social/Community Infrastructure.
- Facilitate the development of new and upgraded schools through the identification of and reservation of suitable lands in accordance with the requirements of the Department of Education and Science.
- To facilitate the provisions set out in the Councils "Play Policy" and "Sport and Recreation Policy".
- Encourage and promote the development of recreational/amenity walkways adjacent to local natural resources in a sustainable manner.
- Implement the policies and standards set out in the Council's Active Open Space policy document.
- Develop criteria for rural based child-care facilities in order to facilitate the development of this type of community/facility.

## **SECTION 5 HERITAGE & THE ENVIRONMENT**

### **5.1 Built heritage**

#### **5.1.1. Architecture**

A total of 5 submissions (7,19, 57,180,187) directly or indirectly addressed the issue of architecture in the County. The following is a summary of the issues raised in these submissions:

##### **Summary of the issues raised**

- The submission from the DoEHLG is very detailed with regard to the recommended content of the Development Plan, but in particular emphasises that the DP should
  - be consistent with the intention of legislation
  - be coherent in terms of how the built heritage of the county will contribute to and influence the evolution of the built form of the County over time
  - bring forward measures, which enhance the architectural heritage of the County in its widest sense rather than having a focus on only protected structures, as is the case in the current DP;
  - emphasise the protection and enhancement of the existing built heritage;
- There are a number of submissions that were concerned with the Record of Protected Structures (RPS) and the need to update as necessary in order to produce a record of greater relevance in accordance with legislation and value to the built environment of the County. In addition, it is submitted that a description should be provided of each Protected Structure and clarification as to whether the list is referring to the whole site or part of the site.
- There were a number of submissions regarding Architectural Conservation Area (ACA) and the need to designate ACA's in certain towns in the County. In addition Village Design Statements are requested to be prepared for towns such as Blessington.
- One submission has requested that the buildings listed in the Draft Ashford Local Area Plan 2008-2014 be recorded in the RPS in the County Development Plan and in addition that a further twelve structures be also listed in the CDP.

#### **5.1.2 Archaeology**

A total of 6 submissions (19,39,110,141,180 and 187) directly or indirectly addressed the issue of archaeology in the County:

##### **Summary of the issues raised**

- A number of submissions request that the protection of archaeological sites, (both existing and new sites) be clearly enshrined in the new Development Plan and the protection of these sites should be a priority over agricultural/development uses. Important sites such as Glending, Burgage Manor and Wicklow Head should be clearly identified and referenced
- It is put forward that the Development Plan should more clearly specify the extent of the buffer zones around various features and set out clear policies regarding development in these zones.
- A number of submissions raised the issue of the positive exploitation of access to archaeology sites.

##### **Manager's opinion on the issues raised**

###### **Architecture**

- The Development Plan will endeavour to address all of the issues raised by the Department of Environment, Heritage and Local Government as outlined in their submission.
- The Record of Protected Structures will be examined and updated as part of the CDP process. The defining of the curtilage of Protected Structures will continue to occur on an individual structure basis.
- The Council recognises the value of designating ACA's in selected towns and villages, however it is intended to pursue this option as appropriate through the LAP context rather than through the Development Plan process, in order to make more efficient use of available

resources.

- The structures that are listed in the Ashford Local Area Plan 2008-2014 are listed already in the RPS of the County Development Plan 2004-2010. There will be a review undertaken of all the recorded structures as part of the review of the County Development Plan process and any buildings/structures requested to be listed will be examined and consideration will be given to each structure/building and its individual architectural merits.

### **Archaeology**

- There are approx 2,000 recorded monuments in the County and it is not considered practical or necessary to list all in the County Development Plan as they are recorded in the Sites and Monument Record (SMR) for County Wicklow and are all legally protected under the provisions of the National Monuments Acts 1930-1994. The existing CDP includes policies regarding the protection of known and unknown archaeological sites and it is proposed that these policies be maintained and strengthened.
- It is not in the remit of the County Council to specify the buffer zones around archaeological sites and features, this is a matter for the National Monuments Service of the Department of the Environment, Heritage and Local Government and the extent of the buffer will depend on the nature of the feature / site. However, areas of archaeological significance where there are clusters or high concentrations of such sites are, and will continue to be identified in the plan, with appropriate policies for their protection.
- Point regarding positive aspects of access to archaeological sites noted.

### **Manager's policy recommendations**

Arising from the submissions received and the above responses to these issues it is recommended that the plan include policies that promote and facilitate the following in relation to Built Heritage:

- To ensure that the policies and objectives in the Development Plan fully reflect, and are compatible with the architectural heritage protection guidelines issued from the DoEHLG.
- To review the current Record of Protected Structures and to add or delete structures, where resources allow

## 5.2 Natural heritage

### 5.2.1 Landscape and Views & Prospects

A total of 6 submissions (6,19,84,180,192,198) directly or indirectly addressed the issues of landscape and Views & Prospects in the County.

#### Summary of the issues raised

- A number of submissions were received regarding the topic of Landscape Assessment and it is suggested that the current landscape categories be replaced by a "Landscape Character Assessment" of the County that would have special consideration given to Historic Landscape Character and Geodiversity. It is put forward that this should be undertaken in accordance with Draft Guidelines issued in 2001 and that landscape characterisation should be extended into urban areas, hamlets, villages and towns that can play a role in urban renewal and extension.
- A number of submissions were received requesting the review of the existing landscape / natural heritage categorisation of certain areas within the County namely
  - the North/South mountain range between Knockananna / Kyle and Tinahely
  - Wicklow Head
  - the area between "The Meetings of the Waters to Glenart (i.e. The Vale of Avoca)
  - The area from Kilcoole to Wicklow Head (which is suggested for SAAO designation)
- The submission from An Taisce considers that the existing County Development Plan policies have failed to adequately protect The Murrough and Arklow Rock.
- The County Development Plan should state clearly that it is an objective of the plan that listed views and sensitive landscape are preserved.
- The views of Glending Wood from Blessington and the views of the Poulaphouca Reservoir should be maintained.

### 5.2.2 Habitats (including Designations, Biodiversity, Water Quality, Trees/Hedgerows)

A total of 12 submissions (6,18,19,57,63,105,114,178,180,196,197,198.) directly or indirectly addressed the issues of habitats, designations, biodiversity, water quality and trees/hedgerows

#### Summary of the issues raised

- A number of submissions were related to the central theme of "sustainability" and "Bio-Diversity" and how they should play a central theme in the County Development Plan.
- There were submissions regarding the need for the Heritage Chapter to be divided into two sections, one being conservation of the built environment and the second being conservation of the natural environment.
- In relation to development, it is suggested there should be strategies for the assessment and reduction of the impacts of cumulative development within protected areas and in the wider countryside.
- Habitat Protection: A wide range of suggestions are made with regard to increasing awareness and knowledge of bio-diversity in the County and how the protection of biodiversity would contribute to an improved environment:
  - All designated sites should be listed and mapped including if applicable, candidate SAC's, SPA's, NHA's, pNHA's, Nature Reserves and refuges for fauna, wetlands;
  - Land use decisions should take account of the objective of biodiversity conservation. The natural environment should feature more strongly in land use management, rural economic development and delivery of public services such as water supply and flood management works, improved tourism, community engagement, education and recreation.
  - Water Services Investment and Rural Water Programmes should take account of the protection of natural heritage
  - A Local Biodiversity Plan for the County should be produced
  - The responsibilities arising under the Water Framework Directive should be clearly outlined in the CDP.
- There are a number of suggestions regarding the topic of hedgerows and natural walls and their importance within the County:
  - It is suggested that there should be a presumption against the destruction of hedgerows

- and replacement with concrete walls.
- Hedgerows/ demesne planting/ urban trees/ forestry/ trees/stone walls need to be protected.
- the Development Plan should require that damaged trees be replaced.
- The DP should include clear policy with regard to the planting of trees in estates and open spaces

### **5.2.3 Coastal Zone Management**

Submission Number 6 dealt specifically with coastal zone management. This submission highlights the need for restrictions within 100m of “soft” shorelines including no new building in land below 3m above spring tidal highs and no removal of sand dunes, beach sand or gravel.

### **5.2.4 Public Rights of Way**

A total of 4 submissions (6,39,110,198) directly or indirectly addressed the issue of Public Rights of Way.

#### **Summary of the issues raised**

- Existing public rights of way should be listed in the Plan or failing that, within one year of the adoption of the plan.
- Detailed maps showing the actual routes should accompany the list and the appropriate signage will be put in place.
- Rights of way that are not contested should be included in the plan
- The Plan should preserve, protect, promote, enhance, improve and maintain, for the common good, existing rights of way.
- The Plan should prohibit development and keep free from obstruction existing rights of way, walking routes and amenity areas, and take legal action if necessary to prevent any attempt to close them off.
- The Plan should create new rights of way as required or extend/enhance existing rights of way either by agreement or by way of compulsory powers, in the interest of ensuring access to amenities. In particular, rights of way should be created to provide linkages from built up areas to the countryside.
- The Plan should look favourably upon planning applications, which include proposals to improve the condition and appearance of existing rights of way.
- The Plan should prohibit development, which would prejudice public access to existing rights of way, unless specific arrangements are made for suitable alternative linkages.
- The plan should include structures to facilitate consultation between various groups with regard to achieving these goals

### **5.2.5 Access and Walkways (as opposed to Rights of Way)**

A total of 12 submissions (6,39,82,105,110,141,179,186,188,192,197,198). directly or indirectly addressed the issue of access and walkways.

#### **Summary of the issues raised:**

- A number of submissions were received requesting that walkways/walking routes be promoted in the plan around certain areas of the County and that it should be an objective to preserve access to the coast, riverbanks and to public and private forestry. Submission drew attention to the following walking routes:-
  - the area around Blessington including the lakes
  - walks at Five-Mile Point
  - the eastern shore of the Broadlough
  - the cliff walk from Black Castle to Bride's Glen
  - the cliff walk from Bride's Glen to Wicklow Head
  - the cliff walk between Bray and Greystones
  - the coastal walk between Greystones and Wicklow
- Submissions also identified a number of areas in the County that access problems exist and while the submission acknowledge that these routes may not be all rights of way, it is put forward that they are traditional walking routes, which could be registered as Rights of Way. The following walkways were identified:
  - Castleruddery, West Wicklow - access to fort site,

- Glencree - walk across upper part of valley
- Curtlestown, Old Coach Road
- Shillelagh - Graveyard at Balisland
- Near Lough Dan - Ballinrush Estate
- Hollywood - Old path south of village
- Church Mountain
- Conversely a submission was received regarding lands at Dunbur Head and Dunbur Upper requesting that all reference to and walkways be removed.
- On the other side of the argument, a number of submission expressed concern about the impact of walking routes across privately owned land and put forward that privately owned lands should not be considered for access and walkways or included in the draft Plan unless consultation has taken place and an agreement is reached or a right of way has been established. It is also put forward that existing established walkways e.g. the Wicklow Way, should be planning neutral i.e. should not be used as a reason to withhold planning permission. Similarly, it is suggested that views from walkways should not be used as a reason for refusing permission for farming developments

### **Manager's opinion on the issues raised**

#### **Landscape and Views & Prospects**

- The current landscape categories were drawn up in 1998 taking into account best practice and guidance available at the time and had particular regard to contour levels, land use, geology, views, and protected habitats / sites. Draft landscape assessment guidelines were issued subsequently in 2001. During the course of the previous DP, the current categories were reviewed in light of the new guidelines and it was considered that they complied with the spirit with the guidelines. It is accepted that the landscape is constantly changing and adapting to new demands (such as wind farms) and that it may be necessary to review the existing landscape categories. However, as the Minister has indicated that new guidelines are likely to be forthcoming, it is recommended that this review await the new guidelines.
- An Taisce's submission regarding Arklow Rock and the Murrough is noted however, Wicklow County Council considers that it has at all times complied with both its obligations under the Planning Acts and Regulations and its development policies as set out in the County Development Plan with regard to the two areas mentioned;
- Views and Prospects will continue to be protected in the new plan and existing Views and Prospects are to be reviewed and recorded in order of status and relevance

#### **Habitats (including Designations, Biodiversity, Water Quality, Trees/Hedgerows)**

- It is considered that the terms "Sustainability" and "Bio-Diversity" are central themes in Heritage Planning and they will feature within the Heritage section of the County Development Plan.
- It is noted that the existing heritage chapter is very long and detailed and the suggestion to break into two chapters is noted;
- The Habitats Directive clearly requires special protection to be afforded to EU Natura 2000 designated sites (SPAs and SACs). It is intended that, through the Plan preparation process and SEA potential impacts of implementing the Plan on the conservation objectives of any Natura 2000 sites will be avoided and measures will be integrated into the Plan which will contribute to the protection of these sites and ensure compliance with the requirements of the Directive;
- The Council is currently preparing a County Biodiversity Action Plan that will address many of the issues raised in submissions.
- The CDP lists and maps all wildlife-designated sites in the County. The CDP will contain appropriate policies regarding the protection of designated sites.
- Regarding the protection of trees, hedgerows, stone walls etc, the CDP will continue to include policies regarding the protection of such features.

#### **Coastal Zone Management**

The submission is noted.



### **Public Rights of Way**

The Rights of Way issue has been raised under the last two Development Plans and has been examined in detail by the Council through a working committee. The Council does not currently possess accurate information on public rights of way in the County, and does not have the resources to carry out the necessary background historical, legal and land registry research to determine all public rights of way in the County. The Development Plan will continue to support the protection of established and undisputed public Rights of Way through development control policy.

### **Access and Walkways (as opposed to Rights of Way)**

- The Development Plan will continue to support the development of walkways and access to amenity areas in consultation with landowners
- The Council is actively involved in a number of initiatives with partner organisations to support access and enjoyment of the countryside in Wicklow. It is intended that the production of the upcoming Countryside Recreation Strategy will set out a framework for advancing these objectives at specific locations around the County in partnership with relevant stakeholders. It is not considered appropriate to include the specific walking routes as requested in the submission.

### **Manager's policy recommendations**

Arising from the submissions received and the above responses to these issues it is recommended that the plan include policies that promote and facilitate the following in relation to Natural Heritage:

- To ensure the policies and objectives in the Development Plan fully reflect, and are compatible with, the Heritage and Draft Biodiversity Plans for the County
- Review and strengthen existing policies to ensure the natural assets of the county are protected and enhanced while facilitating an appropriate level of public accessibility and recreational activity
- To continue to develop the Council's advisory/educational role with regard to heritage matters

### 5.3 Climate change & renewable energy

A total of 11 submissions (6,14,29, 30, 39,114,129,172,187, 198,202) directly or indirectly addressed the issue of Climate Change and Renewable Energy in the County.

#### Summary of the issues raised

- A number of the submissions request that issues relating to climate change and energy efficiency would be central to Development Plan policy;
- A number of submissions request that the County Development Plan require that new buildings incorporate the principles of energy efficiency and encourage the use of sustainable materials and technologies;
- One submission requested that the County Development Plan promote the development of the energy-from-biomass industry;
- A number of submissions raised the issue of a wind strategy for the County and that the plan would acknowledge the Wind Energy Guidelines. It is also put forward that the list of “Clar” areas as listed by the Department of Rural, Community and Gaeltacht Affairs be reviewed and that policy would look positively towards wind energy developments in such areas.

#### Manager’s opinion on the issues raised

- It is considered that the terms “Climate Change and Energy Efficiency” are important themes and they will feature in the new Development Plan. All recent publications on Energy Efficiency and Climate Change will be examined and policies formulated.
- The Council will encourage innovative housing design and layout solutions that address concerns of environmental sustainability with regard to matters such as energy efficiency and use of materials. In addition the Planning Authority will have regard to the DoEHLG Guidelines on Sustainable Residential Development in Urban Areas, 2009 in the assessment of any proposals for residential development, including *inter alia* those in respect of energy efficiency, passive solar design and renewable energy sources.
- The Council will actively encourage the integration of micro renewable energy sources into the design and construction of single and multiple housing development throughout the County.
- The Council will facilitate wind farm developments in suitable locations, having regard to any designations of areas of the County for this purpose, government guidelines and the need to protect, *inter alia*, designated heritage sites, designated sensitive rural landscape, visually vulnerable areas, scenic routes and scenic views. The Planning Authority will have regard to DoEHLG Guidelines for Planning Authorities on Wind Energy Development in the assessment of any proposals for wind energy production.

#### Manager’s policy recommendations

Arising from the submissions received and the above responses to these issues it is recommended that the plan include policies that promote and facilitate the following in relation to Climate Change and Renewable Energy:

- Support the National Climate Change Strategy by facilitating measures to reduce emissions of greenhouse gases over the committed timeframe 2007-2012.
- Promote the implementation of the Government’s White Paper Document “Delivering a Sustainable Energy Future for Ireland, Energy Policy Framework 2007-2012.”
- Take a positive and encouraging position on the integration of green energy initiatives in the construction of new development throughout the County.
- Promote energy conservation measures and facilitate innovative building design that promotes energy efficiency and use of renewable energy sources.
- Facilitate the development of alternative energy sources where such proposals are consistent with landscape preservation, the protection of natural habitats, and comply with County Development Plan policy and the principles of proper planning and sustainable development

## **SECTION 6**

### **SUBMISSIONS RELATING TO SPECIFIC TOWNS AND SETTLEMENTS**

#### **6.1 Bray & Bray environs** (Submissions 25, 37, 40, 115, 159, 200)

See map on following page

##### **Summary of the issues raised**

- Request that sites at Wingfield and Kilcroney are zoned for religious and education use
- Request that site at Kilcroney west of the Dublin Oak Academy / Legionaries of Christ be zoned for low density housing
- Request that set backs from the N11 on zoned land be reviewed
- Request that zoning of land at St. Valery's (hotel / G1 zones) should be reviewed to allow residential use
- Impact of proposed zoning at Fassaroe (in the draft Bray Environs LAP) on the Bray Clay Pigeon Club should be taken into consideration (club is located just west of the Bray LAP boundary, off Berryfield Lane)
- Request that submissions made on Variation 10 be carried forward into the new County Development Plan

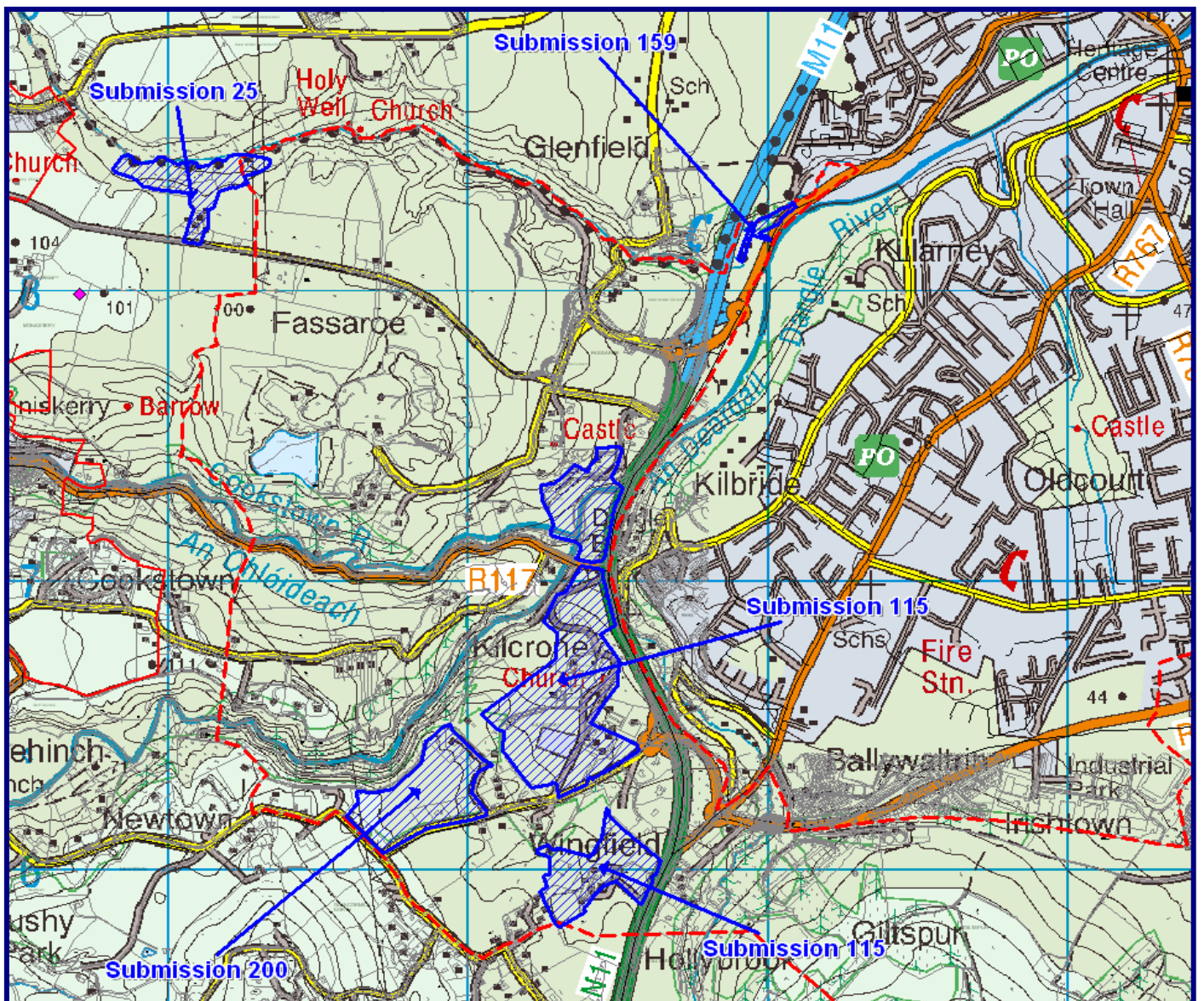
##### **Manager's opinion on the issues raised**

- The requests for rezoning at Wingfield, Kilcroney and St. Valery's are more appropriately dealt with through the Bray Environs LAP, as they are all located within the boundary of that plan. These requests have also been made separately as part of the process of the adoption of that LAP and therefore it is not considered necessary to address them in the County Development Plan. The County Development Plan, through current Variation 10 and the review process, will be amended to reflect the plan that is ultimately adopted for the Bray Environs
- It is noted that there is an anomalous situation in the current County Development Plan whereby development is required to be set back 100m/137m from the N11 in the Bray area even though there is existing and proposed development zoning in closer proximity. This issue was also raised in a submission to the draft Bay environs LAP and Variation 10 and will be addressed by the alteration of the existing set back policy.
- The draft Bray environs LAP proposes to designate the land immediately to the east of the Clay Pigeon Club as OS and R2. The club's lands also extend into the existing cSAC along Ballyman Glen. Unfortunately the club did not make a submission to the draft Bray environs LAP and therefore the impact of proposals on their activities has not been directly taken into account. However, the draft plan and the associated SEA have considered the wider context beyond the proposed development boundaries in a more generalised way and it is considered that the proposed plan will not give rise to undue impacts on surrounding lands. It will be open to the club to make an observation / objection to any application for permission on adjacent lands if they consider that the proposed development would impact on the use of their land.
- The submissions with regard to Variation 10 will be addressed in Variation 10 and where they are not strictly relevant to that variation, will be considered in the context of the County Development Plan review

##### **Manager's policy recommendations**

As most of the issues raised with regard to Bray and its environs have also been raised during the draft stages of the Bray Environs LAP and Variation 10, no policy changes to the County Development Plan are recommended at this time. If however some issues remain that cannot be addressed through these two processes, they will be considered subsequently in the drafting of the new plan.

Map No. 1 Bray Area



## **6.2. Wicklow / Rathnew (Submissions 48, 49, 144)**

See map on following page

### **Summary of the issues raised**

- Request to rezone lands at Ballinteston for 'new sustainable model village' (144)
- Request to rezone c. 14ha at Ballinteston for residential and community use (48), the community use taking the form of playing pitches that would facilitate the relocation of Wicklow Rovers
- Submission 49 requests the zoning of c. 42ha of currently unzoned agricultural land adjacent to the Beehive for the purpose of facilitating the proposals by Conway Property Holdings Ltd to relocate their existing facility away from the Murrough.

### **Manager's opinion on the issues raised**

These re-zoning proposals were all considered during the adoption of the current Wicklow Environs and Rathnew LAP 2008 and were not adopted by the elected representatives. The Manager had recommended against these zoning for the following reasons:-

1. New sustainable model village at Ballinteston
  - (a) The LAP had already made sufficient provision for the zoning of residential land to meet the population projections for the settlement including an "excess factor" and substantial "headroom" and therefore there was no requirement for the zoning of additional residential lands;
  - (b) The land is located outside of the established development boundary. The development of a separate village at this location would not comprise sustainable development for a number of reasons:-
    - the lack of public transport and footpaths in the area would result in the development being generally car dependent for access to services such as retail and education. The location of a new settlement at this location would also draw additional traffic movements into the area for post, deliveries etc
    - It is more sustainable to focus on the intensification of development on lands which are closer to the town centre and already served by infrastructure
    - The model of urban and spatial growth established in Wicklow environs since 2001 is generally the coalescence of Wicklow with Rathnew and the development of lands to the east of the Wicklow – Rathnew Road and along a spine formed by the Keatingstown Road / town relief road. This proposed zoning would not consolidate this pattern
    - The zoning of land at this location would create pressure to zone additional lands in this area, thus extending the town boundaries even further into the town hinterland. The development of an in-depth settlement at this location would not allow for a suitable transition between the rural and urban parts of the area
    - The development will not absorb demand for both urban and rural housing as suggested as those entitled to rural housing generally prefer single houses, often on their own land. Therefore the demand for these rural houses will be urban generated, which is contrary to current national and local policies.
2. Residential and community use at Ballinteston
  - (a) The LAP had already made sufficient provision for the zoning of residential land to meet the population projections for the settlement including an "excess factor" and substantial "headroom" and therefore there was no requirement for the zoning of additional residential lands
  - (b) The land is located outside of the current development boundary of Wicklow. The development of housing at this location would not comprise sustainable development for a number of reasons:-
    - the lack of public transport and footpaths in the area would result in the development being generally car dependent for access to services such as retail and education. The location of a new settlement at this location would also draw additional traffic movements into the area for post, deliveries etc
    - It is more sustainable to focus on the intensification of development on lands which are closer to the town centre and already served by infrastructure

- The model of urban and spatial growth established in Wicklow environs since 2001 is generally the coalescence of Wicklow with Rathnew and the development of lands to the east of the Wicklow – Rathnew Road and along a spine formed by the Keatingstown Road / town relief road. This proposed zoning would not consolidate this pattern
  - The zoning of land at this location would create pressure to zone additional lands in this area
- (c) The LAP makes sufficient provision for community uses, including active open space suitable for playing pitches. The lands in question are distant from the town centre and are significantly further outside the town than other sites designated for playing pitches. The lands are not served by public transport or good footpath / cycleway networks and users of the site would therefore be car dependent.
3. Beehive zoning
- (a) The LAP had already made sufficient provision for the zoning of employment land and in particular, had made provision for the zoning of in excess of 150Ha, which was considered sufficient to accommodate the employment needs of the 2016 population.
- (b) The lands suggested are not centrally located and are in fact a considerable distance from Wicklow town centre, would be wholly car dependent, would rely on the N11 as a distributor road contrary to the stated uses of the National Road network, would result in considerable additional traffic flows from Wicklow Port to the new site via Wicklow Town's local road network and would therefore not be consistent with the planned and orderly expansion of employment in the settlement.

#### **Manager's policy recommendations**

No changes to the County Development Plan are recommended on foot of these submissions. However, it is considered that the chapter on the settlement strategy should clearly contain a policy that residential development zonings be confined to lands within the boundaries of settlements



## Map No. 2 Wicklow Area





### **6.3 Arklow (Submissions 33, 83, 157)**

See map on following page

#### **Summary of the issues raised**

- Submission 33 refers to lands measuring c. 12.5ha owned by Cleary & Doyle Developments in Ballymoney, north Arklow. It is requested that these lands be conferred an option for the life of the plan to provide for employment uses.
- Submission 83 refers to lands measuring c. 39.3ha owned by Gannon Homes, of which c. 19.9ha is within the County area. It is requested that the zoning be altered to a less prescriptive mixed use zoning which would include residential, employment and retail uses.
- Submission 157 from Roadstone Ltd requests that
  - the County Development Plan retains and expands its existing policy EM9 to support and encourage the development of the port at Roadstone and not limit this to roll-on roll-off use
  - the County Development Plan retains the Arklow Port Access Road as an objective
  - the County Development Plan includes a new objective in support of the extension of the Dublin Outer Orbital Route (DOOR) to the N11

#### **Manager's opinion on the issues raised**

- The Cleary Doyle lands (Sub 33) are located within the boundaries of the adopted Arklow environs LAP 2006-2012 and are zoned "Agriculture". The review of the County Development Plan is not considered the appropriate mechanism for making alterations to a LAP – the purpose of the County Development Plan is to put in place an overall strategy for the development of the County and a broad policy structure that will be implemented at a local level through local area plans. This rezoning request can be more appropriately dealt with through the review of the Arklow environs LAP, which will commence in 2011.
- The Gannon lands (Sub 83) are in the main zoned Kish B2 in the 2004 County Development Plan with a small area unzoned. The LAP adopted for the Arklow environs area subsequently altered the zoning to I4 light industrial (12.7ha) and I2 Kish B2 (7.2ha). These uses are considered the best uses for the land as the town of Arklow and its hinterland requires the development a new significant employment zone to cater for the increase in housing occurring in the town and to counteract employment losses in the town. To consider the rezoning of this land for mixed uses would essentially result in more dwellings and less employment. This is completely contrary to the principles of balanced and sustainable planning and would not benefit the town as whole. Furthermore, the development of a significant new retail area at this location would seriously undermine the viability of the existing town centre, which is already under pressure since the opening of the Bridgewater centre.
- It is acknowledged however that a change to the County Development Plan is required to reflect the new zoning in the Arklow environs LAP because where a conflict exists, the County Development Plan takes precedence.
- It is agreed that it is important that the possibility of development at the Roadstone port be maintained including a link to the N11 and the DOOR

#### **Manager's policy recommendations**

- Where existing County Development Plan Arklow environs zonings have been subsumed into the Arklow environs LAP 2006, remove these zonings from the County Development Plan.
- Maintain the objectives to support the possible future development of the Roadstone jetty as a future port and associated port access road and to include a new objective to support the extension of the DOOR to the N11

## Arklow Area



#### **6.4. Greystones / Delgany (Submissions 43, 68, 120)**

See map on following page

##### **Summary of the issues raised**

- Request that Ballygannon Farm (between Kilcoole and Greystones) be included in any future Greystones / Delgany LAP
- Request to rezone lands at Priestsnewtown for mixed use / employment use
- Request to rezone lands at Drummin for residential use

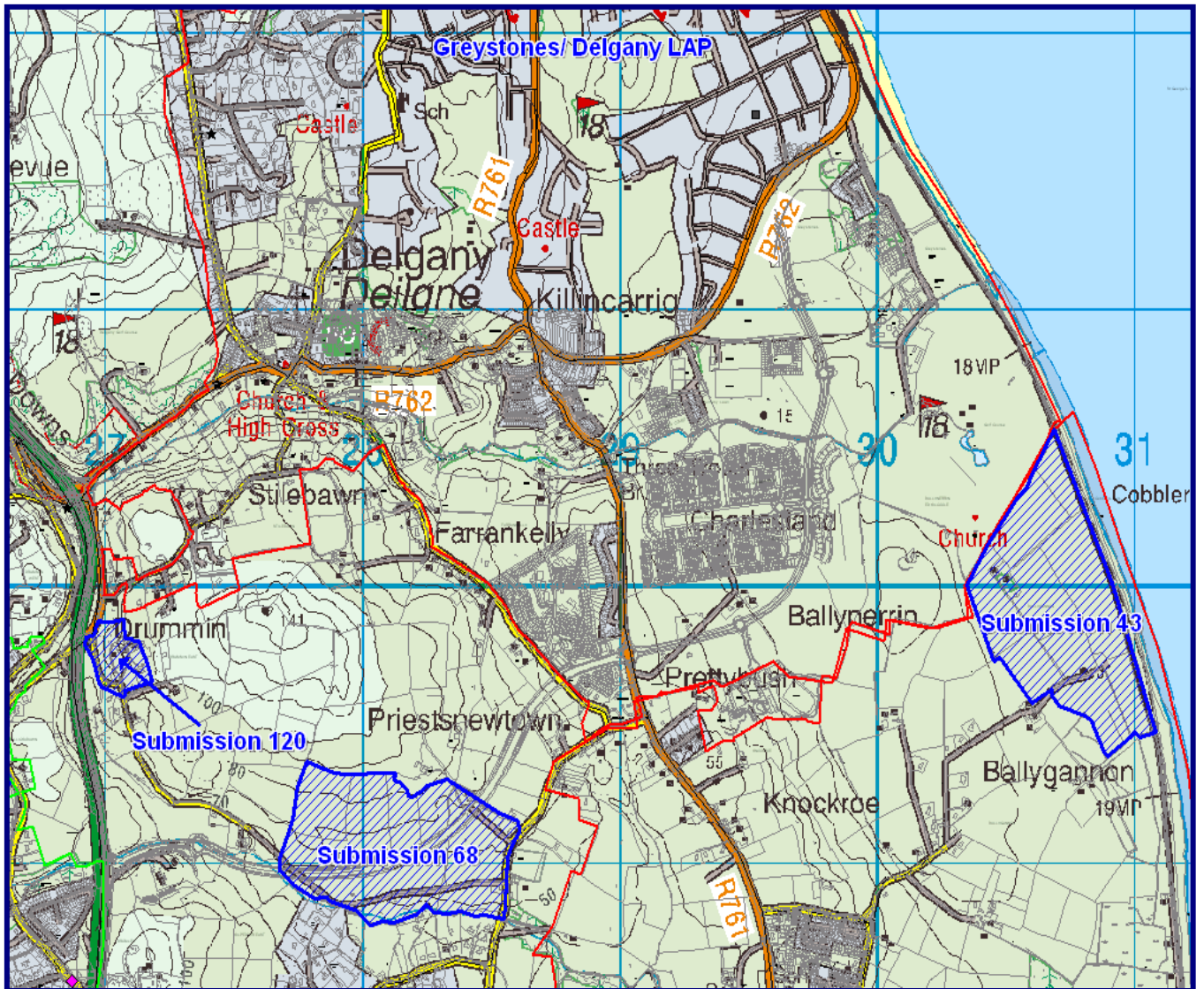
##### **Manager's opinion on the issues raised**

- It is outside of the scope of the County Development Plan review process to alter the boundaries or zonings in a Local Area Plan. This request is more appropriately dealt with through the review of the Greystones – Delgany LAP which will commence in 2011.
- The lands at Priestsnewtown are located to the west of the Greystones – Delgany LAP boundary and straddle the Greystones Southern Access Road almost equidistant between Eden Gate and the N11. The proposal is for a 'stand-alone' zoning which could include business / office parks, manufacturing, light industrial, warehousing, retail warehousing, leisure facilities, hotels, complexes, bowling, restaurants, conference centres, casinos and medical uses. The purpose of this stage of the Development Plan making process is to set out an overall strategy for the development of the County and a broad policy structure to be contained in the Draft Plan. The proper planning and sustainable development of the area requires that such a framework be agreed and that the rezoning of land can only be considered in this context. It would be premature, therefore, at this early stage of the process to make determinations on each individual rezoning proposal. When a proper strategy and set of policies have been drafted, each rezoning proposal will then be considered in this framework.
- The Drummin lands are located immediately east of the N11 at the Drummin junction (junction that leads from N11 to Barry's Bridge and Blackberry Lane). These lands are located outside of the adopted boundary of the Greystones-Delgany LAP 2006 and would therefore in essence constitute a stand-alone residential zoning in a rural zone between settlements. To consider such a zoning would be contrary to both DoEHLG guidance on rural housing but also to the existing strategy of the current County Development Plan that limits rural development to cases of genuine rural housing need.

##### **Manager's policy recommendations**

- To give further consideration to the employment / mixed use zoning proposals on the GSAR when an overall strategy for employment and out of centre zonings is determined
- No other changes to the County Development Plan are recommended on foot of these submissions. However, it is considered that the chapter on the settlement strategy should clearly contain a policy that residential development zonings be confined to lands within the boundaries of settlements

Map No. 4 Greystones / Delgany Area



## 6.5. Blessington

Submissions 19 and 187 relate specifically to the development of the Blessington Area.

### Summary of the issues raised

These submissions are very detailed and raise a vast range of issues as follows:-

- The overarching issue raised is the need for this area to have its own Local Area Plan and the need for this plan to recognise the relationship between the town, the surrounding villages and the Naas area in neighbouring Co. Kildare. It is considered that this town should be promoted as a gateway from Dublin to the west of the county and the surrounding lakes and mountain region within the county.
- The need for increased guidance and control in relation to the provision of housing in the Blessington area is highlighted as an area which needs to be addressed in any LAP prepared or alternatively in the CDP. The provision of stand alone social housing schemes on the periphery of the town should be discouraged in the interests of social integration and to prevent social exclusion. The issue of design and scale has also been highlighted as an area which needs to be controlled in order to ensure new development is in keeping with the character of the existing developments in the town. The provision of rural housing in areas adjoining the Blessington Lakes was also noted. Current regulations on the development of land in particular the influence of Dublin City Council on planning applications in these areas should be addressed in the review of the County Development Plan.
- The maintenance of an active main street was highlighted as an important key to the development of the town in a sustainable manner. Concern is raised that previously permitted developments have drawn the vitality of the main street into areas on the periphery and this occurrence should be addressed. It is considered that the development of an active street through quality design, traffic calming and short-term parking will help counteract the above and maintain the vitality of the main street.
- The potential for the town of Blessington and surrounding countryside to be developed as a tourist and employment-generating town has not been realised to date. The area's proximity to Dublin and location adjoining the Blessington Lakes and Wicklow Mountains provides a great opportunity for the development of tourist based employment in the county in addition to those available in the west of the county. The development of the Lakes Area as an economic resource in conjunction with Failte Ireland and the ESB would act as stimulus for tourism in the west of the county. It is considered that the development of this economic resource would open up the potential of other forms of tourism and recreation in the surrounding areas thereby increasing tourist numbers and creating spin off employment. The provision of recreational facilities and the potential for tourist walks in the large number of forested areas within the county was also highlighted as an area where policies in the CDP could facilitate the more economic development of these areas in conjunction with Coillte throughout the county. The potential for the development of a green strategy for west of the county should also be realised through the provision of green initiatives in terms of recycling and the promotion of energy projects within the county.
- The upgrading of the N81 from Blessington to Tallaght was highlighted as an area in need of urgent attention given the amount of traffic using this national route. The need for the Blessington Relief road to be completed and the need for traffic calming measures along the main street of the town were also raised as issues of concern, which should be addressed in the plan. It was also proposed that a number of the more minor roads, which connect onto the N81 on the outskirts of the town, be upgraded in the interests of traffic safety. Given the amount of trucks using this national road. It was also suggested that there was a need for more frequent maintenance of the road. The issue of public transport was also highlighted as an area, which should be promoted in the CDP. The need for a more frequent and efficient public service linking the Blessington area to bus services and the LUAS in the new Tallaght town centre and the possibility of a link to the future LUAS line extension to City West were noted. The continued promotion of the Rural Transport initiative should also be supported and facilitated in the County Development Plan. The provision of a park and ride facility within the town was also highlighted as an area which would further help facilitate a modal shift away from car based trips to Dublin and relieve traffic congestion. The issue of design and layout within residential areas and connecting residential developments were raised, with a particular emphasis on connectivity and legibility between developments in order to allow ease of access to local facilities. The provision of cycle paths and adequate pedestrian walkways should form the main focus in terms of design.



- The need for Wicklow County Council to establish a parks department with the sole task of maintaining and upgrading existing areas of open space and recreation should be promoted within the plan. The upgrading of open spaces in existing local authority residential areas should be promoted in the County Development Plan. A total of 81 submissions were received relating to the provision of playing pitches in the Blessington area. Current deficiencies in the town have been highlighted in particular the existing Soccer Club which is in urgent need of playing fields.
- The topic of social inclusion was also raised as an area which needs to be addressed in the County Development Plan in the Blessington Area. The need for adequate community facilities ranging from childcare/educational facilities to facilities for the elderly should be promoted in the County Development Plan. All proposed new facilities should be accessible to all in compliance with Part M of the building regulations.
- The protection of the existing amenities in the Blessington area such as views of Glending Wood, Blessington Delta and the Poulaphuca reservoir should be highlighted in the plan. The upgrading and provision of walkways surrounding the town and linking the town to existing amenities should be promoted in the plan. The protection of existing trees along the main street should be promoted where possible and replacement trees planted in order to improve the aesthetics of the town. The planting and landscaping of open spaces within the town should also be promoted in the plan. The designation of Blessington Town Square as an Architectural Conservation Area should be included in the plan in order to ensure the future development of the town centre in a sensitive manner. Areas of archaeological interest surrounding the town such as Glending and Burgage Manor should be highlighted in the plan.
- The plan should facilitate the upgrading of the existing sewage treatment works in the Blessington area in order to allow for the future development of the town. The need for the adequate water supply serving the area is also required. The plan should also promote water conservation methods and the surveying of old mains water pipes in order to identify leakages. The frequent monitoring of water quality in the area should also be carried out in the interests of public health. The need for the development of suitable forms of wastewater treatment on lands surrounding the lake area should be explored in order to prevent any pollution of this existing water resource and facilitate the development of rural housing where appropriate. The provision of a high quality recycling service serving the west of the county should be prioritised in the plan. The development of further landfill sites in the west of the county should be prevented given the proximity to Silliot Hill in Co. Kildare.
- The need for the County Development Plan to recognise and adopt a pro-active approach towards climate change was raised as an area of concern. The benefits of energy efficient building design should be promoted while the plan should also recognise issues relating to flooding.
- The development of cost effective telecommunications infrastructure throughout the county was also highlighted as an area which should be addressed in the plan.

#### **Manager's opinion on the issues raised**

- The need for the development of a Local Area Plan is recognised by the County Council however, the existing constraints facing the area in terms of wastewater treatment should also be recognised as the main constraint to development in the town. While this should be noted it is envisaged that a plan for the area of Blessington will be forthcoming in the near future;
- The Local Authority has an obligation for provide housing in its administrative area. The Local Authority owns lands banks and acquires land for this purpose. In general, new housing developments are only permitted on land zoned for that purpose and the Local Authority must comply with its own development plans. Where no development plan exists for a particular settlement, the Local Authority will construct developments on sites where it is deemed they comply with the policies of the Development Plan and where the land can be economically serviced;
- Promoting town centre developments throughout the County as areas of retail and social activity is recognised as essential to the future sustainable development of towns. The County Development Plan will place a strong emphasis on the promotion retail and social activity within town centres in accordance with the retail planning guidelines;
- The issue of tourism development in the Blessington area has already been addressed in this report in Section 3.2.8;
- Protecting and enhancing the existing built and natural heritage in the west of the County is

also recognised as an area which would further promote tourism within this area of the County. The plan will contain measures aimed at protecting and promoting existing areas of significance;

- Limitations relating to transport in the west of the County are noted. The existing traffic levels on the N81 need to be urgently addressed in order to allow for ease of access to Dublin and ensure traffic safety along this national primary route. The National Roads Design Office in conjunction with Wicklow County Council is currently developing a study into the existing constraints facing the road network. The County Development Plan will support the development of public transport along the N81 in conjunction with Dublin Bus and the Dublin Transport Authority with an overarching aim of providing a better quality and more efficient service. The development of a park and ride facility within the town of Blessington providing ease of access to public transport will also be facilitated in the plan.
- A need for adequate community facilities to be provided in tandem with residential development is recognised by the County Council. The County Development Plan will aim to facilitate the development of sustainable communities whereby the development of towns and villages is carried out in a balanced manner with adequate and suitable forms of social and community facilities being provided alongside the development of residential areas. The development plan will provide for the phasing of development in order to ensure the delivery of this vital infrastructure.
- With regard to the provision of active open space and playing pitches, the Council will continue to facilitate the development of new facilities where feasible. It is intended to prepare a Local Area plan for Blessington upon completion of the County Development Plan review and this will include the designation of suitable lands for sporting use, according to the needs of the community. Until work commences on this LAP, it would be premature to designate any particular lands for sports use.
- The Council acknowledges the existing constraints relating to water supply and wastewater treatment in the Blessington Area. The upgrading of the existing water supply within the urban area has been achieved through a connection to Dublin City's water treatment plant at Ballymore Eustace. The current lack of capacity in the existing wastewater treatment plant, coupled with limits in place on discharges of treated effluent to the Golden Falls Lake, act as a major constraint to the development of the town and the Council will continue to investigate means of addressing this blockage;
- The topical issue of climate change and flooding is recognised as an important area for consideration in guiding the future development of the county. The County Development Plan will aim to address these areas through policies aimed at preventing the occurrence of flooding and through the promotion of more environmentally friendly forms of development. The roll out of adequate telecommunications throughout the county is also recognised as a vital area for consideration and shall be facilitated and promoted on the County Development Plan where appropriate.

### **Manager's policy recommendations**

The overarching aim of the County Development Plan is to facilitate the development of the County in accordance with regional and national guidelines with the actual implementation of these measures being carried out at a local level (with particular reference to Blessington) through the development of Local Area Plans. A large number of the issues raised in the submissions relating to Blessington are quite specific and micro in nature, which would normally be addressed in a Local Area Plan for the area. In this regard it is not considered appropriate for the County Development Plan to aim to address the specific issues relating to the Blessington Area, however it is considered appropriate to include a policy which will facilitate the development of a Local Area Plan for the town as a matter of urgency.

Having regard to the broader issues of transport, water and wastewater, flooding, community, housing, economic development and tourism, the County Development Plan will contain policies and objectives which will aim to guide the future development of the County in a sustainable manner. For further details of these measures please refer to the various sections of this Report which deal directly with these issues.

## **6.6 Newtownmountkennedy (Submissions 92, 166)**

See map on following page

### **Summary of the issues raised**

- Submission 92 relates to c. 36ha of land in townlands of Mount Kennedy Demesne and Ballyronan north of Newtownmountkennedy, west of the N11. The subject lands are zoned in the current County Development Plan for new industrial / employment development with a specific zoning objective "To provide for agricultural uses with an option for the life of the plan to provide for a business, office, science and technology park set in open parkland with extensive landscaping, a high architectural standard of layout and building design with low site coverage". This submission requests that the zoning objective of the land be altered to "E – to allow for Business, Office, Science and Technology, which supports the knowledge based economy".
- Submission 166 is a request to zone existing unzoned lands to the east of Newtownmountkennedy, on the Kilcoole Road, for 'tourism village' use.

### **Manager's opinion on the issues raised**

The key change requested in Submission 92 is the lifting of the time restriction on this zoning, which limits the life of the zoning until 2010. Otherwise the developers' vision for the site could be accommodated within the parameters of the existing zoning.

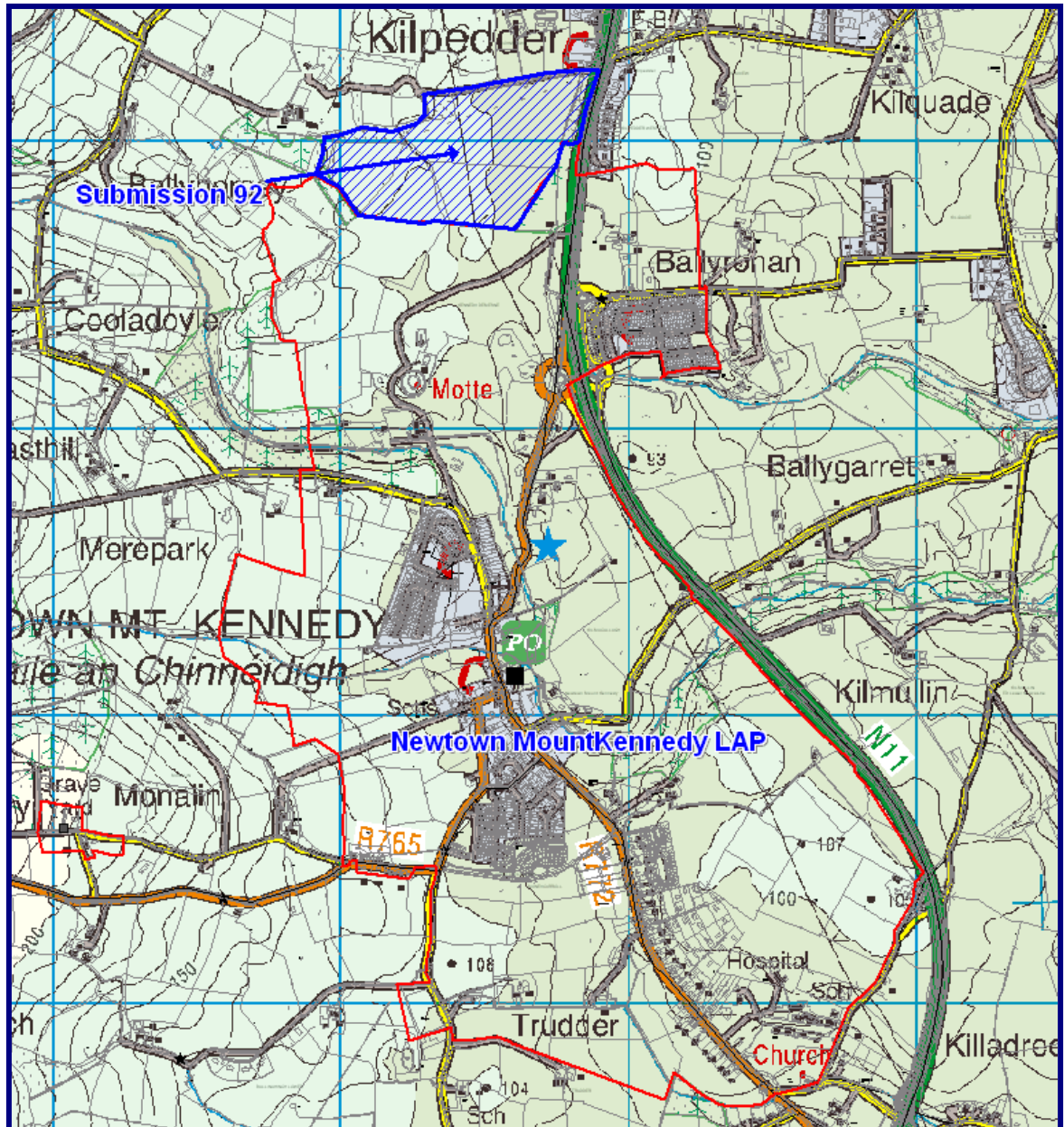
The 'tourism village' request in Submission 166 was previously made during the course of the adoption on the Newtownmountkennedy LAP in 2008 and was not adopted by the elected members of Wicklow County Council. The Manager had recommended against this zoning for the following reasons – the distance of the site from the core of Newtownmountkennedy, the inadequacy of the road network serving the site, the non-compliance of the proposed zoning with the Retail Planning Guidelines and the retail sequential approach and the impact on the visual amenity of the area.

### **Manager's policy recommendations**

The purpose of this stage of the Development Plan making process is to set out an overall strategy for the development of the County and a broad policy structure to be contained in the Draft Plan. The proper planning and sustainable development of the area requires that such a framework be agreed and that the rezoning of land or the alteration of existing zoning can only be considered in this context. It would be premature, therefore, at this early stage of the process to make determinations on each individual rezoning proposal. When a proper strategy and set of policies have been drafted, each rezoning proposal will then be considered in this framework.



Map No. 5 Newtownmountkennedy Area



## 6.7 Level 5 settlements

See maps on following pages

### Summary of the issues raised

#### Ashford (Submissions 7, 136, 169)

- Submission 169 raised a number of issues but in particular:
  - the issue of building lines and their impact on the development potential of lands in particular lands adjacent to the N11.
  - issues relating to the growth of the town, phasing of development and design standards were also raised. It was proposed that the projected population for the town should be increased, the existing policies regarding phasing be reviewed and that restrictions on buildings heights be removed.
- Submission 7 proposed that all buildings/structures and areas of interest listed in the Ashford LAP should be included in the Record of Protected Structures in the County Development Plan and provided a list of suggested additional to the RPS;
- Submission 136 relates to c. 73ha at Ballyhenry/Kellystown to the north of Ashford and is a request for the rezoning of lands for employment and enterprise.

#### Aughrim (Submissions 40, 180)

Submission 180 makes a general proposal that the boundary for Aughrim be advanced and specific lands zoned within the settlement, but did not provide further specifics. Submission 40 however requests the rezoning of c. 13.5ha of land on the south side of the regional road / river, c. 600m west of the bridge, for low density residential development

#### Baltinglass (Submissions 5, 26, 71, 108)

Three submissions made (5, 26, 108) are requests for re-zoning of lands and increasing the projected population for the area. The proposed rezoning relates to the following lands, c. 3.2 acres at Clough Lower, c. 13.2ha at Deer Park and c. 13 acres at Bawnogues. Submission 71 requests that the Baltinglass Town Plan be amended such that lands at Baltinglass Meats are rezoned from part Employment / part Open Space to all Employment. It is put forward that the split zoning was in fact an error and didn't reflect the actual usage of the property.

#### Enniskerry (Submissions 154, 174)

Submissions 154 and 174, both from Treasury Holdings, request that (a) Powerscourt be designated as an integrated tourism and recreational resort and (b) additional lands be zoned in the Enniskerry LAP at proposed AA1 and the proposed objectives for AA1 be expanded to allow for retail and tourism uses.

### Manager's opinion on the issues raised and Manager's policy recommendations

#### Ashford

- All of the structures / items listed for preservation in the Ashford LAP are taken directly from the County Record of Protected Structures and therefore are all already included on the Record. The additional structures / items suggested will be considered in the review of the RPS.
- Building lines, for all types of roads, will be reviewed and amended where considered necessary.
- The issue of the population target for Ashford will be addressed through the overall review of County population and settlement allocations that will occur as a key part of the overall review process, on receipt of the revised population allocations from the Spatial Policy Unit of the DoEHLG and the Regional Planning Guidelines process.
- Phasing and design in Ashford are more appropriately dealt with through the review of the Ashford LAP
- With regard to the proposed rezoning at Ballyhenry, it should be kept in mind that the purpose of this stage of the Development Plan making process is to set out an overall strategy for the development of the County and a broad policy structure to be contained in the Draft Plan. The proper planning and sustainable development of the area requires that such a framework be agreed and that the rezoning of land can only be considered in this context. It would be

premature, therefore, at this early stage of the process to make determinations on each individual rezoning proposal. When a proper strategy and set of policies have been drafted, each rezoning proposal will then be considered in this framework.

#### **Aughrim**

- The existing Aughrim interim zoning plan will be reviewed upon adoption of the new County Development Plan. It would be premature, therefore, at this early stage of the County Development Plan review process to make a determination on this rezoning proposal. It should be noted however that the lands in question are unlikely to be considered suitable for residential development given (a) the location distant from the core town area, (b) the location on a fast moving regional road lacking in pedestrian and lighting facilities, (c) the lack of piped water supply and sewerage in this area, (d) the sloping and elevated nature of the land.

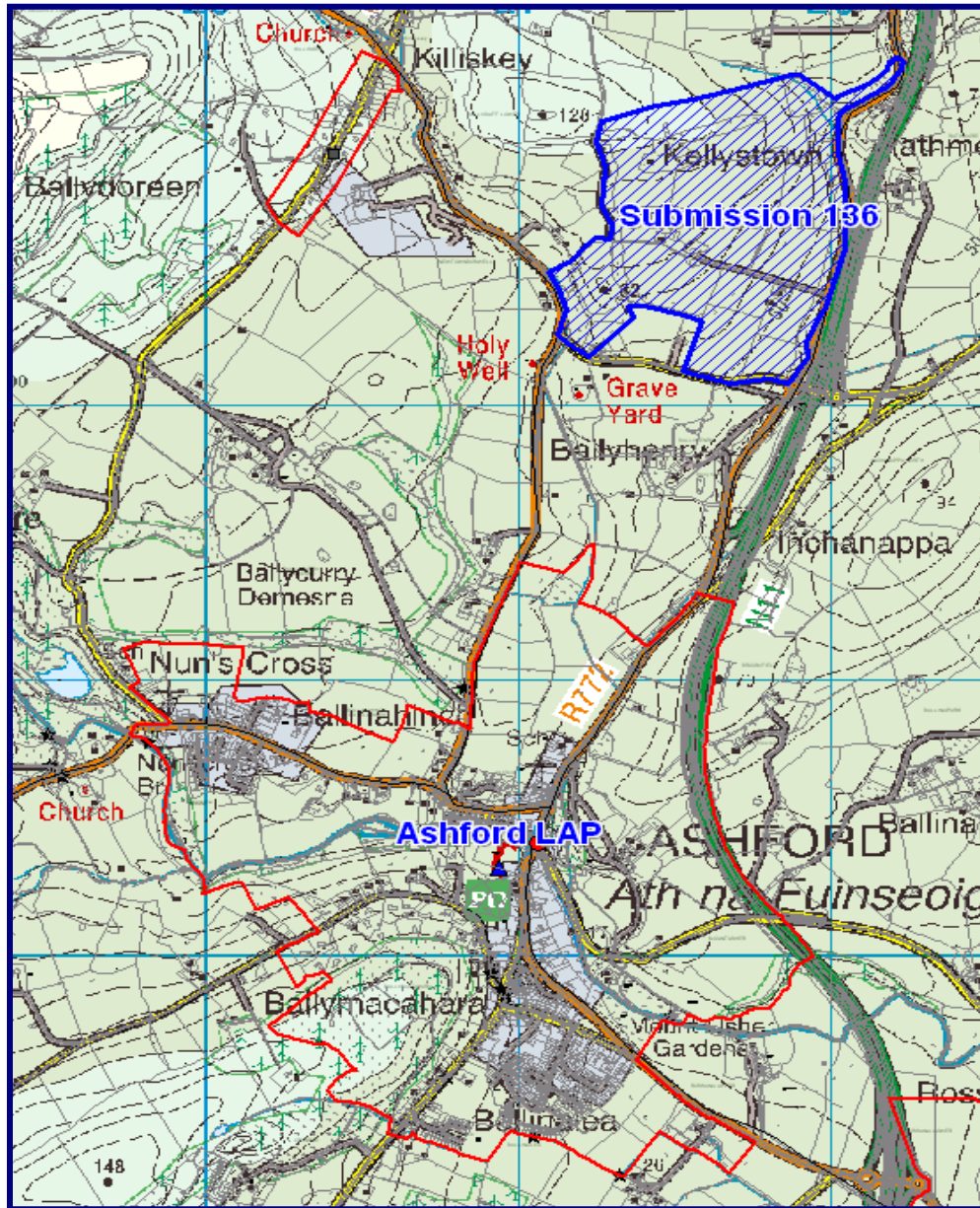
#### **Baltinglass**

- The rezoning requests in Baltinglass were previously considered during the course of the adoption of the Baltinglass Town Plan in 2008 and were not adopted by the elected members of Wicklow County Council. Given that this plan was adopted in 2008, it is considered premature to revisit this plan and consider rezoning at this stage. The request for an amendment to the existing plan to reflect the existing usage of the Baltinglass Meats site will be considered.
- The issue of the population target for Baltinglass will be addressed through the overall review of County population and settlement allocations, that will occur as a key part of the overall review process, on receipt of the revised population allocations from the National Spatial Policy Unit and the Regional Planning Guidelines process.

#### **Enniskerry**

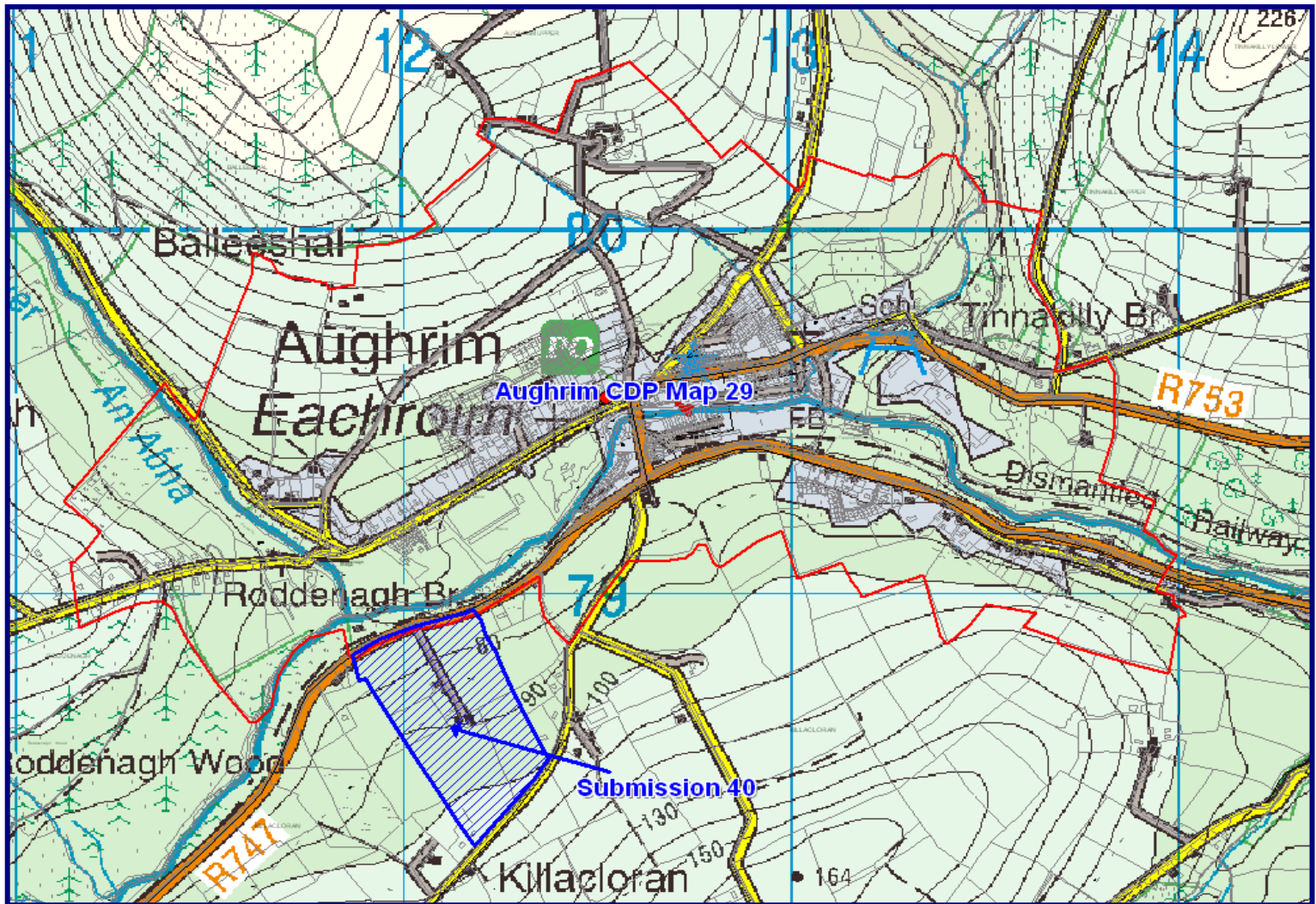
- Enniskerry has its own Local Area Plan, which is currently in the review process. It should be noted that the rezoning request made was also made directly to that process. The review of the County Development Plan is not considered the appropriate mechanism for making alterations to a LAP – the purpose of the County Development Plan is to put in place an overall strategy for the development of the County and a broad policy structure that will be implemented at a local level through local area plans. The rezoning request can be more appropriately dealt with through the review of the LAP.
- The submission with regard to the tourism zoning of Powerscourt is addressed in the tourism section of this report

Map No. 6      Ashford Area

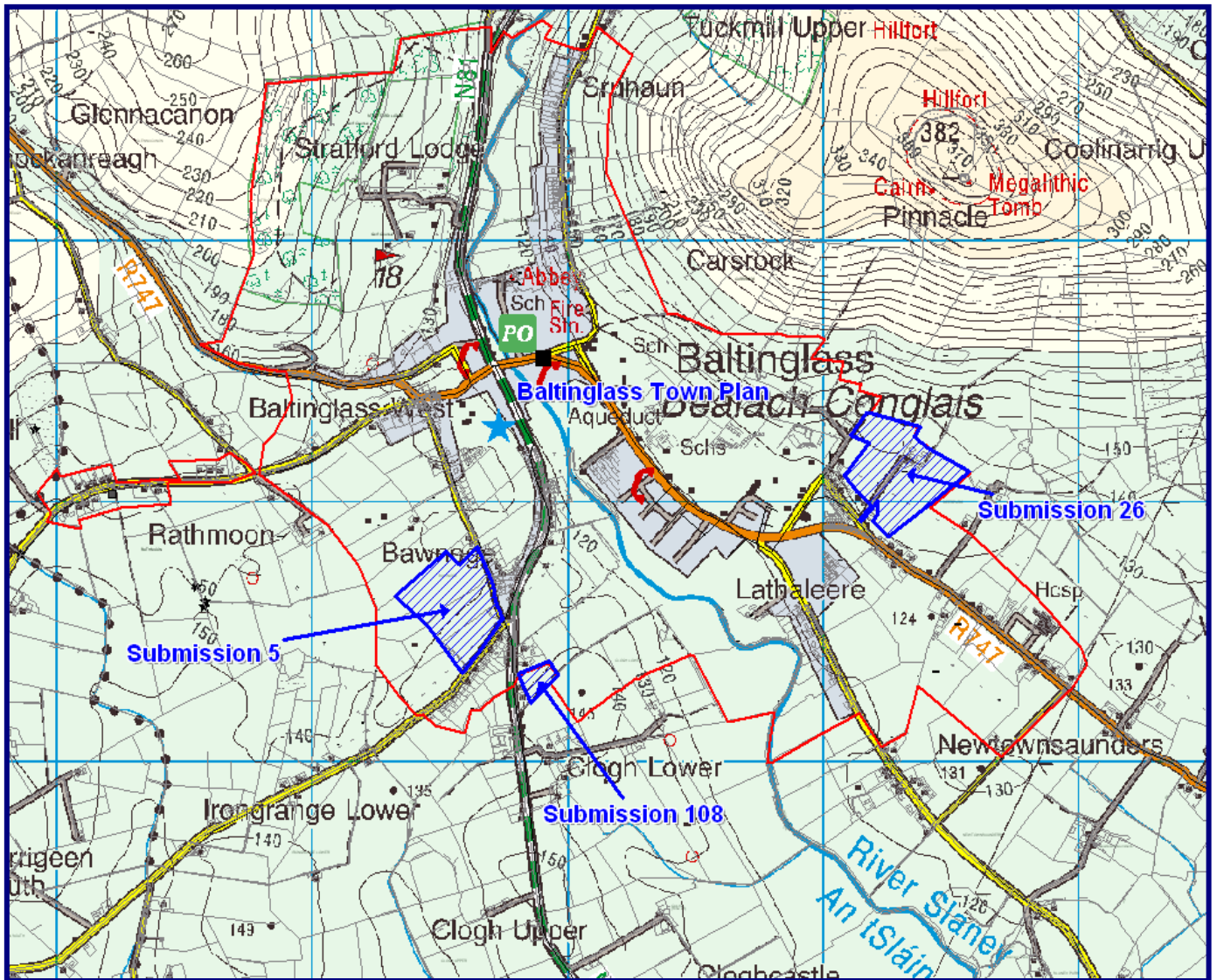




Map No. 7 Aughrim Area

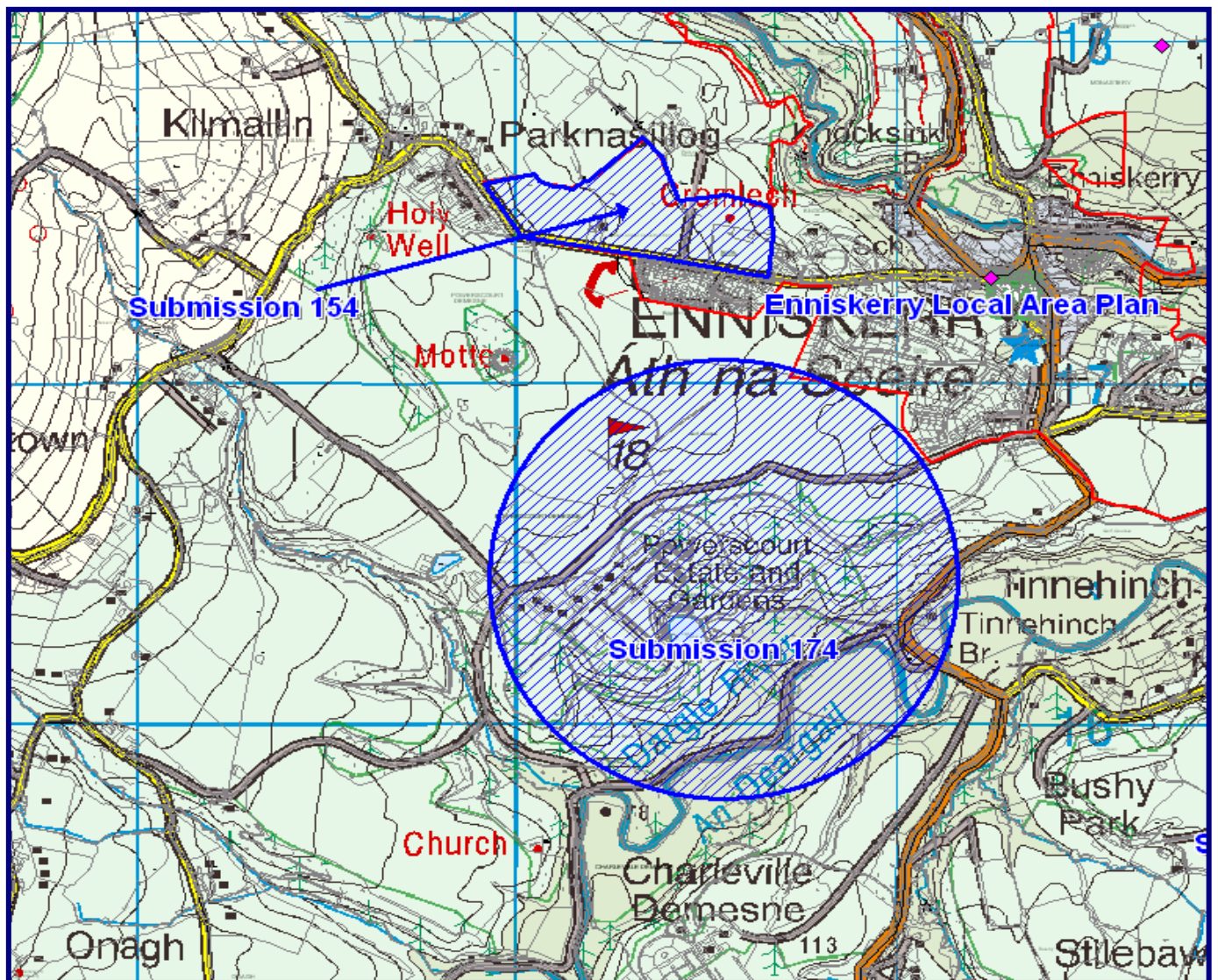


**Map No. 8 Baltinglass Area**





Map No. 9 Enniskerry Area



## 6.8 Level 6 settlements

See maps on following pages

### Summary of the issues raised

#### **Avoca** (Submission 180)

Submission 180 made a general proposal that the boundary for Avoca be advanced and specific lands zoned within the settlement, but did not provide further specifics. It is also intended to prepare a town plan for Avoca once the County Development Plan process is completed.

#### **Kilmacanogue** (Submissions 180, 22, 61)

Submission 180 made a general proposal that the boundary for Kilmacanogue be advanced and specific lands zoned within the settlement, but did not provide further specifics. Submission 22 requests that the development boundary of the settlement be extended to include additional lands on Rocky Valley Road. Submission 61 requests that lands measuring c. 10ha on Bohilla Lane to the east of the existing settlement boundary be zoned for low density residential use.

#### **Newcastle** (Submissions 8, 74, 173, 180)

Submission 180 made a general proposal that the boundary for Newcastle be advanced and specific lands zoned within the settlement, but did not provide further specifics. Submission 173 was a request for housing to be considered on site in Newcastle for the Select Vestry of Newcastle and Newtownmountkennedy, but no specific site indicated. Submission 8 was a request to rezone c. 160 acres at Blackditch (owned by Ayers Properties Ltd) for Leisure & Recreational use (incl hotel and golf course). Finally, submission 74 requested that Newcastle be moved up the hierarchy to a Level 5 settlement (small growth town I) and population increase to 2,000 (from 1,500).

#### **Roundwood** (Submission 170)

Submission 170 request that the population target for Roundwood be increased and the development boundary extended to include land owned by Stokes family

### Manager's opinion on the issues raised and Manager's policy recommendations

**Avoca** - As no specific proposals are made, no opinion can be provided. However, it is intended to carry out a review of settlements in the settlement hierarchy to determine the capabilities of infrastructure to accommodate new development and to evaluate existing development boundaries.

**Kilmacanogue** - The purpose of this stage of the Development Plan making process is to set out an overall strategy for the development of the County and a broad policy structure to be contained in the Draft Plan. The proper planning and sustainable development of the area requires that such a framework be agreed and that the rezoning of land can only be considered in this context. It would be premature, therefore, at this early stage of the process to make determinations on each individual rezoning proposal. When a proper strategy and set of policies have been drafted, each rezoning proposal will then be considered in this framework. It should be noted however that the lands in question are unlikely to be considered suitable for residential development given (a) the location distant from the core town area, (b) the location on a very narrow country lane, which exhibits poor alignment and no pedestrian or lighting facilities, and (c) the location on the elevated lower slopes of the little Sugarloaf, on lands that are currently being considered for SAAO designation

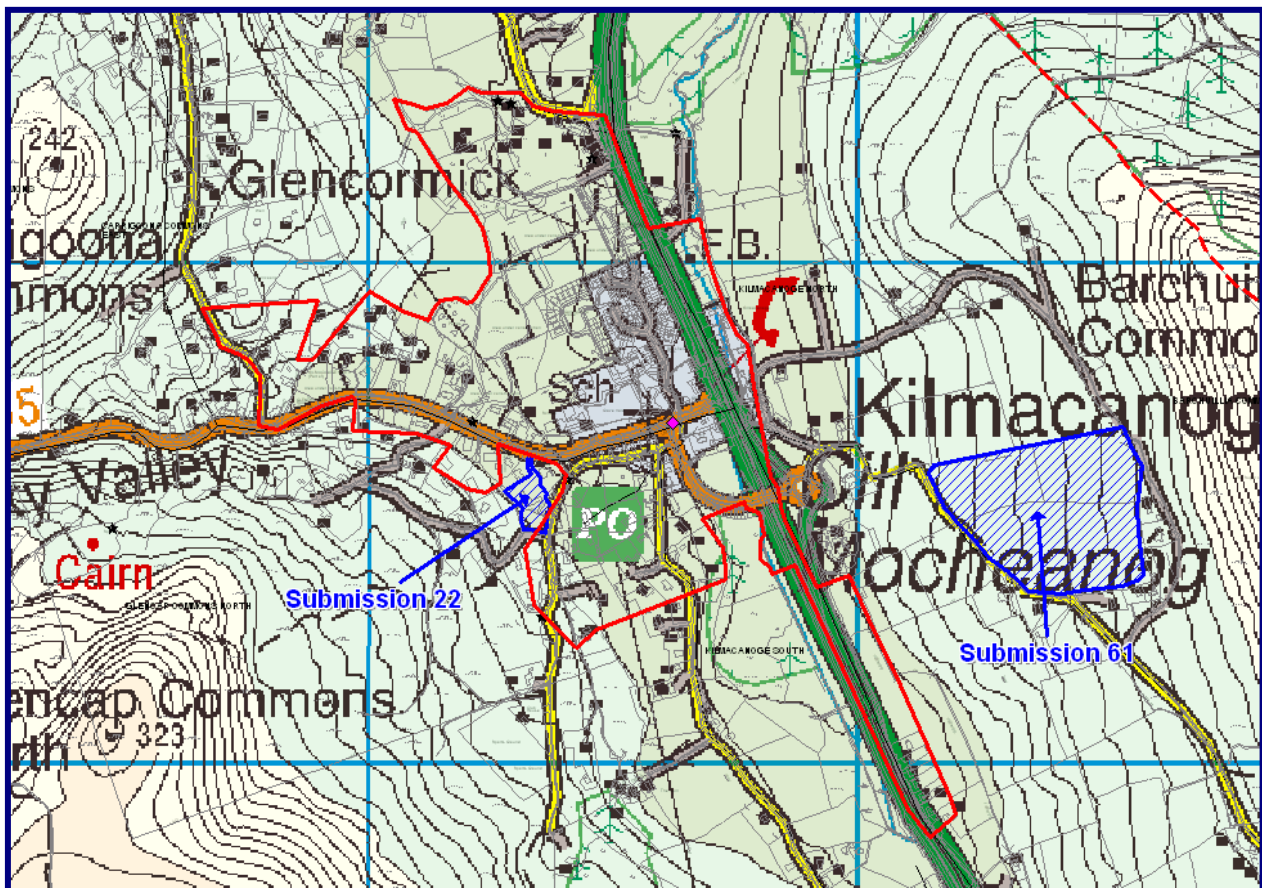
**Newcastle** - With regard to Newcastle's position in the hierarchy and its population target, the review process will include a review of the existing County population and allocations to various settlements and each settlement level in the hierarchy. With regard to the specific rezoning proposal for tourism and recreational use, this will be considered in the overall framework for tourism that will be developed (see Section 3.2.6 of this report for further analysis and map).

**Roundwood** - The issue of the population target for Roundwood will be addressed through the overall review of County population and settlement allocations, that will occur as a key part of the overall review process, on receipt of the revised population allocations from the Spatial Policy Unit of the DoEHLG and the Regional Planning Guidelines process. The current plan for Roundwood was adopted in 2007 and included sufficient 'headroom' in the zoning of land, which would provide for any

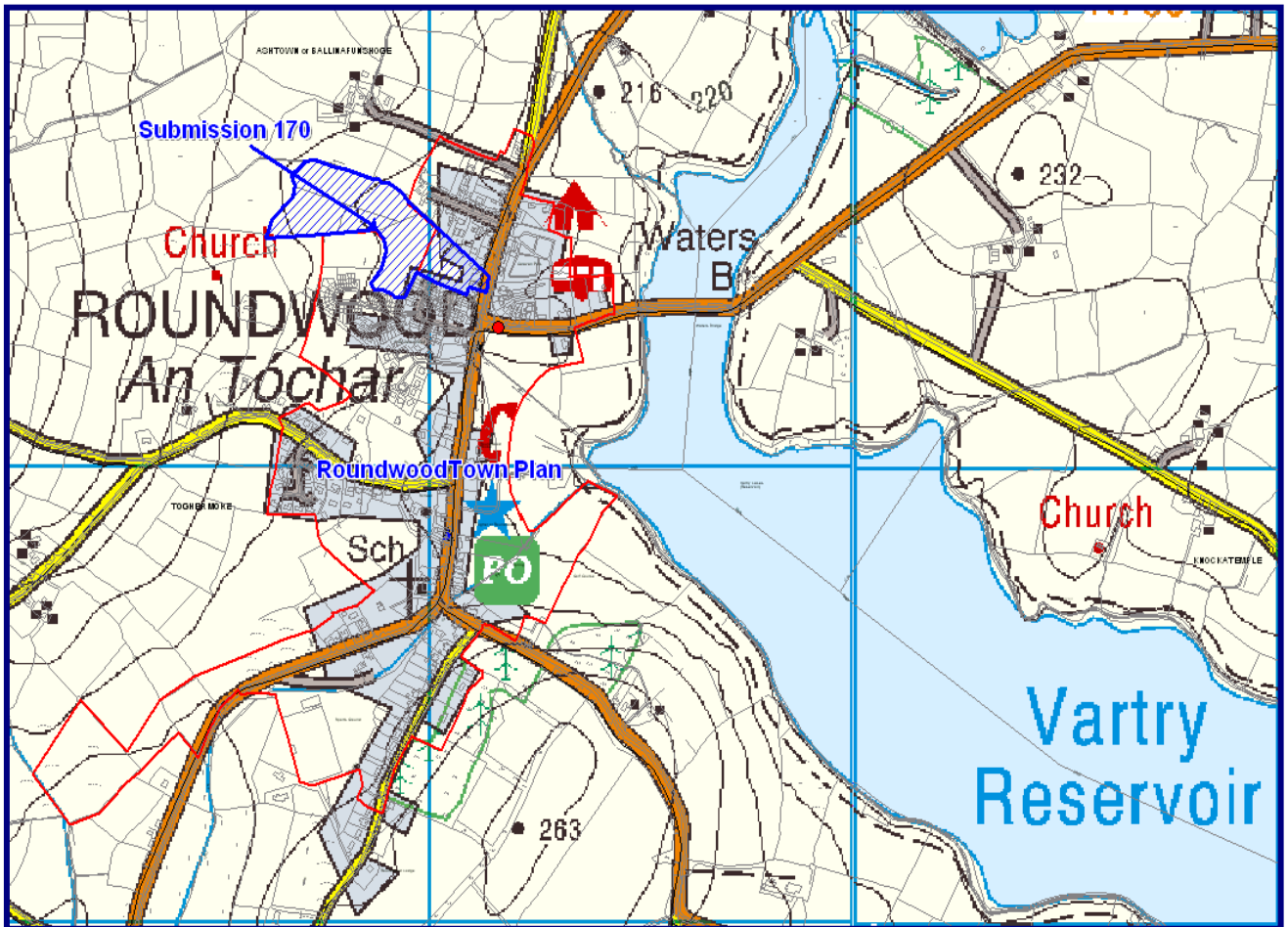


additional population in the event that population targets were increased. It is considered premature to revisit this plan and consider additional zoning at this stage.

## Map No. 10 Kilmacanogue Area



Map No. 11 Roundwood Area



## **6.9 Level 7 settlements**

See maps on following pages

### **Summary of the issues raised**

#### **Ballinaclash** (Submission 180)

The boundary for Ballinaclash should be advanced and specific lands zoned within the settlement

#### **Barndarrig** (Submissions 119, 137, 125)

All submissions request the rezoning lands for further development and considerably expand village, principally on the west side of the existing village, on the north side of the Redcross Road (c. 100 new dwellings, along with new primary school, crèche & Montessori school, health centre, park).

#### **Donard** (Submission 79)

This submission request that controls on Level 7 settlements such as Donard be relaxed. It is also suggested that the plan be amended so that 24 indicative units are permitted (instead of the existing 15), with 25% for County growth (a), 25% for County growth (b), and the balance of 50% unrestricted as to sale/occupancy.

#### **Glenealy** (Submissions 191, 180)

Submission 191 requests the rezoning c. 8ha at Ballymoat and Ballymanus for residential use. Submission 180 suggests that the boundary for Glenealy be advanced and specific lands zoned within the settlement.

#### **Kilpedder/ Willowgrove** (Submission 147)

Request to rezone c. 7ha for residential development. The lands in question are located in Willowgrove, just west of the Grove Bar, on the Tooman Road.

#### **Kiltegan** (Submissions 100, 155)

Submissions 100 requests that the village boundary be extended to include c. 4ha located on the south-west side of the settlement, so that it can be developed for serviced residential sites. Submission 155 suggest that the local need conditions be relaxed

#### **Laragh** (Submission 145)

This submission puts forward that as lands within the currently boundary have not been developed, there is no need to extend boundaries and that existing policies with regard to local growth in Laragh should be maintained an strengthened

#### **Shillelagh** (Submissions 102, 111)

Submission 102 requests the rezoning of a 0.75ha site located immediately south of the old railway station from 75% RE & 25% AG to 100% TC. Submission 111 requests the rezoning of agriculturally zoned lands to the north-east of Shillelagh to mixed residential and commercial use.

### **Manager's opinion on the issues raised and Manager's policy recommendations**

**Ballinaclash** - As no specific proposals are made, no opinion can be provided. However, it is intended to carry out a review of settlements in the settlement hierarchy to determine the capabilities of infrastructure to accommodate new development and to evaluate existing development boundaries.

**Barndarrig** - While the review of the County Development Plan will include a review of the settlement hierarchy and population allocations, the submissions made are proposing to completely alter the nature, size and status of the existing village and a decision will have to made as to appropriateness of this approach given (a) Barndarrig's location on the N11, in proximity to the growth town of Wicklow, (b) the lack of wastewater disposal facilities and the inability to upgrade same due to the inadequate assimilative capacity and existing pollution problems in Potter's stream, (c) the scenic and elevated nature of the settlement and the location of the proposed new development on the most visible upper slopes of this hillside, (d) the necessity to have a robust settlement strategy that complies with the RPGs.

**Donard** - The suggestion made with regard to Donard and other Level 7 settlements will be taken into consideration in the review of the settlement strategy.

**Glenealy** - The County Development Plan will include a review of the existing settlement boundaries and policies. The purpose of this stage of the Development Plan making process is to set out an overall strategy for the development of the County and a broad policy structure to be contained in the Draft Plan. The proper planning and sustainable development of the area requires that such a framework be agreed and that the rezoning of land can only be considered in this context. It would be premature, therefore, at this early stage of the process to make determinations on each individual rezoning proposal. When a proper strategy and set of policies have been drafted, each rezoning proposal will then be considered in this framework. The particular zoning suggestion made will be considered in the context of Glenealy's role in the settlement strategy and the need for additional residential lands to meet the population target, the availability of water and wastewater services in the settlement

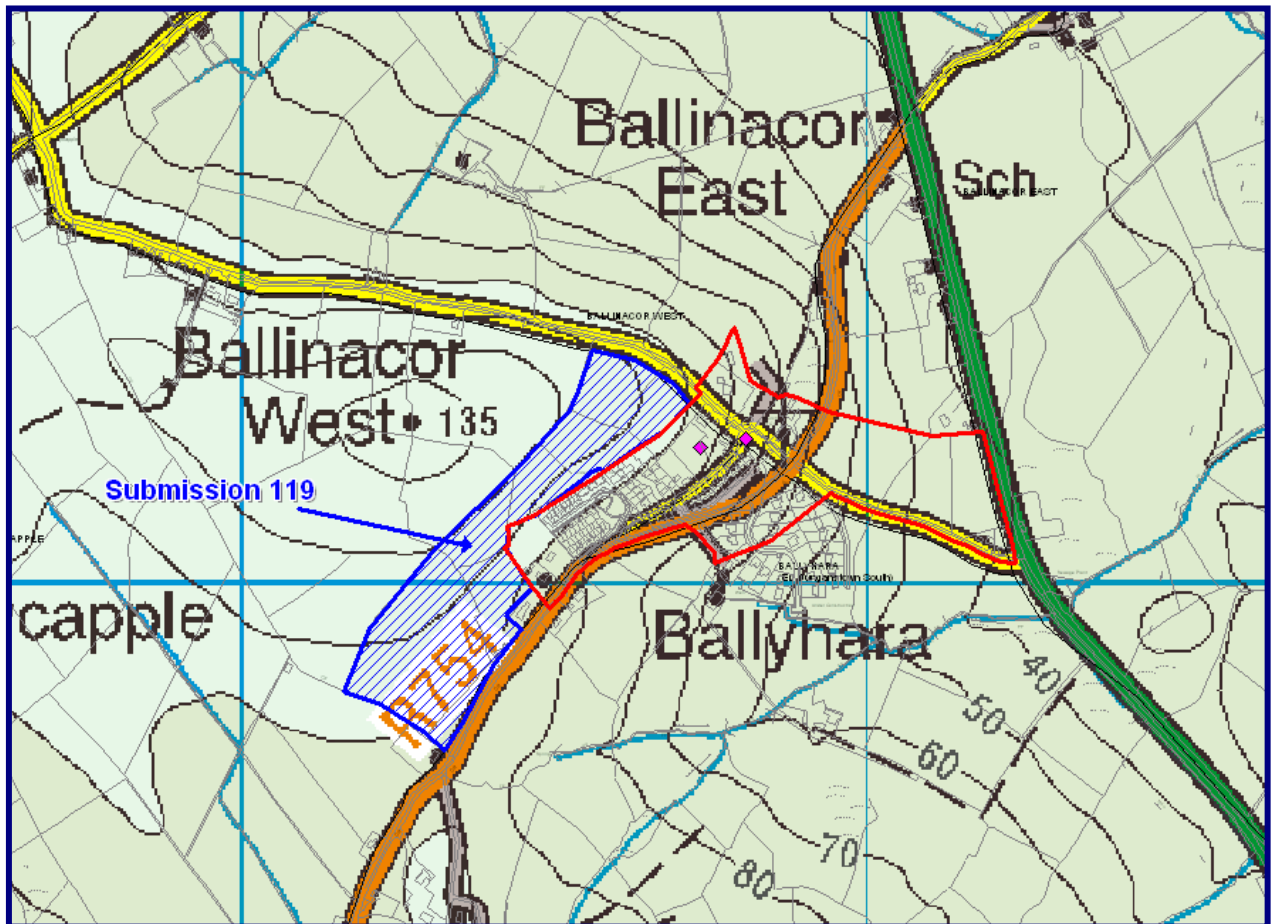
**Kilpedder / Willowgrove** - As set out above, the County Development Plan will include a review of the existing settlement boundaries and policies. The particular zoning suggestion made will be considered in the context of Kilpedder / Willowgrove's role in the settlement strategy and the need for additional residential lands to meet the population target and the availability of water and wastewater services in the settlement.

**Kiltegan** - As set out above, the County Development Plan will include a review of the existing settlement boundaries and policies. The particular zoning suggestion made will be considered in the context of Kiltegan's role in the settlement strategy and the need for additional residential lands to meet the population target and the availability of water and wastewater services in the settlement.

**Laragh** - As set out above, the County Development Plan will include a review of the existing settlement boundaries and policies.

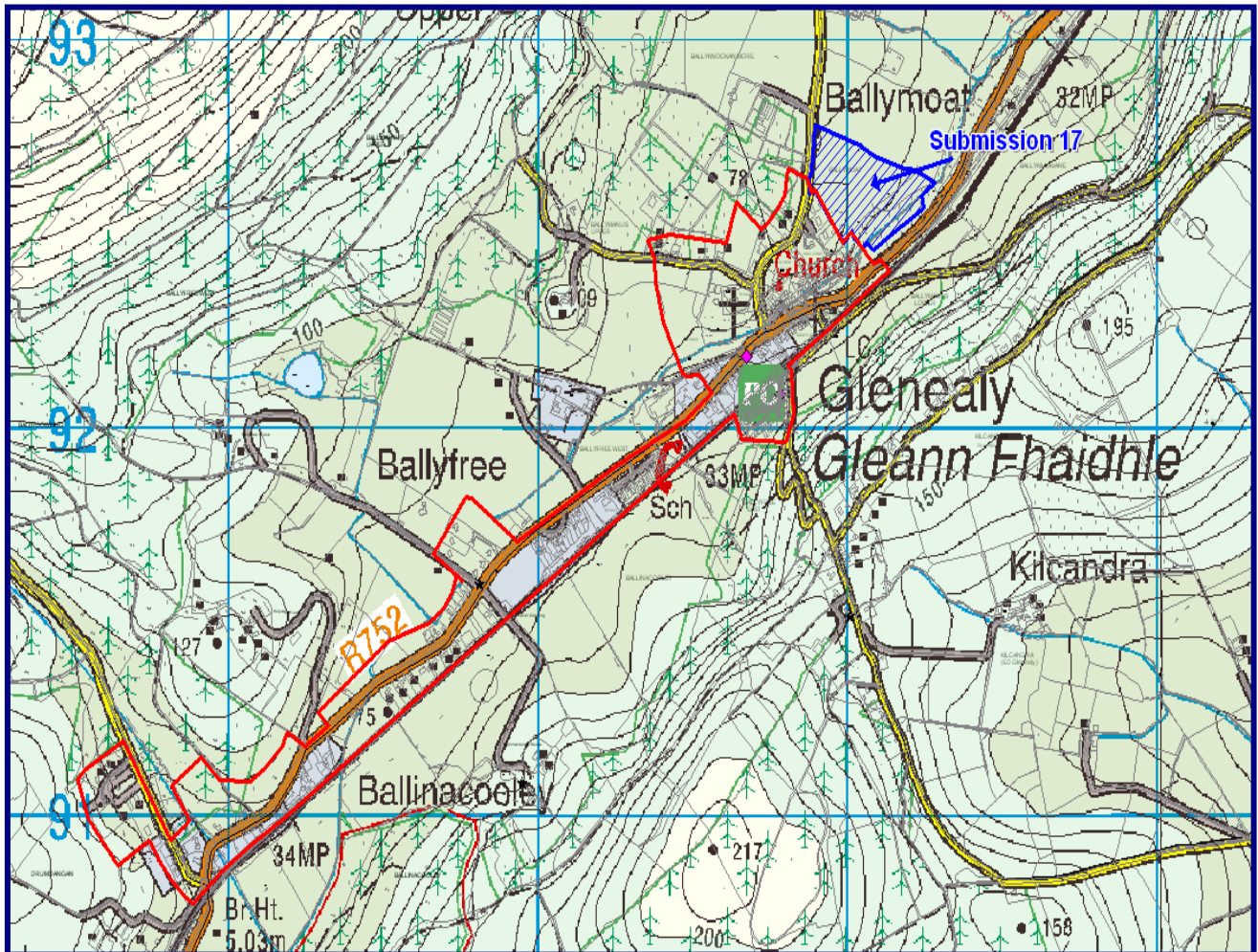
**Shillelagh** - The existing Shillelagh interim zoning plan will be reviewed upon adoption of the new County Development Plan. The purpose of this stage of the Development Plan making process is to set out an overall strategy for the development of the County and a broad policy structure to be contained in the Draft Plan. The proper planning and sustainable development of the area requires that such a framework be agreed and that the rezoning of land can only be considered in this context. It would be premature, therefore, at this early stage of the process to make determinations on each individual rezoning proposal. When a proper strategy and set of policies have been drafted, each rezoning proposal will then be considered in this framework. It should be noted however that the lands detailed in Submission 111 are unlikely to be considered necessary or suitable for residential/commercial development given (a) the location distant from the core town area, (b) the location on a fast moving regional road lacking in pedestrian and lighting facilities, (c) the lack of piped water supply and sewerage in this area, (d) the unlikelihood of population target being increased to such a degree in Shillelagh that would warrant such a large scale rezoning. Submission 102 will be considered on its merits and taking into account that that part of the site currently zoned AG is the buffer zone along the river, which is designated a cSAC.

Map No. 12 Barndarrig Area





Map No. 13 Glenealy Area



Map No. 14 Kilpedder/Willowgrove Area

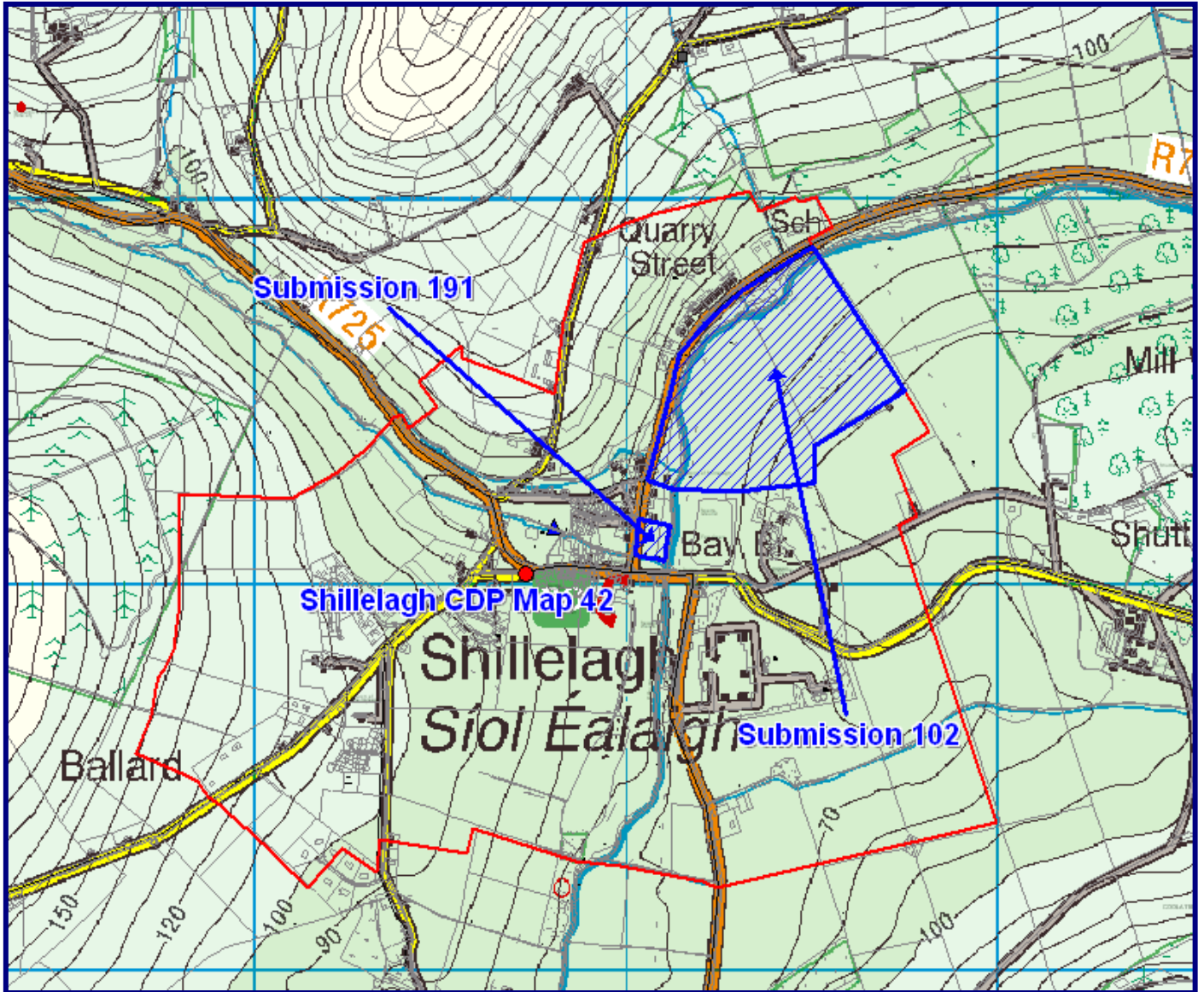


Map No. 15 Kiltegan Area





Map No. 16 Shillelagh Area



## **6.10 Level 8 & 9 settlements**

See maps on following pages

### **Summary of the issues raised**

#### **Ballycoogue** (Submissions 99, 15, 190)

All submissions request that 'local need' policy be removed / relaxed in this village and that the village be moved up to a Level 7 settlement where the local need condition is less restrictive.

#### **Ballinacarrig/ Brittas Bay** (Submission 17)

This submission puts forward that the development boundary requires to be reviewed as the current boundary has failed to encourage new development in the village. It is also suggested that a larger permanent resident population is required. Finally, the submission suggests that lands owned by the submitter (Beacon Investments) be included in settlement boundary. These lands are located on the east side of the Coast Road, just east of McDaniel's.

#### **Coolkenno** (Submission 180)

This submission suggests that the boundary for Coolkenno should be advanced and specific lands zoned within the settlement; however no more detailed proposals are offered.

#### **Rathdangan** (Submission 80)

This submission requests that 'local need' policy be removed from this village

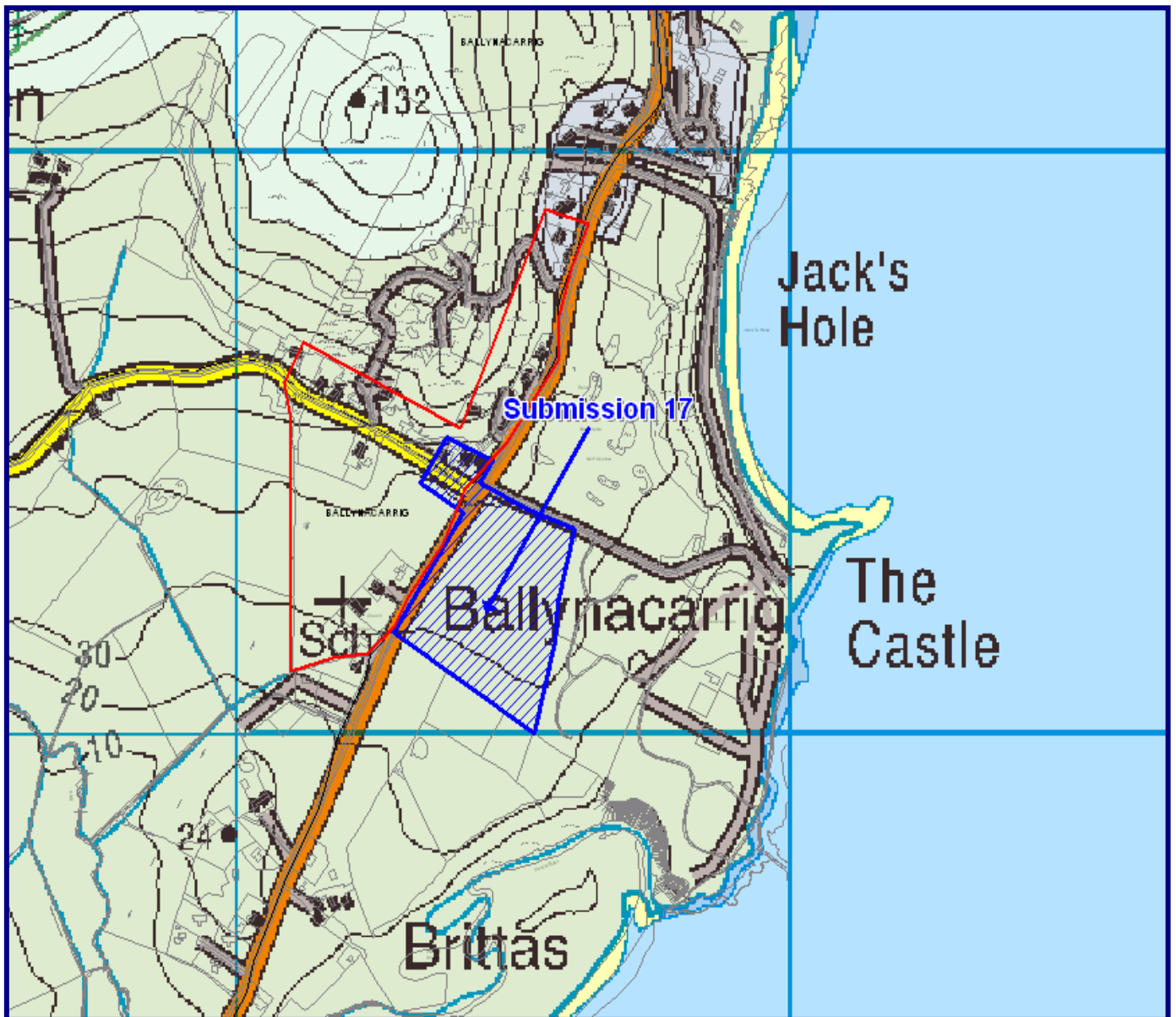
#### **Oldcourt** (Submission 131)

Request to have c. 3.6ha zoned for residential use

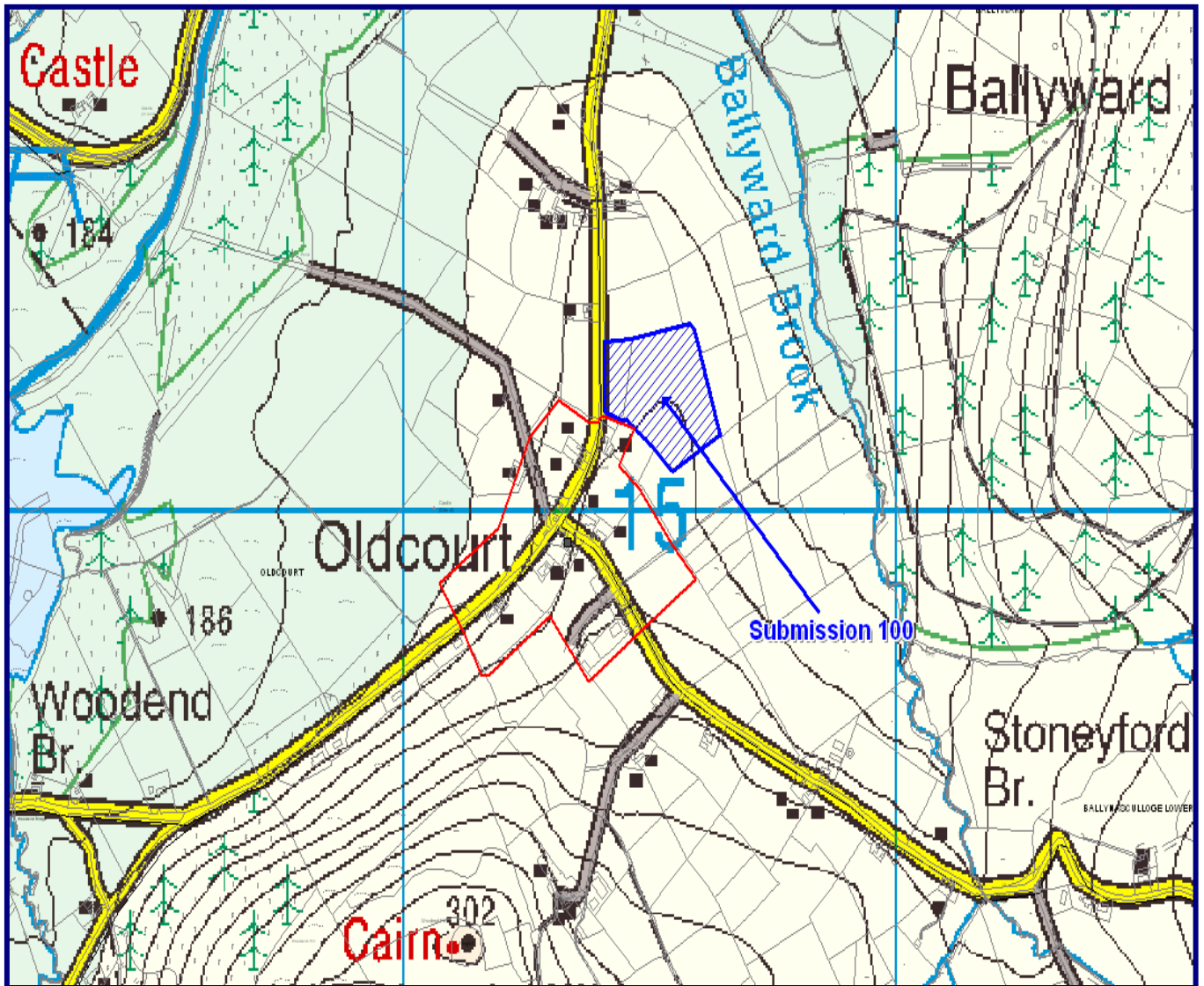
### **Manager's opinion on the issues raised and Manager's policy recommendations**

The County Development Plan will include a review of the existing settlement boundaries and policies. The purpose of this stage of the Development Plan making process is to set out an overall strategy for the development of the County and a broad policy structure to be contained in the Draft Plan. The proper planning and sustainable development of the area requires that such a framework be agreed and that the rezoning of land can only be considered in this context. It would be premature, therefore, at this early stage of the process to make determinations on each individual rezoning proposal. When a proper strategy and set of policies have been drafted, each rezoning proposal will then be considered in this framework.

Map No. 17 Ballynacarrig / Brittas Bay Area



Map No. 18 Oldcourt Area



## APPENDIX 1

## TEXT OF PUBLIC ADVERTISEMENTS

### Wicklow County Council

#### Planning & Development Acts 2000- 2006

#### Planning & Development Regulations 2001-2007

#### Planning and Development (Strategic Environmental Assessment) Regulations 2004

#### Wicklow County Development Plan 2010-2016

Notice is hereby given that Wicklow County Council, pursuant to Part II Section 11 of the Planning & Development Act 2000 and Article 13B of the Planning & Development [Strategic Environmental Assessment] Regulations 2004, intends to review the County Development Plan 2004-2010 and prepare a new County Development Plan for its functional area.

The Planning Authority will carry out a Strategic Environmental Assessment [SEA] as part of the review process and for this purpose, the Planning Authority will also prepare an Environmental Report on the likely significant effects on the environment of implementing the new plan, and the provisions of Articles 13C to 13J of the 2004 SEA Regulations shall apply.

To assist this process, an 'Issues' document, which identifies the kind of planning issues that the next County Development Plan could address, has been prepared. A copy of this document can be obtained from the Council's website [www.wicklow.ie](http://www.wicklow.ie) and hard copies are also available at the following locations **from Wednesday 29<sup>th</sup> October 2008 to Tuesday 23<sup>rd</sup> December 2008 Mon-Fri (excluding bank holidays):-**

Planning Department, County Hall, Station Road, Wicklow

Council Offices, Mill Road, Greystones

Council Offices, Blessington

This Document may also be inspected at all branches of Wicklow Libraries (Arklow, Aughrim, Ballywaltrim, Baltinglass, Blessington, Bray, Carnew, Dunlavin, Enniskerry, Greystones, Rathdrum, Tinahely and Wicklow)

**A series of public meetings will take place during this same consultation period. Further notice of the dates and locations of said meetings will be given in due course.**

Written submissions or observations with respect to the preparation of the draft County Development Plan and / or the Environmental Report received during the period **Wednesday 29<sup>th</sup> October 2008 to Tuesday 23<sup>rd</sup> December 2008** will be duly considered by the Council.

**The closing date for receipt of submissions is 5:00 p.m. on Tuesday 23<sup>rd</sup> December 2008**

All written submissions and observations should be marked for the attention of Sheila O'Leary, Senior Executive Officer, Planning Department, Wicklow County Council, County Buildings, Wicklow or they can be emailed to: [planreview@wicklowcoco.ie](mailto:planreview@wicklowcoco.ie) marked '**County Development Plan**' and should state the name, address of the person, group or public body from whom same is received. Please make your submission by one medium only, i.e. hard copy or e-mail.





**Wicklow County Council**  
**Wicklow County Development Plan 2010-2016**

Notice is hereby given that Wicklow County Council, pursuant to Part II Section 11 of the Planning & Development Act 2000 and Article 13B of the Planning & Development [Strategic Environmental Assessment] Regulations 2004, intends to review the County Development Plan 2004-2010 and prepare a new County Development Plan for its functional area.

The Planning Authority will carry out a Strategic Environmental Assessment [SEA] as part of the review process and for this purpose, the Planning Authority will also prepare an Environmental Report on the likely significant effects on the environment of implementing the new plan, and the provisions of Articles 13C to 13J of the 2004 SEA Regulations shall apply.

To assist this process, an 'Issues' document, which identifies the kind of planning issues that the next County Development Plan could address, has been prepared. A copy of this document can be obtained from the Council's website [www.wicklow.ie](http://www.wicklow.ie) and hard copies are also available at the following locations **from Wednesday 29<sup>th</sup> October 2008 to Tuesday 23<sup>rd</sup> December 2008 Mon-Fri (excluding bank holidays):-**

Planning Department, County Hall, Station Road, Wicklow

Council Offices, Mill Road, Greystones

Council Offices, Blessington

This document may also be inspected at all branches of Wicklow Libraries (Arklow, Aughrim, Ballywaltrim, Baltinglass, Blessington, Bray, Carnew, Dunlavin, Enniskerry, Greystones, Rathdrum, Tinahely and Wicklow)

**Public information meetings are to be held at the following locations on the dates shown and all members of the public and any other interest groups are invited to attend:-**

Tuesday, 4th November, 2008	7.00pm - 9.00pm	<b>Wicklow</b> County Buildings, Station Road
Thursday, 6th November 2008.	7.00pm - 9.00pm	<b>Blessington</b> Parish Office, Church of Our Lady.
Tuesday, 11th November 2008.	7.00pm - 9.00pm	<b>Aughrim</b> Lawless Hotel
Thursday, 13th November 2008.	7.00pm - 9.00pm	<b>Greystones</b> New Leisure Centre

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## **APPENDIX 2                      LIST OF DISPLAY LOCATIONS**

**Public advertisements were placed at the following locations, along the copies of the Issues document**

Planning Department, County Hall, Station Road, Wicklow  
Council Offices, Mill Road, Greystones  
Council Offices, Blessington  
Arklow Library, St. Mary's Rd, Arklow  
Aughrim Library, Rathdrum Rd, Aughrim  
Avoca Library, IT Centre, Main St, Avoca  
Ballywaltrim Library, Boghall Rd, Bray  
Baltinglass Library, Weaver Sq, Baltinglass  
Blessington Library, New Town Centre, Blessington  
Bray Library, Eglinton Rd, Bray  
Carnew Library, Community Centre, Carnew  
Dunlavin Library, Market House, Dunlavin  
Enniskerry Library, Dublin Rd, Enniskerry  
Greystones Library, Mill Rd, Greystones  
Rathdrum Library, Gilbert Rd, Rathdrum  
Tinahely Library, Market House, Tinahely  
Wicklow Library, Market Square, Wicklow

**Copies of the public advertisement poster were also sent the following post offices and the post master/mistress requested to place the poster on the PO notice board**

Arklow  
Ashford  
Aughrim  
Avoca  
Ballywaltrim  
Baltinglass  
Blessington  
Bray Main Street  
Bray Newtown Vevay  
Carnew  
Coolboy  
Donard  
Dunlavin  
Enniskerry  
Glendalough  
Glenealy  
Greystones  
Hollywood  
Kilbride  
Kilcoole  
Kilmacanogue  
Kiltegan  
Knockananna  
Knockanarrigan  
Newtownmountkennedy  
Rathdrum  
Rathnew  
Roundwood  
Shillelagh  
Tinahely  
Wicklow



## APPENDIX 3 CONSULTEES

### Prescribed Agencies

Body	Attended meeting	Submission	Topic
An Bord Pleanála	No	No	
An Chomhairle Ealaíoin	No	No	
An Taisce	No	6	Housing Settlement, Economic Development, Infrastructure, National & Built Environment, Design Standards, Regional & Strategic Issues, SEA
Arklow Town Council	No	No	
Bord Gais Éireann	No	No	
Bray Town Council	No	No	
Carlow County Council	No	No	
Central Fisheries Board	No	No	
Dept of Communications Energy & Natural Resources	No	45	SEA
Dept of Education & Science	No	55	Infrastructure
Department of the Environment Heritage & Local Government	No	57	Natural & Built Environment
Traveller Accommodation Section, Department of the Environment Heritage and Local Government	No	No	
Minister for Public Enterprise	No	No	
Department of Tourism, Sport & Recreation	No	No	
Department of Transport	No	No	
Dublin Airport Authority	No	No	
Dublin City Council	No	No	
Dublin Transportation Office	No	62	Infrastructure
Dun Laoghaire/Rathdown Co.Co	No	No	
Eastern Health Board	No	No	
Eastern Regional Fisheries Board	No	63	Natural and Built Environment
Electricity Supply Board	No	67	Economic Development, Infrastructure, National & Built Environment
Environmental Protection Agency	No	No	
Faillte Ireland	19/10/08	69	Economic Development
FAS	No	No	
Forfas	No	No	
Greystones Town Council	No	No	
Health Service Executive	No	No	
Kildare County Council	No	No	
Minister of Defence	No	No	
South Dublin County Council	No	No	
Trinity College Department	No	No	
Wexford County Council	No	No	
Wicklow Town Council	No	No	
Mid East Regional Authority	No	No	
Department of Agriculture, Food and Forestry	No	No	
Department of Community, Rural and Gaeltacht Affairs	No	No	
Heritage Council	No	No	
National Roads Authority	No	135	Infrastructure
Health and Safety Authority	No	No	

### Non-Prescribed State Agencies & Voluntary Groups

Due the large number of community and voluntary groups in the County, a number of 'umbrella' organisation were contacted directly by the Council and requested to pass the details of the public consultation onto the various groups within their group. All groups that requested meetings were facilitated.

Group	Attended meeting	Submission	Topic
Irish Concrete Federation	19/10/08	104	Economic Development, Natural & Built Environment
Coillte	19/10/08	No	Infrastructure, Economic Development, Natural & Built Environment
Central Statistics Office	No	No	
County Enterprise Board	No	No	
National Parks and Wildlife Service	No	No	
The Office of Public Works	No	No	
Ordnance Survey of Ireland	No	No	
Library, Office of Public Works	No	No	
Geological Survey of Ireland	No	85	Natural & Built Environment
Wicklow Rural Partnership/County Wicklow Partnership	26/11/08	39	Economic Development, Infrastructure, Natural and Built Heritage, Design Standards
Wicklow Coastal Business Alliance	19/10/08	179	Natural & Built Environment
Wicklow Arts Network	No	No	
Wicklow County Childcare Committee	22/12/08	193	Infrastructure
Wicklow Community Platform	No	No	
Wicklow Community Network	No	No	
Wicklow Access Group	No	No	
Wicklow Older Persons Network	No	38	Infrastructure, Design Standards, Housing Settlement
Comhairle structures	No	No	
Wicklow Working together	26/11/08	No	Community Facilities
Birdwatch Ireland	26/11/08	18	Natural and Built Environment
Kilmantin Arts	26/11/08	112	Economic Development and Infrastructure
Wicklow Uplands Council	26/11/08	No	Natural & Built Environment
Log House Company	26/11/08	129	Design Standards, Natural & Built Environment, Infrastructure

## APPENDIX 4 SUBMISSIONS

Note: Late submissions were only considered from prescribed bodies

Submission No.	Name	Agent	Date Received
1	Paivikki Aaku		23/12/08
2	Aldi Stores (Ireland) Ltd	John Spain Associates, 10 Lwr Mount Street, Dublin 2	23/12/08
3	Gerry Allen		01/12/08
4	Susan Allen		01/12/08
5	Amskey Properties Ltd	PD Lane Associates, 1 Church Road, Greystones, Co. Wicklow	23/12/08
6	An Taisce		23/12/08
7	Ashford Historical Society		23/12/08
8	Ayers Properties Ltd	PD Lane Associates, 1 Church Road, Greystones, Co. Wicklow	23/12/08
9	Lillie Balfe		28/11/08
10	Louise Balfe		04/12/08
11	Declan Balfe		01/12/08
12	Derek Balfe		12/12/08
13	Katherine Balfe		01/12/08
14	Deirdre Bangham		23/12/08
15	Elizabeth Battye		17/12/08
16	BBA Architecture		22/12/08
17	Beacon Investments	McGill Planning, 3 Mount Street Crescent, Dublin 2	22/12/08
18	Birdwatch Ireland		12/12/08
19	Blessington and District Forum		23/12/08
20	Blessington Football Club		27/11/08
21	John Bohan		02/12/08
22	Dan Boland		17/12/08
23	Geraldine Bolton		15/12/08
24	BPS Planning Consultants		23/12/08
25	Bray Clay Pigeon Club		19/12/08
26	James Breen		23/12/08
27	Martin & Martina Breen	bps Planning Consultants, 3 Wenthworth Place, Wicklow Town, Co. Wicklow	23/12/08
28	William Burke		22/12/08
29	Michael Byrne		04/12/08
30	John Byrne		23/12/08
31	Capital Securities Corporation		Dec 2008
32	Robert Carroll		08/12/08
33	Cleary & Doyle Developments	Declan Brassil and Company, Lincoln House, Phoenix Street, Smithfield, Dublin 7	23/12/08
34	Gerry Clements		17/12/08

35	Barry Connolly		03/12/08
36	Fergus Cooney		23/12/08
37	Cosgrave Developments Ltd	RPS, Block E, Iveagh Court, Harcourt Road, Dublin 2	23/12/08
38	County Wicklow Network for Older People		23/12/08
39	County Wicklow Partnership		23/12/08
40	Brendan Cowley	John Spain Associates, 10 Lower Mount Street, Dublin 2	23/12/08
41	Dan Creighton		02/12/08
42	Liam & Ann Creighton		07/12/08
43	Dan Cullen	Ardcastle Developments, Unit 28 B, Bullford Business Campus, Kilcoole, Co. Wicklow	17/12/08
44	Gerry & Fiona Cunney		08/12/08
45	DCENR		19/12/08
46	Martin Deaton		02/12/08
47	Mary Deaton		02/12/08
48	Sylvester Delahunt	bps Planning Consultants, 3 Wentworth Place, Wicklow Town, Co. Wicklow	17/12/08
49	Sylvester Delahunt	bps Planning Consultants, 3 Wentworth Place, Wicklow Town, Co. Wicklow	17/12/08
50	Richard Dempsey		28/11/08
51	Sandra Dempsey		28/12/08
52	Laura Dempsey		01/12/08
53	Shane Dempsey		28/11/08
54	Audrey Dempsey		08/12/08
55	Department of Education and Science		14/11/08
56	Patrick Dickinson	bps Planning Consultants, 3 Wentworth Place, Wicklow Town, Co. Wicklow	23/12/08
57	DoEHLG (Late Submission)		30/12/08
58	Dave Donovan		28/11/08
59	Paul Doran		01/12/08
60	John Dowling		09/12/08
61	Frank Doyle	cob+p architects, 1 The Mill, The Maltings, Bray, Co. Wicklow	23/12/08
62	Dublin Transportation Office		23/12/08
63	Eastern Regional Fisheries Board		22/12/08
64	Educate Together		18/12/08
65	EirGrid		04/12/08
66	Sean English		01/12/08
67	ESB Property Services		11/12/08
68	Grattan Evans	bba Architecture, Suite 3, The Eden Gate Centre, Delgany, Co. Wicklow	22/12/08
69	Faite Ireland East and Midlands	Helen O'Keefe AOS Planning Ltd. 4th Floor, Red Cow Lane 71/72 Brunswick Street North Dublin 7	23/12/08
70	Sharon Farrell		02/12/08
71	Donal Farrell		19/12/08

72	Des Farrell		29/11/08
73	Robert Fenlon		09/12/08
74	Ray Finlayson	Frank O'Gallachoir & Associates Ltd, 16 Parklands Office Park, Southern Cross Road, Bray Co. Wicklow	22/12/08
75	Firefly Properties Ltd	John Spain Associates, 10 Lower Mount Street, Dublin 2.	23/12/08
76	John Fisher	johnfisher@burdens.ie	18/12/08
77	Stephen Fitzpatrick		01/12/08
78	Barbara Fitzsimons		08/12/08
79	Flynn Family	Kieran O'Malley & Co. Ltd, Town Planning Consultants, Saint Heliers, Saint Heliers Copse, Stillorgan Park, Blackrock, Co. Dublin	22/12/08
80	Joe Foley	bps Planning Consultants, 3 Wentworth Place, Wicklow Town, Wicklow	22/12/08
81	Katie Fortune	bps Planning Consultants, 3 Wentworth Place, Wicklow Town, Wicklow	22/12/08
82	Friends of the Murrough		23/12/08
83	Gannon Homes	Pamela Gill Conroy Crowe Kelly Architects	23/12/08
84	Philip Geoghegan		23/12/08
85	Geological Survey Ireland		22/12/08
86	Martin Gilligan		08/12/08
87	Eddie Gilligan		08/12/08
88	Jack Gilligan		08/12/08
89	Laura Gilligan		08/12/08
90	Rob Gilligan		08/12/08
91	Gavin Grace		10/12/08
92	Grangefield Estates Ltd	GVA Planning & Regeneration Ltd, second floor, Seagrave House, 19-20 Earlsfort Terrace, Dublin 2.	No Date
93	Tony Hassett		01/12/08
94	Kathleen Haughan		08/12/08
95	Diarmuid Haughian		18/12/08
96	Brian Hayden		29/11/08
97	Mark Hayden		29/11/08
98	Gerry Hayden		29/11/08
99	Martin Healy	Eugene Copeland Alphaplan Design, Architectural Services, suite 14, Block 1, Broomhall Business Park, Rathnew, Co. Wicklow	22/12/08
100	Eamonn Horan		22/12/08
101	Pam Horan		22/12/08
102	Peter & Sandra Houlihan		18/12/08
103	Aidan Ingoldsby		01/12/08
104	Irish Concrete Federation		19/11/08
105	Irish Farmers Association		23/12/08
106	Cllr George Jones		05/01/09

107	Michael & Sally Joyce		07/12/08
108	Kaideen & Co. Ltd		10/12/08
109	Deborah Kavanagh		04/12/08
110	Keep Ireland Open		23/12/08
111	Michael Kenny	Thomas Buttle Buttle Design & Planning Consultants Ltd, Main Street, Carnew Co.Wicklow	23/12/08
112	Kilmantin Arts		Nov 08
113	Chloe Kinsella	bps Planning Consultants, 3 Wenthworth Place, Wicklow Town, Wicklow	23/12/08
114	Knockananna Local Development Association		23/12/08
115	Legionaries of Christ	John Spain Associates, 10 Lower Mount Street, Dublin 2.	23/12/08
116	Jenny Lewis		23/12/08
117	Allan Maher		28/11/08
118	Lewis McCann		10/12/08
119	Michael McCormick (Paddy Mordaunt & John Sally)		19/12/08
120	Brian McDonagh	Alan Butler McDonnell + Dixon, 20 Ely Place, Dublin 2	23/12/08
121	Peter McGorman		28/11/08
122	Terence McGrath		01/12/08
123	Tom & Pat McGrath		19/12/08
124	Cyril & Vivian McGuire	Tom Philips + Associates, Town Planning Consultants, The Chancery, 3-10 Chancery Lane, Dublin 8.	23/12/08
125	Patrick Mordaunt		17/12/08
126	John Murphy		01/12/08
127	Ivan Murphy		10/12/08
128	Murphy Real Estate Alliance		23/12/08
129	Eamonn Murray		04/12/08
130	Kieran Murray		08/12/08
131	Jack Nolan		22/12/08
132	John Nolan		13/12/08
133	William Norse		23/12/08
134	NRA		10/11/08
135	NRA		03/11/08
136	Joe O'Connell		22/12/08
137	Bill O'Connell		10/11/08
138	Eoin O'Connor		04/12/08
139	Petriece O'Connor		02/12/08
140	Emmet O'Donnell		01/12/08
141	Ruairi O'hAilin		23/12/08
142	Edward O'Reilly		10/12/08
143	Ciara O'Sullivan		04/12/08

144	Donal O'Sullivan		22/12/08
145	Peter O'Sullivan		23/12/08
146	Pat O'Connor & Associates		23/12/08
147	Joyce (& Hazel) Patterson & Acres	Ian Megahy Associates, 4 South Great Georges Street, Dublin 2	17/12/08
148	Patrick Pidgeon		11/12/08
149	Peter Power		24/11/08
150	John Price		01/12/08
151	Karen Price		01/12/08
152	Sean Price		01/12/08
153	Real Estate Opportunities (REO)	Treasury Holdings, Connaught House, 1 Burlington Road, Dublin 4	19/12/08
154	Real Estate Opportunities (REO)	Treasury Holdings, Connaught House, 1 Burlington Road, Dublin 4	19/12/08
155	John and Paul Redmond	bps Planning Consultants, 3 Wentworth Place, Wicklow Town, Wicklow	22/12/08
156	RGDATA		22/12/08
157	Roadstone Provinces Ltd		23/12/08
158	Karl Ronan		05/12/08
159	John Ronan	John Spain Associates, 10 Lower Mount Street, Dublin 2.	23/12/08
160	Pascal Ryan		03/12/08
161	Sandra	Sandra@naturesenergy.ie	30/11/08
162	Ian Saunders		09/12/08
163	Mandy Sherratt		01/12/08
164	Alan Sherratt		01/12/08
165	Eddie Shirran		28/11/08
166	Tom (& Richard) Shortt & Lacey	Clodagh Holmes & Associates, 40 Delgany Glen, Greystones, Co. Wicklow	17/12/08
167	Social Inclusion Unit, Wicklow County Council		23/12/08
168	St. Mary's JNS		10/12/08
169	Brian & Emmett Stokes		22/12/08
170	Brian Stokes		22/12/08
171	William Stroker		10/12/08
172	Sunbeam House Services		23/12/08
173	The Select Vestry of Newcastle & Newtownmountkennedy		23/12/08
174	Treasury Holdings Ltd		19/12/08
175	William Tutty	bps Planning Consultants, 3 Wentworth Place, Wicklow Town, Wicklow	22/12/08
176	Joe Tutty		01/12/08
177	Eugene Tyrrell		22/12/08
178	Vale of Avoca Development Association		22/12/08
179	Walkways and Coastal Landowners		22/12/08
180	Tim Walsh		23/12/08
181	Henry Jnr Ward		28/11/08

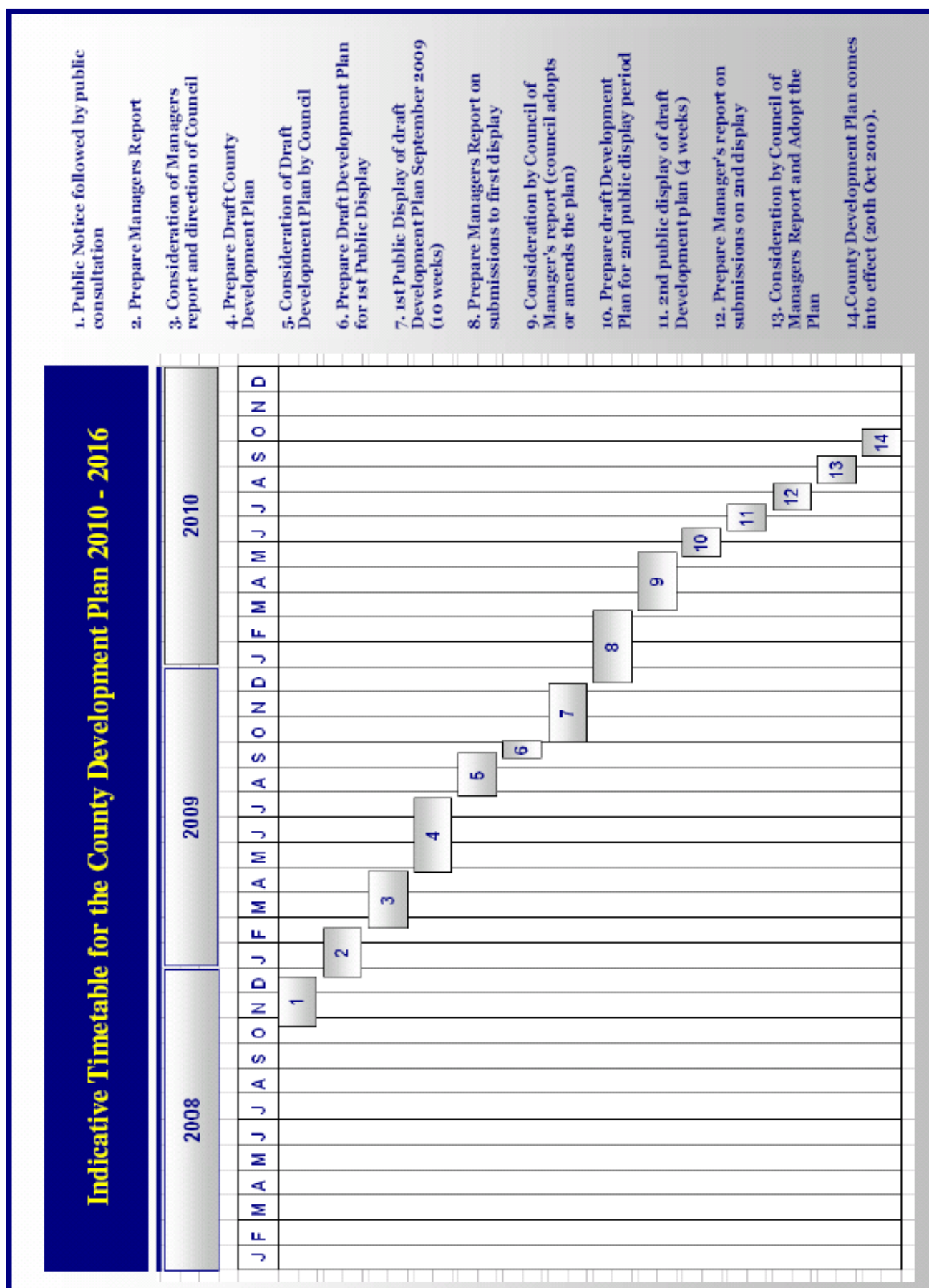


182	Patrick Ward		28/11/08
183	Janet Ward		28/11/08
184	Joseph Ward		28/11/08
185	Henry Ward		28/11/08
186	Harry Webster		22/12/08
187	West Wicklow Green Party		23/12/08
188	Wexford IFA Office		22/12/08
189	Pat Whelan	bps Planning Consultants, 3 Wentworth Place, Wicklow Town, Wicklow	22/12/08
190	Joseph White	Alphaplan Design, Architectural Services, suite 14, Block 1, Broomhall Business Park, Rathnew, Co. Wicklow	22/12/08
191	Eithne White	Alphaplan Design, Architectural Services, suite 14, Block 1, Broomhall Business Park, Rathnew, Co. Wicklow	25/11/08
192	Wicklow Cheviot Sheep Owners Association		22/12/08
193	Wicklow County Childcare Committee		22/12/08
194	Wicklow County Tourism		26/11/08
195	Wicklow Educate Together		23/12/08
196	Wicklow Head Preservation Group		22/12/08
197	Wicklow Irish Farmers Association		22/12/08
198	Wicklow Planning Alliance		22/12/08
199	Wicklow Private Woodlands Group		23/12/08
200	George Wilkin	Stephen Little & Associates, Latin Hall, Golden Lane, Dublin 8.	23/12/08
201	Wilson Family & Ravoc Construction Ltd	MUIR Consulting Engineers, 17 Fitzwilliam Place, Dublin 2.	22/12/08
202	John Windsor		23/12/08
203	Gary Winstanley		02/12/08

## **APPENDIX 5                      CONTENT OF DEVELOPMENT PLANS**

### **Planning & Development Acts 2000-2006 (Section 10)**

- (1) A development plan shall set out an overall strategy for the proper planning and sustainable development of the area of the development plan and shall consist of a written statement and a plan or plans indicating the development objectives for the area in question.
- (2) Without prejudice to the generality of subsection (1), a development plan shall include objectives for—
  - (a) the zoning of land for the use solely or primarily of particular areas for particular purposes (whether residential, commercial, industrial, agricultural, recreational, as open space or otherwise, or a mixture of those uses), where and to such extent as the proper planning and sustainable development of the area, in the opinion of the planning authority, requires the uses to be indicated;
  - (b) the provision or facilitation of the provision of infrastructure including transport, energy and communication facilities, water supplies, waste recovery and disposal facilities (regard having been had to the waste management plan for the area made in accordance with the Waste Management Act, 1996), waste water services, and ancillary facilities;
  - (c) the conservation and protection of the environment including, in particular, the archaeological and natural heritage and the conservation and protection of European sites and any other sites which may be prescribed for the purposes of this paragraph;
  - (d) the integration of the planning and sustainable development of the area with the social, community and cultural requirements of the area and its population;
  - (e) the preservation of the character of the landscape where, and to the extent that, in the opinion of the planning authority, the proper planning and sustainable development of the area requires it, including the preservation of views and prospects and the amenities of places and features of natural beauty or interest;
  - (f) the protection of structures, or parts of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest;
  - (g) the preservation of the character of architectural conservation areas;
  - (h) the development and renewal of areas in need of regeneration;
  - (i) the provision of accommodation for travellers, and the use of particular areas for that purpose;
  - (j) the preservation, improvement and extension of amenities and recreational amenities;
  - (k) the control, having regard to the provisions of the Major Accidents Directive and any regulations, under any enactment, giving effect to that Directive, of—
    - (i) siting of new establishments,
    - (ii) modification of existing establishments, and
    - (iii) development in the vicinity of such establishments,for the purposes of reducing the risk, or limiting the consequences, of a major accident;
  - (l) the provision, or facilitation of the provision, of services for the community including, in particular, schools, crèches and other education and childcare facilities, and
  - (m) the protection of the linguistic and cultural heritage of the Gaeltacht including the promotion of Irish as the community language, where there is a Gaeltacht area in the area of the development plan.



## APPENDIX 7

### National and Regional policy documents that will inform the preparation of the Draft County Wicklow Development Plan 2010-2016

#### Key National documents include:

- National Spatial Strategy 2002-2020, People Places Potential (2002)
- Architectural Heritage Protection for Places of Public Worship (2003)
- Architectural Heritage Protection - Guidelines for Planning Authorities (2004)
- Framework and Principles for the protection of the Archaeological Heritage (1999)
- Childcare Facilities – Guidelines for Planning Authorities (2001)
- Design Standards for New Apartments Guidelines (2007)
- Development Contribution Scheme for Planning Authorities (2003)
- Development Management Guidelines (2007)
- Development Plan Guidelines (2007)
- Funfair Guidance (2003)
- Implementing Regional Planning Guidelines – Best Practice Guidelines (2005)
- Landscape and Landscape Assessment (2000)
- Quarries and Ancillary Activities (2004)
- Redevelopment of Certain Lands in the Dublin Area Guidelines (2006)
- Retail Planning – Guidelines for Planning Authorities (2000)
- The Provision of Schools and the Planning System – Code of Practice for Planning Authorities (2008)
- Strategic Environmental Assessment Guidelines & Implementation of SEA Directive (2004)
- Sustainable Residential Development in Urban Areas (February 2008 Draft) & Best Practice Urban Design Manual (Dec 08) Part 1 and 2
- Sustainable Rural Housing Development Guidelines (2005)
- Telecommunications Antennae and Support Structure (1996)
- The Planning System and Flood Risk Management – Consultation Draft Guidelines (2008)
- Wind Energy Development Guidelines (1996)
- Guidance Notes on Planning and Development Act 2000
- Sustainable Development – A Strategy for Ireland (1997)
- Local Authorities and Sustainable Development: Guidelines on Local Agenda 21 (1995)
- Making Ireland's Development Sustainable (2002)
- National Development Plan 2007-2013
- Action on Housing (2000)
- National Climate Change Strategy 2007-2012
- New Institutional Arrangements for land Use and Transport in the Greater Dublin Area- Consultation Paper (2001)
- Waste Management – Changing Our Ways
- Social Housing Design Guidelines
- Proposed National Hazardous Waste Management Plan 2008 – 2012
- National Biodiversity Plan (2002)
- National Heritage Plan (2002)
- Tree Preservation Guidelines: Guidelines for Planning Authorities (1994)
- Framework and Principles for the Protection of the Archaeological Heritage (1999)
- Action on Housing, DOEHLG. (2000)
- Ready Steady Play! A National Play Strategy (2004)
- The National Action Plan for Social Inclusion
- National Childcare Strategy 2006-2010
- Quality Housing for Sustainable Communities (2007) (Best Practice Guidelines)
- Transport 21, 2006-2015
- 2020 Vision – Sustainable Travel and Transport: Public Consultation Document
- Delivering a Sustainable Energy Future for Ireland (2007)
- Bio- Energy Action Plan, Department of Communication, Energy and Natural Resources

- Environmental Noise Regulations relating to the Assessment and Management of Environmental Noise

**Key Regional documents include:**

- Regional Planning Guidelines for the Greater Dublin Area 2004-2016
- Greater Dublin Area Regional Planning Guidelines (2010-2022) Issues Paper, December 2008
- Draft Retail Strategy for the Greater Dublin Area 2008-2016
- A Platform for Change, Strategy 2000-2016 Dublin Transportation Office, November 2001
- Greater Dublin Strategic Drainage Study, 2002-2031
- Greater Dublin Water Supply Strategic Study 1996-2016
- Transport Strategy for the Greater Dublin Area 2010-2030
- Air Quality Plan for the Dublin Region 1999