

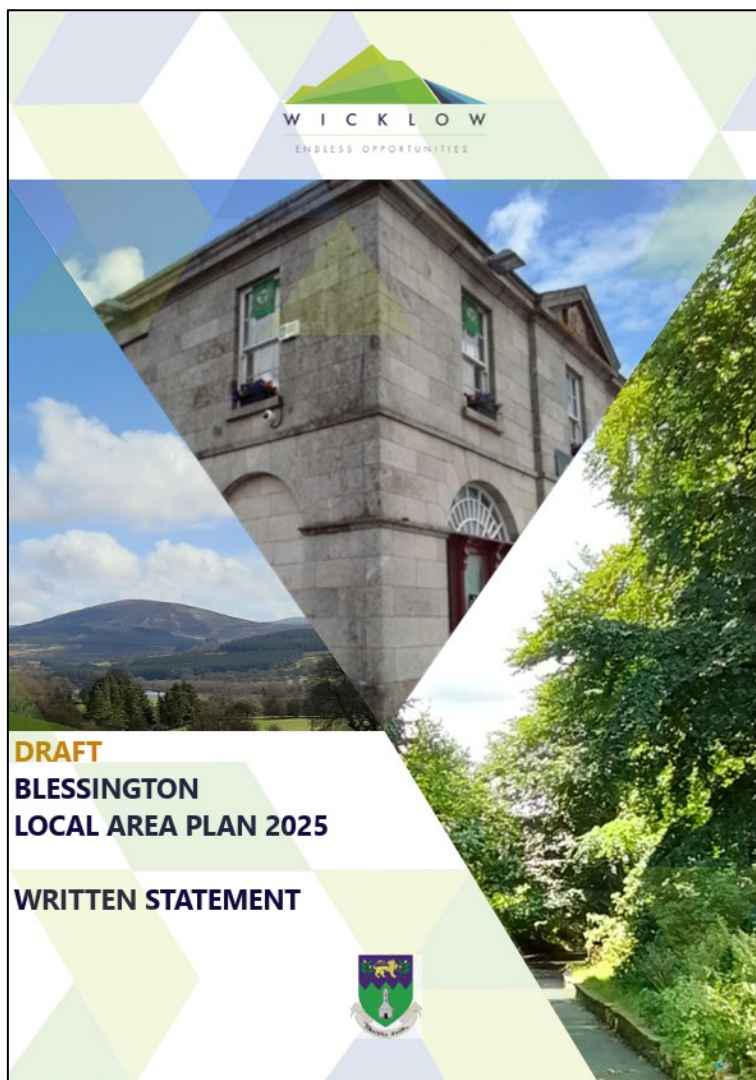


WICKLOW COUNTY COUNCIL

Blessington Local Area Plan 2025-2031

Interim Plan Adoption Decision Document

June 2025



Introduction

The formal process for preparing a new Blessington Local Area Plan for the 2025-2031 period began in 2023, which led to the publication of a new Draft Blessington Local Area Plan on 30th of October 2024.

Following the consideration of submissions made by the public and various stakeholders regarding the Draft Plan, the Elected Members of Wicklow County Council resolved to propose amendments to that Draft Plan. As these amendments constituted 'material' amendments to the Draft Plan, these amendments were published for further public consultation in March/April 2025.

At the County Council meeting of the 16th June 2025, the Elected Members of Wicklow County Council resolved to make the Blessington Local Area Plan 2025-2031. This Plan will come into effect in 6 weeks on the 28th July 2025.

Purpose of this document

While the final Plan is being prepared for publication, in order to ensure that there is clarity in respect of the plan that was made within a reasonable timeframe, the Planning Authority has prepared this 'interim plan adoption decision document' to provide clear information to the public regarding the decisions made at the final meeting of 16th June 2025.

It is important to note however that as the Minutes of the meeting of 16th June 2025 have not yet been agreed by the members of Wicklow County Council, any information set out in this report should not be taken as a complete, accurate and final record of the decisions made at that meeting with regard to any matter set out in this document.

Format of this document

This document is set out in the order of the chapters of the Local Area Plan, this report will provide the reader with a link to that part of the Draft Plan as published in October 2024, and then detail any amendments made to that part of the Plan at the meeting of 12th May 2025.

Amendments are shown thus: deleted text is shown in ~~blue-strikethrough~~ and added text is shown in red.

BLESSINGTON LOCAL AREA PLAN 2025-2031

WRITTEN STATEMENT

PART A

- A.1 INTRODUCTION**
- A.2 COUNTY DEVELOPMENT PLAN STRATEGY FOR BLESSINGTON**
- A.3 FACTORS INFLUENCING FUTURE DEVELOPMENT OPTIONS**
- A.4 OVERALL STRATEGY**

PART B SPECIFIC OBJECTIVES

- B.1 TOWN CENTRE REGENERATION**
- B.2 HOUSING DEVELOPMENT**
- B.3 ECONOMIC DEVELOPMENT**
- B.4 TOURISM DEVELOPMENT**
- B.5 COMMUNITY DEVELOPMENT**
- B.6 HERITAGE, BIODIVERSITY AND GREEN INFRASTRUCTURE**
- B.7 INFRASTRUCTURE**
- B.8 ZONING**

MAPS¹

- Map No. 1 Land Use Map**
- Map No. 2A Built Heritage Map**
- Map No. 2B Natural Heritage Map**
- Map No. 3 Key Green Infrastructure Map**
- Map No. 4 Flood Risk Map**
- Map No. 5 Transport Strategy Map**
- Map No. 6 Active Travel Map**
- Map No. 7 Greenway Supporting Infrastructure**

APPENDICES

- Built Heritage Schedule/ACA**
- Green Infrastructure Audit**
- Social Infrastructure Audit**
- Local Transport Assessment**
- Strategic Flood Risk Assessment**
- Infrastructure Delivery Schedule, Phasing and Implementation**
- Strategic Environmental Assessment**
- Appropriate Assessment**
- Blessington Town Centre First Plan**

¹ Maps are listed here as per the Draft Blessington LAP 2025-2031. Amendments have necessitated the inclusion of additional maps or the renaming of maps, a full list of resultant maps is provided at the end of this document.

WRITTEN STATEMENT

PART A

A.1 INTRODUCTION

Section A.1 of the draft plan (view the draft section [here](#)) has been adopted with no amendments.

A.2 COUNTY DEVELOPMENT PLAN STRATEGY FOR BLESSINGTON

Section A.2 of the draft plan (view the draft section [here](#)) has been adopted with no amendments.

A.3 FACTORS INFLUENCING FUTURE DEVELOPMENT OPTIONS

Section A.3 of the draft plan (view the draft section [here](#)) has been adopted with no amendments.

A.4 OVERALL STRATEGY

Section A.4 of the draft plan (view the draft section [here](#)) has been adopted with the following amendments:

No.	Section	Amendment
1	A.4 Overall Strategy	<p>Amend text as follows:</p> <p>In light of Sections A2 and A3.1 and A3.2 above, the development strategy adopted in this plan has a number of elements:</p> <ul style="list-style-type: none"> ▪ The key parameters for the future physical development of Blessington are based around protection of the environment, sustainability, compact growth and developing the settlement in a manner that will generate the minimal number of private car journeys and maximise walking, cycling and use of public transport. ▪ Consolidate the existing built pattern in Blessington by maximising the development potential of large sites close to the core and any infill sites and backland sites along the main roads within the town core of Blessington; ▪ To provide a framework for the future development of Blessington town centre to facilitate the development of this core area as the centre/focus of the settlement. To enhance the public realm in this centre and enhance connections and linkages to the residential areas surrounding the centre, as well as providing connections between this area and important recreational assets such as the Poulaphouca Reservoir. ▪ To promote and encourage the appropriate regeneration of quarry lands with a mix of uses including residential and other such uses that provide local job opportunities, and uses that support the existing town centre; ▪ To facilitate the appropriate development of greenfield residential lands that are serviced and serviceable within the settlement, particular to the west of the town on the grounds of the former Blessington Demesne, in a managed / phased manner so as to align with the housing / population growth targets set out in the County Development Plan and the delivery of commensurate community services; ▪ To provide for new employment opportunities on serviced / serviceable greenfield lands at appropriate locations that are connected to local residential areas with walking, cycling and public transport facilities. There are a number of sites that has the potential for employment growth, e.g. former quarry lands, lands in the vicinity of Blessington WWTP, and on infill sites within existing industrial estates; ▪ To provide for new community, educational and recreational opportunities on serviced/ serviceable greenfield lands at appropriate locations that are connected to local residential areas with walking, cycling and public transport facilities. There are a number of sites that have the potential for new schools, community infrastructure and recreation / sports facilities, primarily along a part-constructed link roads to the west of the town centre, south from the GAA grounds and towards Naas Road. ▪ To ensure that the lands surrounding the European Site of the Poulaphouca Reservoir SPA are protected from adverse impacts arising from new development and to carefully manage and control the extension of existing development in proximity to these areas. Generally, zoning for new development will only be provided for above the 194m contour adjoining the lakeshore. ▪ <i>To rationalise and consolidate the settlement boundary of Blessington to omit extensive areas of lands previously zoned AG 'Agricultural Lands' in the Blessington Local Area Plan 2013, where possible, as the objectives of the Wicklow County Development Plan in relation to the rural area already applies to these areas. AG 'Agriculture', shall be retained within the plan boundary only where necessary to create a zoned bridge to OS2 'Natural Areas' zoned lands e.g. lands in the vicinity of the lakeshore or the intervening lands between the town and Glen Ding.</i>

PART B

B.1 TOWN CENTRE REGENERATION AND OPPORTUNITY SITES

Section B.1 of the draft plan (view the draft section [here](#)) has been adopted with the following amendments:

No.	Section	Amendment
2	Public Realm	<p>Amend plan text as follows:</p> <p>Section B.1 Town Centre Regeneration</p> <p>Public Realm</p> <p>Footpath widths are not consistent throughout Blessington Town Centre, and in some cases can be constrained or are lacking on both sides of a road. Furthermore, historical issues in relation to maintenance and the private ownership of Newtown Square have resulted in areas of paving and signage being in poor condition, as identified in a 2019 Street Route Accessibility Audit. Many (though not all) of the issues raised in that 2019 audit could be addressed as part of a comprehensive public realm project on Market Square and its immediate vicinity on Blessington Main Street. Furthermore, Market Square and Newtown Square currently present as two distinct areas that are visually and spatially poorly connected to one another. Improvements could involve the provision of a linear green space visually linking the two developments, and the spatial integration of the two areas by infill development on surface car parking that currently divides the squares.</p> <p>Such a public realm improvement project is proposed in the Blessington Town Centre First Plan and the Local Area Plan will facilitate and support its implementation. Public realm and other road improvement schemes within Blessington could also provide an opportunity to underground cabling along Blessington Main Street.</p> <p><i>While the improvement of the Market Square is a key element of the town centre regeneration strategy for Blessington, any alterations to the layout and public usage of the Square shall be determined by Wicklow County Council and the Elected Members of Baltinglass MD, taking into account the views and needs of residents and business owners in area, who will be consulted through any future consent processes.</i></p>

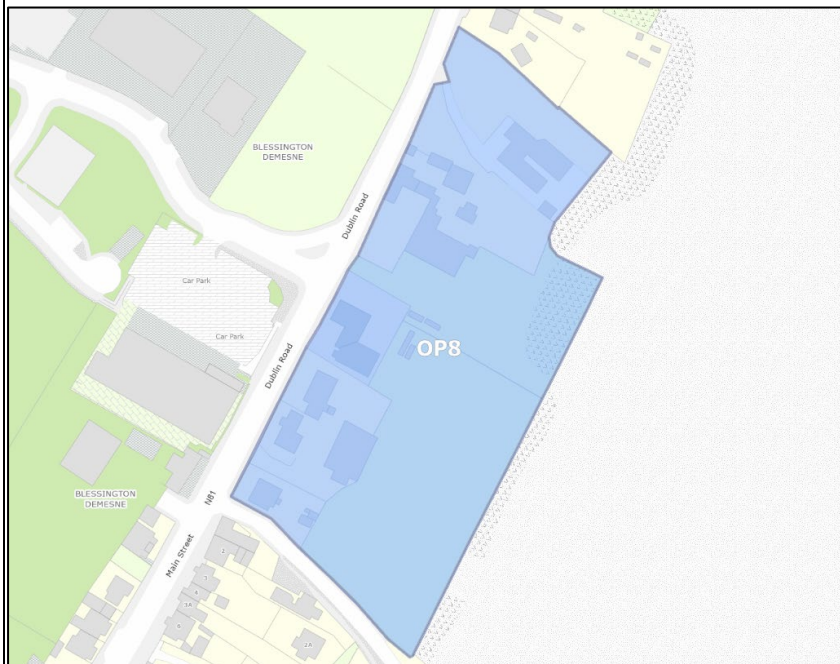
3	Blessington Opportunity Sites (OP)	<p>Amend text as follows:</p> <p><i>'Opportunity sites' (OP) are identified in this Local Area Plan, which would, if developed, contribute to the enhancement of the public realm, streetscape, vibrancy, vitality, and the retail/services offer in the town centre. There are numerous underutilised and unoccupied properties within Blessington Town Centre that could be redeveloped to contribute to the enhancement of the area and any development proposal for these sites should have regard to the objectives of the County Development Plan, this Local Area Plan, and the Blessington Town Centre First Plan as relevant. Development proposals on individual land parcels within OP sites may be considered subject to the delivery of relevant development objectives and the safeguarding of the delivery of objectives/access on adjacent lands. Note that this Local Area Plan has included all opportunity sites identified in the Blessington Town Centre First Plan, but has also identified further opportunity sites as relevant.</i></p> <p><i>In terms of phasing or priority, while the Local Authority will support where possible the development of all OP sites during the lifetime of the plan, the focus for the Local Authority's own efforts, including developing projects and seeking funding will be OP1, 2 and 3 located in the very core of the town centre, around Market Square.</i></p>
---	------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

4	OP7 Horseshoe Arch & Backlands	<p>Amend text as follows:</p> <p>This site is comprised of a series of back land plots behind Blessington Main Street and south of Kilbride Road. The plots are currently accessible through a horseshoe-shaped arch from the Main Street. This arch is constrained in width and height and would present difficulties in accessing back lands for larger vehicles and emergency services. Rather, the horseshoe arch would present an attractive pedestrian and cyclist access way to these backlands, with vehicular traffic requiring an alternative access point to this block of back lands. Some alternative access points could be created through Lakeside Downs (c. 13m at the narrowest point) or directly from Kilbride Road (c. 7m at the narrowest point).</p> <ul style="list-style-type: none"> ▪ To support the development of these lands for provide for mixed use town centre infill development (which could include residential use). Indicative block formats are provided in the below concept plan. Development should provide an appropriate architectural response to the Blessington Architectural Conservation Area. ▪ To provide for a pedestrian and cyclist only passageway through the horseshoe arch onto Blessington Main Street, and ancillary pedestrian/cyclist access ways from Lakeside Downs and to the rear of the AIB. ▪ Vehicular access (and ancillary pedestrian/cyclist access) into these backlands shall be either via the north-eastern corner of the opportunity site through incidental green space in Lakeside Downs, or directly via Kilbride Road. This vehicular access should also service the rears of existing premises on Blessington Main Street adjoining this opportunity site and allow for potential future access to backlands to the south, while site layouts should allow the development of both vehicular entrances. ▪ The development of any individual landholding, or plot therein, should not 'land lock' or prejudice the development of adjacent/intervening plots. No individual development proposal for any part of the Opportunity Site will be approved unless accompanied by an overall proposal for the accessing of the entire Opportunity Site. <p>Omit Figure B1.9 Concept Plan for OP7</p>
---	--------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

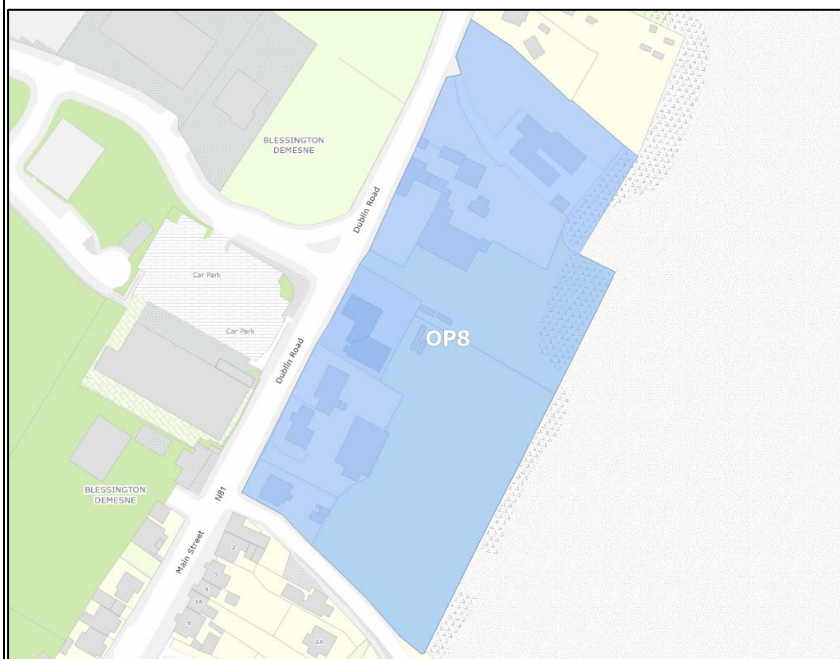
5
**OP8 North
Blessington Main
Street**

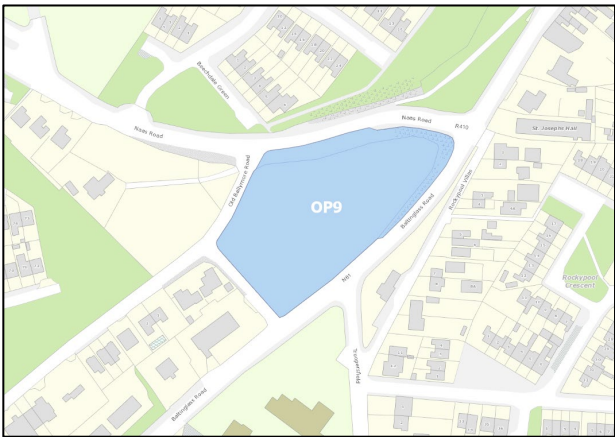
**Omit OP8 'Concept Plan' Figure B1.11
Amend OP8 boundary**

Change from:



Change to:



6	<p>Blessington Opportunity Sites (OP)</p>	<p>Add new OP – Opportunity Site</p> <p>Add new text to Section B.1 Town Centre Regeneration, ‘Blessington Opportunity Sites (OP)’, as follows:</p> <p><i>BLESS OP9 Naas Road – N81 junction</i></p> <p><i>This site is comprised of a large field at the junction of the N81/Blessington Main Street and the Naas Road. The site slopes steeply to the west, with hedgerows and significant mature trees along the northern/north-western, eastern and southern boundaries. The western boundary has a modern ornamental hedge boundary. The site is located to the immediate south of Dempsey’s Lane and to the west of the green space at Rockypool Villas. The redevelopment of this site provides an opportunity to link these two green spaces through the creation of a public open space on this site that is well located to the south of Blessington Main Street.</i></p>  <p>Figure B.1.X: Opportunity Site OP9</p> <p>Objectives BLESS OP9</p> <ul style="list-style-type: none"> <i>To provide for mixed use town centre infill development. Development should provide an appropriate architectural response to the Blessington Architectural Conservation Area, which is located a short distance to the north of the opportunity site.</i> <i>A public park/civic space measuring c. 0.3ha (including the existing wide verges along the northern boundary) should be integrated in to the design of any development along the northern and eastern boundary of the site in a manner capable of providing linkages to the green space opposite Rockypool Villas and the green walkway at Dempsey’s Lane. This public park/civic space should be provided as one contiguous area that is not bisected by access roads. There should not be excessive areas of car parking between north/northeast-facing frontages and this space.</i> <i>Hedgerows and mature trees should be retained on the site to the north/north-western, eastern, and southern boundaries. Vehicular access to the site should be via the western boundary, unless otherwise agreed with the Planning Authority.</i> <i>The potential of the site should be maximised through use of the sloping topography of the lands. Strong urban and active frontages should be provided on the northern and eastern frontages subject to maximum retention of mature trees;</i>
---	--------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

- Development should have regard to the planned Blessington Pedestrian and Cycle Improvement Scheme. Sufficient space shall be left free from development to allow for potential upgrades to the existing N81/Naas Road junction.
- Any lighting proposed should have regard to best practice guidance on bats and artificial lighting.



Figure B.1.X: Concept Plan for Opportunity Site 9

B.2 HOUSING DEVELOPMENT

Section B.2 of the draft plan (view the draft section [here](#)) has been adopted with the following amendments:

No.	Section	Amendment
7	Housing Targets & Extant Planning Permissions	<p>Amend text as follows:</p> <p>Having regard to the Core Strategy and population / housing targets provided therein for Blessington, there is capacity within the lands zoned TC, RE (all located in the serviced, built up envelope) and lands zoned RN1 (greenfield residential lands either within the built envelope or with extant planning permission) to meet current targets. In order to ensure a long term supply of zoned land, in particular to ensure flexibility in the event of an increase in housing targets during the lifetime of this plan, this plan also provides for additional zoned serviced / serviceable residential lands, over and above that needed to meet current targets, zoned 'RN2 – New Residential Priority 2'. Permission will not be considered during the lifetime of this plan for RN2 lands unless the following two conditions are satisfied:</p> <ul style="list-style-type: none">- 75% of Priority 1 new residential lands (RN1) lands have been activated (i.e. consent obtained and development initiated) or after 3 years following adoption of the LAP, less than 50% of the RN1 lands have been activated;;- It can be shown that the housing / population generated by the proposed development would not result in the prevailing Core Strategy targets at the time of the decision to grant permission being significantly breached.
8	Objective BLESS7	<p><i>Notwithstanding the zoning / designation of land for new 'greenfield' residential development (RN), permission will not be considered for RN2 Priority 2 lands unless the following two conditions are satisfied:</i></p> <ul style="list-style-type: none">- 75% of Priority 1 new residential lands (RN1) lands have been activated (i.e. consent obtained and development initiated) or after 3 years following adoption of the LAP, less than 50% of the RN1 lands have been activated;;- <i>It can be shown that the housing / population generated by the proposed development would not result in the prevailing Core Strategy targets at the time of the application being significantly breached.</i>

B.3 ECONOMIC DEVELOPMENT

Section B.3 of the draft plan (view the draft section [here](#)) has been adopted with no amendments.

B.4 TOURISM

Section B.4 of the draft plan (view the draft section [here](#)) has been adopted with the following amendments:

The amendments to follow relate to amending the text, objectives etc of the draft plan with respect to the Blessington Greenway. The main changes required are set out hereunder; other 'changes consequent' may also be required.

No.	Section	Amendment
9A	Blessington Greenway	<p>Amend the plan as follows:</p> <p>Blessington greenway</p> <p>The Blessington Greenway, a 6km walking and cycling trail, was opened in 2014. The existing Greenway passes along the lakeshore between the Avon, Burgage Castle, and towards Russborough House, terminating at Russelstown. The trail is well used by both residents and visitors alike.</p> <p>The proposed Blessington eGreenway, While An Bord Pleanala refused permission in 2024 for an extension of the existing greenway to a route of 33km, will linking the settlements of Ballyknockan, Vallemount, Lackan, as well as other attractions and tourist facilities at Russborough (proposed to be accessed via an underpass through a currently disused tunnel) and Tulfarris, Wicklow County Council is committed to enhancing tourism infrastructure and attractions in the Blessington area, particularly those related to the Blessington Lakes and those that bring benefit to the villages surrounding the lakes, subject to the utmost protection of the environment, including water quality and natural habitats. Options for alternative projects around the Blessington Lakes that capitalise on, but appropriately protect, this asset are currently being reviewed.</p> <p>This proposed extension to the Greenway has the potential to draw significant numbers of visitors to the area and have a transformative effect on the tourism economy in Blessington.</p> <p>On this basis, the priority tourism issue in the settlement is the provision of adequate tourist facilities to cater to the impending proposed extension to the Blessington Greenway, future tourism projects in the Blessington lakeside area including facilitating tourist accommodation within the settlement.</p> <p>Wicklow County Council has purchased the former HSE building on Kilbride Road to act as a hub for the eGreenway future tourism projects in the Blessington Lakes area which in turn would draw visitors into the town centre. Furthermore, this local area plan has identified a range of supporting infrastructure that would aid in the possible expansion of the existing greenway and lakeside tourism within the settlement. This infrastructure includes feeder routes for active travel users and additional Park&Ride locations for those accessing the eGreenway lakes area by private vehicle. See Map No. 7 'Supporting Tourism Greenway Infrastructure'.</p>
9B	Tourism & Recreation Objectives	<p>Amend objectives as follows:</p> <p>BLESS18</p> <p>To facilitate and support future tourism projects in the Blessington lakeside area including but not limited to links between the town centre and the lakes, and a possible extension proposed Blessington eGreenway as an expansion to the existing Blessington Greenway.</p> <p>BLESS19</p> <p>To facilitate the redevelopment of the former HSE building on Kilbride Road as an eGreenway Visitor Hub supporting future tourism projects in the Blessington area.</p> <p>BLESS20</p>

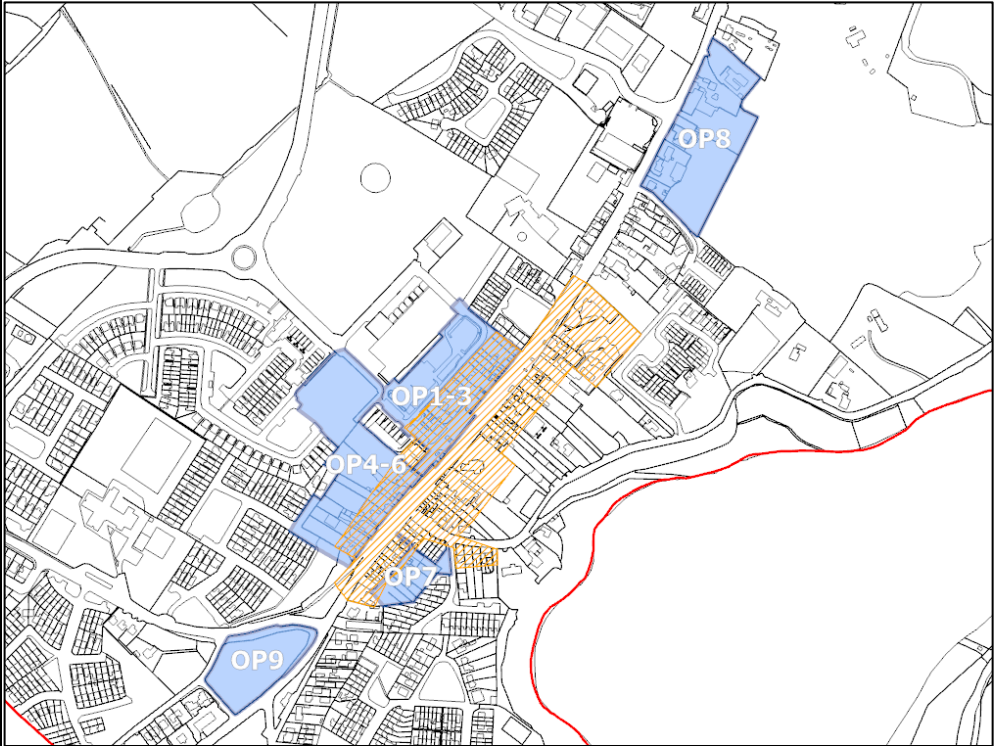
		To facilitate and encourage the delivery of supporting greenway tourism infrastructure as indicated on Map No. 7 Supporting Greenway Tourism Infrastructure.
--	--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------

B.5 COMMUNITY DEVELOPMENT

Section B.5 of the draft plan (view the draft section [here](#)) has been adopted with no amendments.

B.6 HERITAGE/BIODIVERSITY

Section B.6 of the draft plan (view the draft section [here](#)) has been adopted with the following amendments:

No.	Section	Amendment
10	Architectural Conservation Areas (ACA)	<div><div>Add 'ACA boundary' to maps as appropriate.</div><div>Insert Figure X: Town Centre Opportunity Sites (blue) and Blessington Architectural Conservation Area (hatched orange) under Part B.1 Town Centre Regeneration, Blessington Opportunity Sites (OP)</div><div></div></div>

PART B.7 INFRASTRUCTURE

Section B.7 of the draft plan (view the draft section [here](#)) has been adopted with the following amendments:

No.	Section	Amendment
11	Transportation Objectives	<p>Include new objective:</p> <p>BLESS - XX <i>In collaboration and with the support of the relevant transport agencies, to prepare a Local Transport Plan for Blessington and integrate its provisions into the LAP/CDP as appropriate.</i></p>
12	Transportation Objectives	<p>Amend objective as follows:</p> <p>BLESS 49</p> <p>To continue to work with the NTA on the improvement of bus services to Blessington and to provide for the significant enhancement of services, facilities and infrastructure at a suitable location in Blessington, including but not limited to,</p> <ul style="list-style-type: none"> — Enhanced pedestrian and cycling connectivity and enhanced car / bike / bus parking. — Bus priority along Blessington Main Street via a reduction in through traffic through the town centre, upon completion of the Blessington Inner Relief Road. — Support for the NTA's BusConnects programme as it relates to the plan area. — Support for the NTA's Connecting Ireland Rural Mobility Plan as it relates to the plan area. <p>—</p> <p><i>To continue to work with the NTA to promote the delivery of improved and new bus services, facilities and infrastructure within the plan area and connecting the plan area to the wider region by:</i></p> <ul style="list-style-type: none"> <i>▪ supporting the development and delivery of bus service enhancement projects, under the Connecting Ireland and Bus Connects programmes and measures to improve bus priority such as additional bus lanes and priority signalling etc as may be deemed appropriate;</i> <i>▪ facilitating the needs of existing or new bus providers with regard to bus stops and garaging facilities (although unnecessary duplication of bus stops on the same routes / roads will not be permitted);</i> <i>▪ supporting the development of enhanced bus shelters, of secure covered bicycle parking facilities at key locations along bus routes,</i> <i>▪ to promote and support the improvement of N81 in a manner capable of facilitating greater free flow of public transport,</i> <i>▪ to support and facilitate the existing service providers and encourage the further development of the Local Link Rural Transport Programme (and any other or subsequent rural transport programmes).</i> <i>▪ Enhancing pedestrian and cycling connectivity to public transport services.</i>

13	Transportation Objectives	<p>Amend objective as follows:</p> <p>BLESS - 50</p> <p>To protect the strategic function of the N81 (and any upgrade/bypassed route thereof as it relates to the plan area. <i>in accordance with the Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012) and in compliance with TII Publications.</i></p>
----	---------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

14	Transport Strategy Maps	<p>Amend Transport Objectives Map as follows:</p> <ul style="list-style-type: none"> - Add additional information on active travel projects - Add SLO areas - Add OP sites
----	-------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

15	Flood Management Objectives	<p>Amend the objective as follows:</p> <p>BLESS 51</p> <p>Applications for new developments or significant alterations/extension to existing developments in an area at risk of flooding shall comply with the following:</p> <ul style="list-style-type: none"> * Follow the 'sequential approach' as set out in the Flood Risk Management' Guidelines * An appropriately detailed flood risk / drainage impact assessment will be required with all planning applications, to ensure that the development itself is not at risk of flooding and the development does not increase the flood risk in the relevant catchment (both up and down stream of the application site), taking into account all sources of flooding; * Restrict the types of development permitted in Flood Zone A and Flood Zone B to that which are 'appropriate' to each flood zone, as set out in Tables 3.1 and 3.2 of the Flood Risk Management Guidelines unless the 'plan making justification test' has been applied and passed; * Where an development application site located in Flood Zone A or B a site has been subject to and satisfied the 'Plan Making Justification Test' development will only be permitted where a proposal complies with the 'Justification Test for Development Management', as set out in Box 5.1 of the Flood Risk Guidelines. * Flood Risk Assessments shall be in accordance with the requirements set out in the Flood Risk Guidelines and the SFRA. <p>Where flood zone mapping does not indicate a risk of flooding but the Planning Authority is of the opinion that flood risk may arise or new information has come to light that may alter the flood designation of the land, including the latest future scenario flood mapping, an appropriate flood risk assessment will be required to be submitted by an applicant for planning permission and the sequential approach shall be applied as the 'Plan Making Justification Test' will not be satisfied.</p> <p><i>Applications for new developments or significant alterations/extension to existing developments in an area identified as at risk of flooding (Flood Zones A and B) as set out in the SFRA and flood maps appended to this plan OR in Flood Zone C but within an area</i></p> <ul style="list-style-type: none"> <i>▪ that is deemed by the Local Authority at any time to be at possible risk of flooding having regard to new information with respect to flood risk in the area that has come to light; or</i> <i>▪ that is identified as at possible future risk of flooding having regard to climate change scenarios either on Map X attached to this plan or on any future maps prepared by the OPW during the lifetime of the plan;</i> <p><i>shall comply with the 'Justification Test for Development Management', as set out in Box 5.1 of 'the Planning System and Flood Risk Management' Guidelines 2009 (as may be amended, supplemented or replaced during the lifetime of this plan) and shall be accompanied by a site specific Flood Risk Assessment. Site Specific Flood Risk Assessments shall be in accordance with the requirements set out in the Flood Risk Management Guidelines and the plan SFRA.</i></p>
----	-----------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

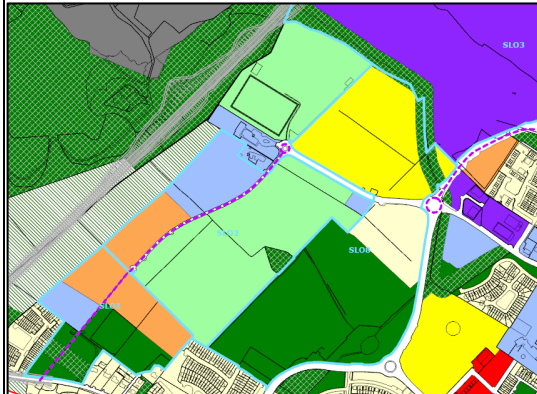
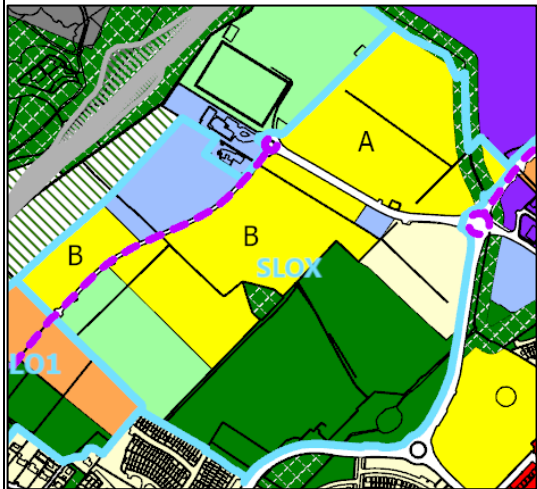
16	Other Infrastructure Objectives	<p>Add the following text and objectives:</p> <p>Water Protection</p> <p><i>The Poulaphouca Reservoir is a critical source of raw water supply to the populations of Dublin, Kildare and parts of Wicklow. Significant measures are required to be taken to protect the water quality in the reservoir, including the management of surface water runoff in adjacent towns and villages.</i></p> <p><i>Uisce Éireann recommends the use of the hierarchy of discharge outlined in the guidance document "Implementation of Urban Nature-based Solutions: Guidance Document for Planners, Developers and Developer Agents" to complement the approach to surface water management set out in the Wicklow County Development Plan.</i></p> <p><i>In particular, Uisce Éireann encourages a specific focus on the water quality of surface water runoff collected in Blessington town and discharged either directly to the reservoir or to watercourses which drain to the reservoir. This is applicable to both new developments and to any planned improvements to existing urban spaces.</i></p> <p>BLESS-XX: <i>To protect both ground and surface water sources, to avoid water quality deterioration and reduce the level of treatment required in the production of drinking water, in accordance with Drinking Water and Water Framework Directives. New developments which could pose an unacceptable risk to drinking water sources will not be permitted.</i></p> <p>BLESS-XX: <i>To support and facilitate the improvement of the quality of surface water runoff that directly (or indirectly) will reach Poulaphouca Reservoir. This shall be applied to both new/expanded developments and to any planned improvements to existing urban spaces. In this regard, developments shall be designed in accordance with the guidance document "Implementation of Urban Nature-based Solutions: Guidance Document for Planners, Developers and Developer Agents" LAWPRO 2024.</i></p>
----	---------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

PART B.8 ZONING

Section B.8 of the draft plan (view the draft section [here](#)) has been adopted with the following amendments:

No.	Section	Amendment
17	Zoning Objectives	<p>Amend the text as follows</p> <p>Insert new sentence at end of Zoning table:</p> <p><i>Essential infrastructure, including roads / footpaths / cycleways and utilities that are necessary to support development lands, are generally permissible in all zones. Where such infrastructure would be required in OS1 or OS2 zones, and no other routes are viable, such infrastructure shall only be considered where it is shown it will not undermine the purpose of this zoning or give rise to significant adverse environmental impacts.</i></p>

No.	Section	Amendment
18	Specific Local Objectives (SLO) – preamble / general	<p>(a) Amend text as follows:</p> <p>The purpose of an SLO is to guide developers as to the aspirations of the plan regarding the development of certain lands where more than one land use is proposed, where there is a new infrastructure necessitated on the subject lands or where the lands are zoned for 'mixed use' to give more detail on the development objective of these lands. A masterplan for the entire SLO area may be required to be submitted as part of the first application within the SLO. <i>All masterplans / development applications shall have regard to the requirements of the Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012) and in compliance with TII Publications.</i></p> <p>(b) Add National Monuments points onto final SLO maps.</p>

19	<p>SLO2 – Blessington Demesne (West) & SLO8 – Blessington Demesne (East)</p>	<p>Amend SLO2 and SLO8 as follows</p> <ol style="list-style-type: none"> 1. Merge SLO2 and SLO8 2. Amend the land use of zoning of c. 10.4ha in SLO2 from AOS 'Active Open Space' to RN1 'New Residential Priority 1' 3. Amend c. 2.3ha in SLO2 from RN2 'New Residential – Priority 2' to RN1 'New Residential - Priority 1' 4. Amend SLO2 and SLO8 Specific Local Objectives' areas and text as follows: <p>Change from:</p>  <p>Change to:</p>  <p>Replace existing SLO2 and SLO8 text with new text as follows:</p> <p><i>This SLO is located in the townland of Blessington Demesne. This SLO measures c. 51ha and comprises</i></p> <ul style="list-style-type: none"> - c. 4.5ha zoned for AOS 'Active Open Space', - c. 15.3 ha zoned OS1 'Open Space', - c. 1.4 ha zoned for OS2 'Natural Areas'; - c. 3.8 ha zoned CE 'Community & Education', - c. 21.8ha zoned RN1 'New Residential Priority 1' and - c. 3.3 ha zoned RE 'Existing Residential'. <p><i>The RN1 zones are located in two parcels – A and B (A being the parcel to the north of Oak</i></p>
----	-----------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Drive and B comprising two RN1 sites to the south of Oak Drive/west of the new park).

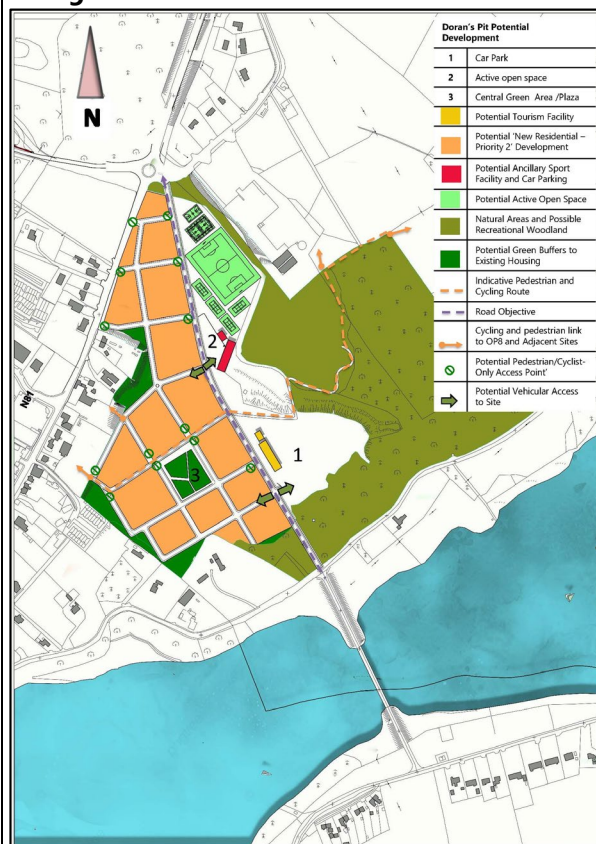
Any development proposals for this SLO shall comply with the County Development Plan, this Local Area Plan and the following requirements:

- *No dwelling units that may be permitted on foot of the RN1 (Parcel A) zoning may be occupied until the new town park, which shall include a dog park, located on lands zoned OS1, is completed in full. The development of the town park should have regard to and integrate demesne features and other heritage elements associated with the former Blessington Demesne, and should include appropriate buffer zones/mitigating measures in relation to habitats of biodiversity value (including areas identified as Local Biodiversity Areas).*
- *Any new residential development proposals for the RN1 (Parcel B) lands shall be accompanied by proposals for the concurrent development of community sports facility on lands zoned AOS measuring not less than 4.5ha, of a design and layout and including such facilities and support buildings to be agreed with the Planning Authority but which shall include at a minimum a full size polyurethane 400m 8-lane running track, with field athletics space within, a separate full size (i.e. 90mx145m) multi sport all weather pitch, mixed use all weather sports courts (suitable in size and finish for a range of uses) and an all-weather 7-a-side pitch*
- *Car parking to serve the AOS lands should also be of a sufficient size, layout, and location to serve as an alternative car park for access to Glen Ding via the (under construction) green link that passes through the SLO from the town park. The scale of this car parking should not exceed that necessary to serve the AOS lands and alternative access to Glen Ding (noting the limited existing provision of parking spaces at the entrance to Glen Ding), and should not detract from the efficient use of the AOS lands for the primary purpose of active open space/sports/recreation uses.*
- *No dwelling units that may be permitted on foot of the RN1 (Parcel B) zoning may be occupied until this community sports facility is fully developed suitable for community sports use (including necessary buildings/structures, layout, drainage, surfacing, lighting, access and car parking) and is available for community use;*
- *This community sports facility shall be suitable for the needs of, and shared use by, potential future educational uses on the site reserved for such within this SLO.*
- *CE zoned lands (excluding the under construction childcare facility) measuring not less than 3.56ha shall be serviced as part of the development of the SLO and reserved for future education use.*
- *The development of structures along all existing and proposed arterial and link roads should provide a **strong** sense of enclosure as per Section 4.2.1 of the Design Manual for Urban Roads and Streets, subject to the adequate protection of visual/landscape amenity from Blessington Main Street/Blessington Inner Relief Road to Glen Ding Forest.*

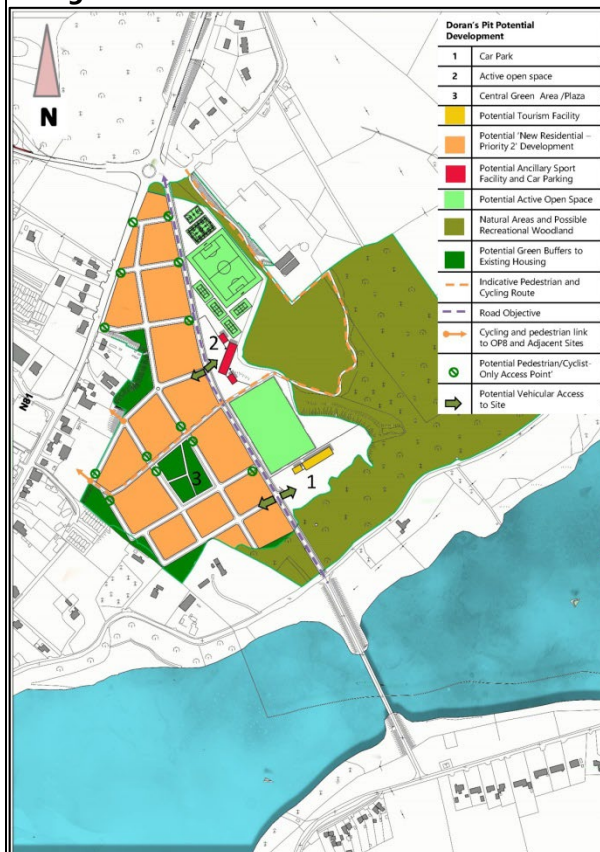
- | | |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <ul style="list-style-type: none"> ▪ <i>Adequate areas should be left free of development to preserve the view from St. Mary's Church to Bastion Wood and Glen Ding Forest.</i> ▪ <i>The development of appropriate buffer zones/mitigating measures which shall have regard to the setting and curtilage of structures and sites of heritage value, and habitats of biodiversity value including area identified as LBAs.</i> ▪ <i>Any new residential development proposals for the RN1 (Parcel A) lands shall be accompanied by proposals for the concurrent development of northern sections of the BIRR. No dwelling units that may be permitted on foot of the RN1 (Parcel A) zoning may be occupied until the northern section of the BIRR is completed in full and is available for public use.</i> ▪ <i>Any new residential development proposals for the RN1 (Parcel B) lands shall be accompanied by proposals for the concurrent development of link road between Blessington GAA and the Naas Road. No dwelling units that may be permitted on foot of the RN1 (Parcel B) zoning may be occupied until this road is completed in full and is available for public use.</i> ▪ <i>Development within the SLO shall ensure maximum pedestrian/cyclist permeability into the (under construction) green link that passes through the SLO, and provide strong passive surveillance to this link.</i> ▪ <i>The following pedestrian/cyclist links shall be provided. alongside general good permeability via pedestrian/cyclist linkages through and between the SLO lands and surrounding areas :</i> <ul style="list-style-type: none"> - <i>from Blessington Inner Relief Road along the southern boundary of the SLO towards Glen Ding Forest (under construction), refer to Map No. 6 Active Travel.</i> - <i>from the town park northwards towards the SLO boundary, joining with links within SLO3, refer to Map No. 6 Active Travel. This link should cross watercourses in line with CPO 17.26 of the Wicklow County Development Plan 2022-2028. Elements of this link are under construction.</i> - <i>along the boundary of OS2 lands around the Deerpark watercourse, as relevant, as per objective BLESS48.</i> |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

(a) **Concept Plan:** Omit the cycling and pedestrian link to the Blessington Mart lands from the SLO4 concept plan (see following page).

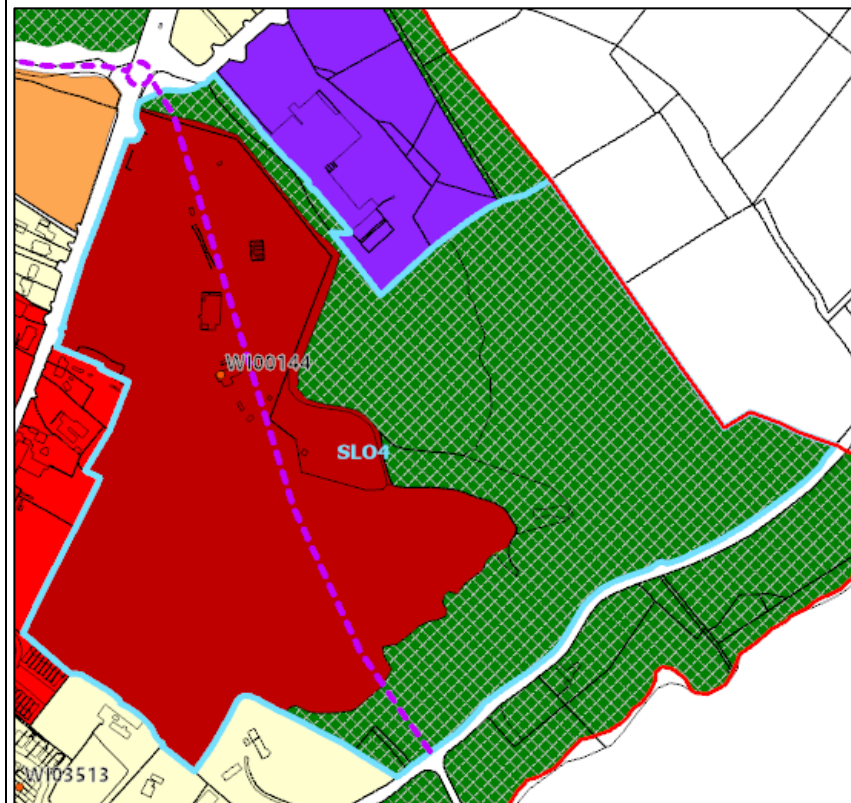
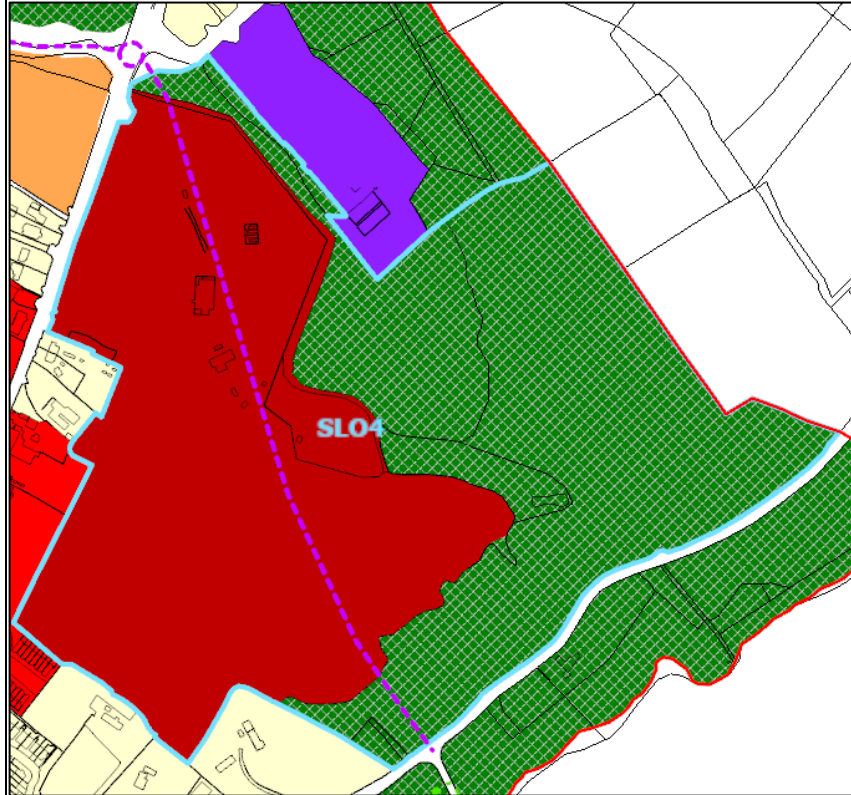
Change from:



Change to:



(b) Amend SLO4 boundary as a change consequent to Proposed Amendment No. 5



(c) Amend the text of SLO4 as follows:

Specific Local Objective 4 – Doran’s Pit

This SLO is located in the townlands of Haylands and Holyvalley. The SLO measures c.33.4 ha and comprises c.18 ha zoned MU ‘Mixed Use’ and c.15.4 ha zoned OS2 ‘Natural Areas’ zonings. For the avoidance of doubt, residential development within the area shall be considered RN2 ‘New Residential Priority 2’ for the purposes of phasing and in relation to the Core Strategy as set out in the Wicklow County Development Plan.

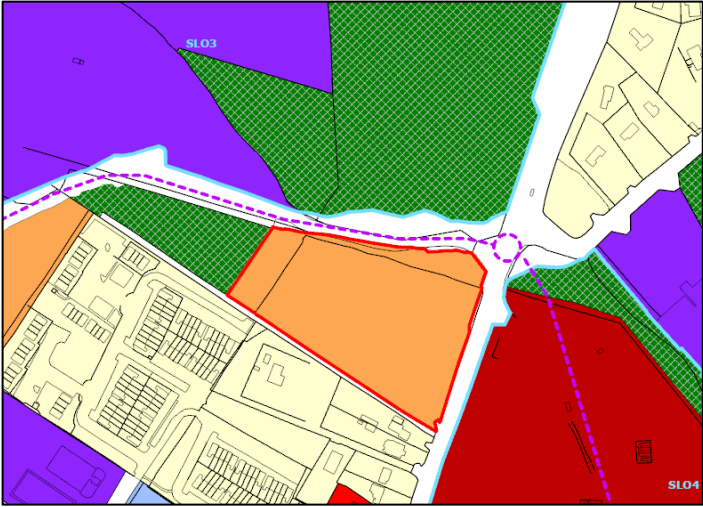
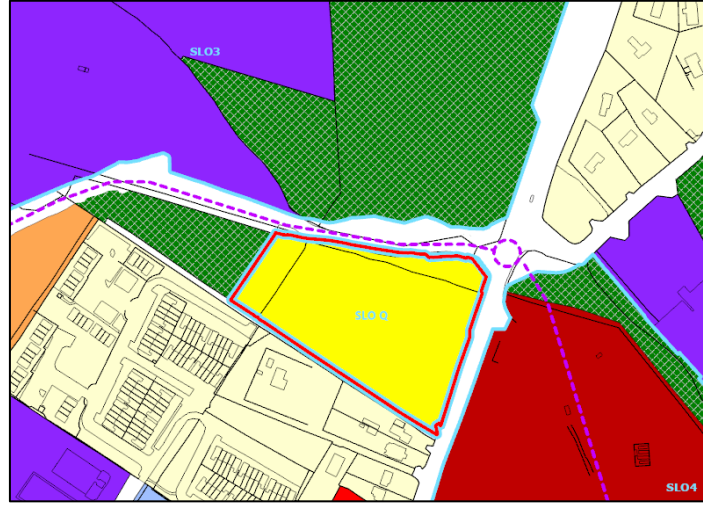
The vision for this SLO is of a new compact urban residential/mixed use neighbourhood bounded by a link street linking the N81 and Knockieran Bridge, with a range of community, sporting, and tourism facilities adjacent to an area of recreational woodland, in proximity to the ~~proposed Blessington eGreenway~~ *the Poulaphouca Reservoir*. In relation to SPPR 1 of the Urban Development and Building Heights Guidelines for Planning Authorities 2018, this area is explicitly identified as an area where height increases may be suitable, subject to adequate screening from the Poulaphouca Reservoir.

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

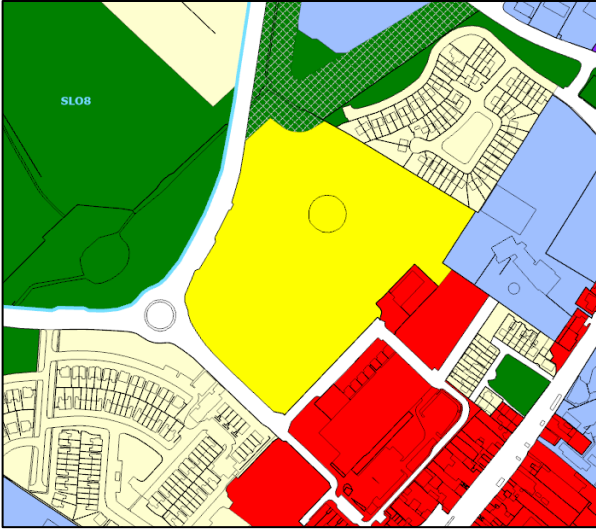
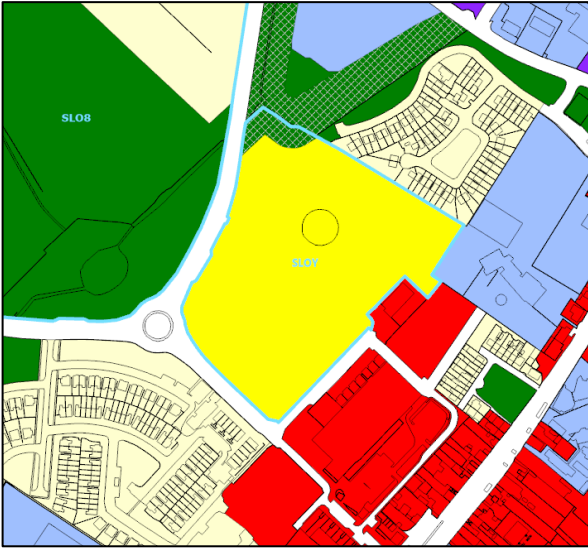
- The delivery of the road objective linking the N81 to Kilbride Road/Knockieran Bridge. The layout of this road should form an arm off the planned roundabout at the northern end of the Blessington Inner Relief Road, while the road from Blessington Mart should terminate in a junction onto this road objective, with the exact layout to be agreed with the Planning Authority. Permission will not be considered for any development within these SLO unless accompanied by delivery of this road in full before any development is occupied / brought into use.
- The development of a pedestrian/cyclist only street (with two-way segregated cycle track) running southwest-northeast through the SLO. Modal filters should be employed to restrict vehicular access onto this street. This street should link to Blessington Main Street in the south directly via OP8 with ancillary access via the public road serving the Tramway residential development.
- The MU zone shall be developed ~~ment~~ as follows:
 - (a) Predominantly residential development, as per the RN2 zoning objective, shall be provided to the south/southwest of the road objective through this SLO, pending the agreement of the exact route of this road objective and in any event shall not exceed 12 ha in total area. This predominantly residential area should be laid out as urban streets and squares with a well-enclosed central park/plaza focal point and appropriate buffers to existing adjacent residential areas. Only 50% of the predominantly residential area may be developed without the complete provision of the above active travel link to Blessington Main Street via OP8.
 - (b) The following additional infrastructure shall be provided within the predominantly residential area
 - A multi-purpose community building fronting onto the central park/plaza
 - A childcare facility of a sufficient size fronting onto the central park/plaza.
 - (c) The development of at least ~~c.3.3-ha~~ *c. 5ha* of active open space / sport uses and ancillary facilities on the north-eastern side of the road objective in the vicinity of the N81. The exact type and layout of active open space uses shall be agreed with the Planning Authority. Permission for residential development within this SLO will not be considered unless this sport ground

		<p>will be completed and available for use upon the occupation of the 1st house.</p> <p>(d) <i>The reservation of land of not less than c. 2.7 ha c. 1ha or the possible future development of an amenity car park and other tourism infrastructure. The location of this reserved land shall allow for easy access to both the above wooded area and the Blessington Lakes (via the road objective), while minimising the interaction between parking cars and cyclists/pedestrians.</i></p> <ul style="list-style-type: none"> ▪ The development of structures along the above road objective, pedestrian/cyclist street and Blessington Main Street/N81 should provide a strong sense of enclosure as per Section 4.2.1 of the Design Manual for Urban Roads and Streets, subject to adequate screening from the Poulaphouca Reservoir. ▪ The lands identified as OS2 'Natural Areas' shall be reserved in as natural a condition as possible with appropriate undeveloped buffer zones. Any development on such lands shall protect natural habitats, mature trees and hedgerows as identified in the GI Audit; road / cycleway / footpath crossings over / through OS2 lands shall be minimised to that absolutely necessary for access; any such crossing of OS2 lands shall be carried out in a manner that maintains ecological connectivity and maintains a natural character. The large wooded area within this SLO, located on the northern part of the lands zoned OS2 shall be made safe for public access with a series of low impact trails, which should include a trail leading to Kilbride Road at the eastern extent of the SLO. The above pedestrian/cyclist route should also continue through this area in the direction of Holyvalley while maintaining a level route, and include a spur north to the SLO boundary in the direction of Blessington Educate Together (refer to Map No. 6 Active Travel). A management plan for the phased regeneration of plantation woodland into native woodland in this area shall be included as part of any planning application. • The reservation of land of not less than c. 2.7 ha for the possible future development of an amenity car park and other tourism infrastructure. The location of this reserved land shall allow for easy access to both the above wooded area and the proposed Blessington eGreenway (via the road objective), while minimising the interaction between parking cars and cyclists/pedestrians. ▪ The development of appropriate buffer zones/mitigating measures which shall have regard to the setting and curtilage of structures and sites of heritage value, and habitats of biodiversity value, including Local Biodiversity Areas.
--	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

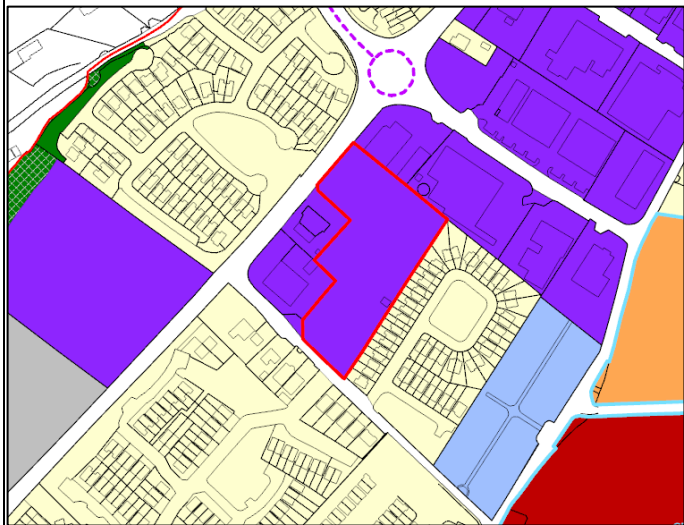
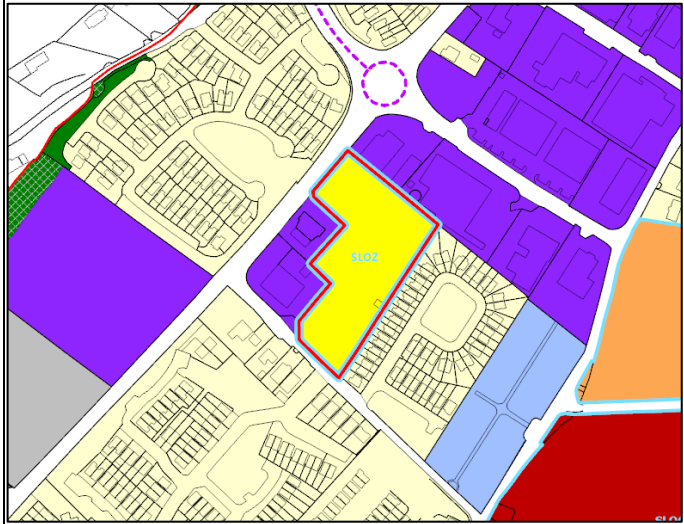
21	SLO6 – Burgage More (Central)	<p>Amend the text of the Draft LAP Written Statement, Section B.8 Zoning, 'Specific Local Objectives', as follows:</p> <p>Specific Local Objective 6 – Burgage More (Central)</p> <p>This SLO is located in the townland of Burgage More and is in Local Authority ownership. The SLO measures c. 9.4 ha and comprises c. 5.8ha ha zoned MU 'Mixed Use', and c.3.6 ha zoned RN1 'New Residential Priority 1'. Consent is already in place for the development of the RN1 lands for residential purposes. The boundary with the OS2 zone is generally defined by the 194m contour. Any development proposal shall comply with the County Development Plan, this Local Area Plan and the following:</p> <ul style="list-style-type: none"> ▪ Lands measuring 0.8ha within the MU zone shall be reserved for cemetery and associated car parking development unless an alternative cemetery is developed elsewhere in the Blessington town or environs within the lifetime of this plan; ▪ Lands zoned MU may be developed for a range of uses, including (but not limited) to tourism (<i>including tourism accommodation</i>), <i>sport</i>, community (including cemeteries), employment and residential use, subject to the following criteria: <ol style="list-style-type: none"> 1. Lands to the west of the north-south hedgerow / tree line: <ol style="list-style-type: none"> a) The development of a link street through the SLO leading from an agreed future potential crossing point from SLO5. This link street should continue south and west through the SLO to join to the junction at Burgage Castle estate/Burgage Cemetery. b) Development in this SLO shall provide vehicular access from this link street into SLO 7 to the south. c) The development of an active travel link from the potential crossing point from SLO 5 to meet the existing Blessington Greenway to the south of the Avon resort. Such a link should not include the levelling or draining of the low lying area zoned OS2 'Natural Areas'. 2. Lands to the east of north-south hedgerow / tree line: <ol style="list-style-type: none"> a) All mature trees and hedgerows on the lands shall be maintained other than where strictly required to facilitate appropriate development and detailed compensatory landscaping and tree planting to account for any loss due to the development and natural die back shall be provided b) No uses will be considered that require floodlighting; street lighting and residential lighting must be bat friendly as per Dark Sky guidelines <p>Any development shall be designed following detailed ecological evaluation to ensure no adverse impacts, either directly or indirect, on biodiversity, protected species, European Sites or ecological corridors arise.</p>
----	--------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

22	<p>Specific Local Objectives (SLOs)</p>	<ol style="list-style-type: none"> 1. Amend zoning of land at Santryhill/New Paddocks measuring c. 2.4ha from 'RN2 New Residential – Priority 2' to 'RN1 New Residential – Priority 1'. 2. Add new SLO area <p>Change from:</p>  <p>Change to:</p>  <p>Add new SLO as follows:</p> <p><i>SLO-Q Santryhill</i></p> <p><i>This SLO is located in the townland of Santryhill and measures c. 2.4ha. The SLO comprises lands zoned 'New Residential' (RN1 – Priority 1).</i></p> <p><i>Any development proposal shall comply with the County Development Plan, this Local Area Plan and the following:</i></p> <ul style="list-style-type: none"> ▪ <i>Access into the SLO shall be via the planned Blessington Inner Relief Road. No dwelling units that may be permitted on foot of the RN1 zoning may be occupied until (a) the northern section of the Blessington Inner Relief Road is completed in full from the Naas Road to the N81 and (b) continuous footpaths along the N81 from the town centre to the BIRR-N81 roundabout to the north of the site are</i>
----	------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

		<p><i>completed.</i></p> <ul style="list-style-type: none">▪ <i>The design of any development in this SLO shall provide a high quality design and a strong sense of enclosure and passive surveillance along all road facing frontages i.e. along the planned BIRR and N81, as per Section 4.2.1 of the Design Manual for Urban Roads and Streets.</i>
--	--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

23	Specific Local Objectives (SLOs)	<p>Create new SLO area – ‘Specific Local Objectives’ at Blessington Demesne</p> <p>Change from:</p>  <p>Change to:</p>  <p>New text:</p> <p><i>SLO-Y Blessington Demesne (East)</i></p> <p><i>This SLO is located in the townland of Blessington Demesne and measures c. 5.6ha. The SLO comprises lands zoned ‘RN1 – New Residential (Priority 1)’ and ‘OS2 – Natural Areas’</i></p> <p><i>Any development proposals on these lands shall comply with the County Development Plan, this Local Area Plan and the following:</i></p> <ul style="list-style-type: none"> <i>Any residential development proposals for the RN1 lands shall be accompanied by proposals for the concurrent development of a community building on the lands of not less than 300sqm GFA;</i> <i>No residential units that may be permitted on foot of the RN1 zoning may be occupied until this community facility is fully developed suitable for a range of</i>
----	----------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

		<p><i>community uses (e.g. community meeting / activity rooms, youth clubs, scouts, mens / womens' shed) and is available for community use;</i></p> <ul style="list-style-type: none">▪ <i>Lands identified as OS2 shall be retained and maintained in a natural condition; no development proposed on foot of this plan shall interfere with river / stream beds, banks and channels.</i>
--	--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

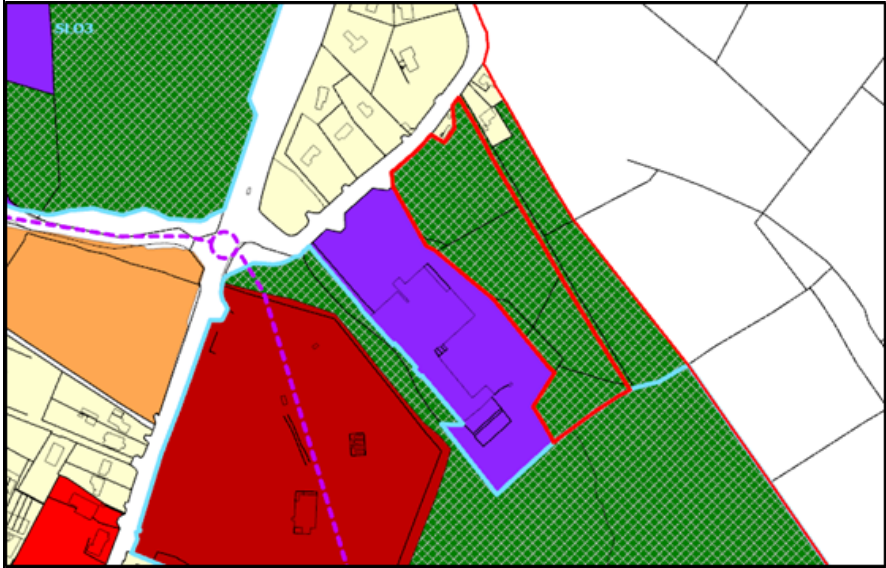
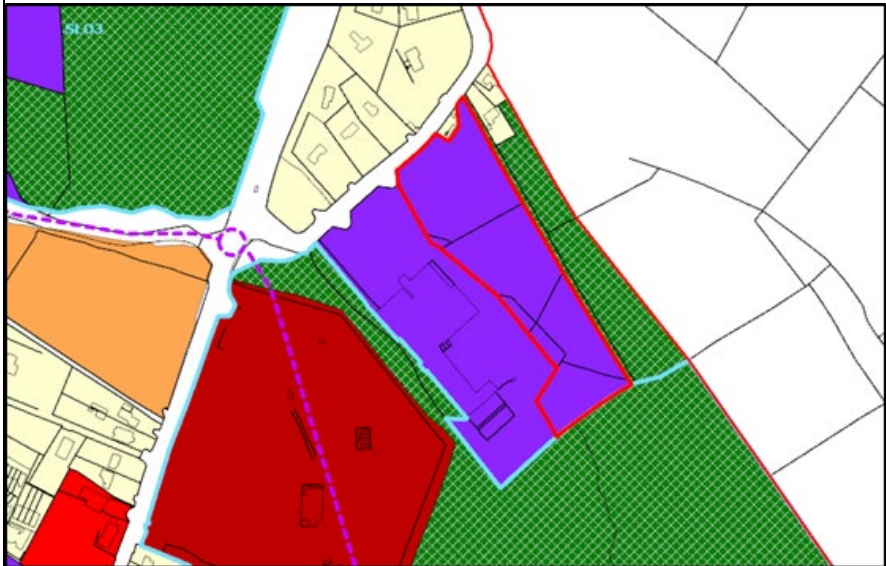
24	<p>Specific Local Objectives (SLOs)</p>	<ul style="list-style-type: none"> Amend zoning of land at Burgage More measuring c. 1.3ha from 'E – Employment' to 'RN1 - New Residential Priority 1'. Add new SLO <p>Change from:</p>  <p>Change to:</p>  <p>Add new SLO as follows:</p> <p><i>SLO-Z: Milltown Gate</i></p> <p><i>This SLO is located in the townland of Burgage More and measures c. 1.3ha. The SLO comprises lands zoned 'New Residential' (RN1 – Priority 1).</i></p> <p><i>Any development proposal shall comply with the County Development Plan, this Local Area Plan and the following:</i></p> <ul style="list-style-type: none"> <i>- Any new residential development proposals for the RN1 lands shall be accompanied by proposals for the concurrent development of a small public car park of not less than 12 spaces located on the Burgage More Road along the southern boundary of the site. No dwelling units that may be permitted on foot of the RN1 zoning may be occupied until this car park is fully provided, with suitable access, layout, durable surface and marking, and is available for general public use;</i>
----	------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

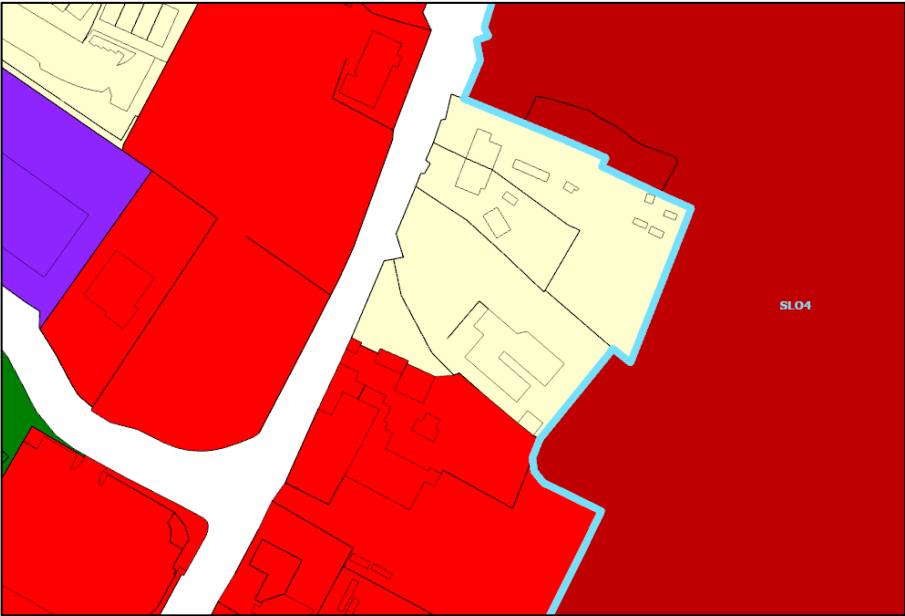
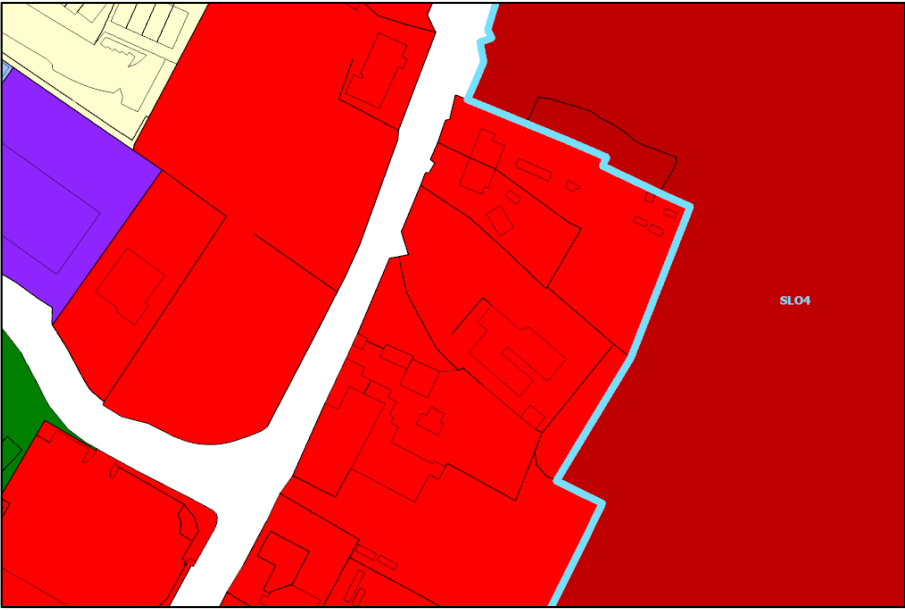
		<ul style="list-style-type: none">- No dwelling units that may be permitted on foot of the RN1 zoning may be occupied until the 'Blessington Gateway' road safety improvement scheme along the N81 is completed.
--	--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

MAP AMENDMENTS (EXCLUDING MAP CHANGES IN SLO AREAS ALREADY DETAILED ABOVE)

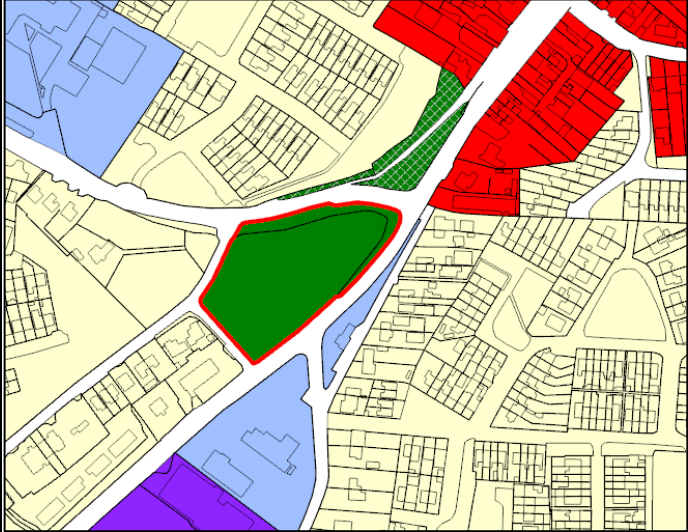
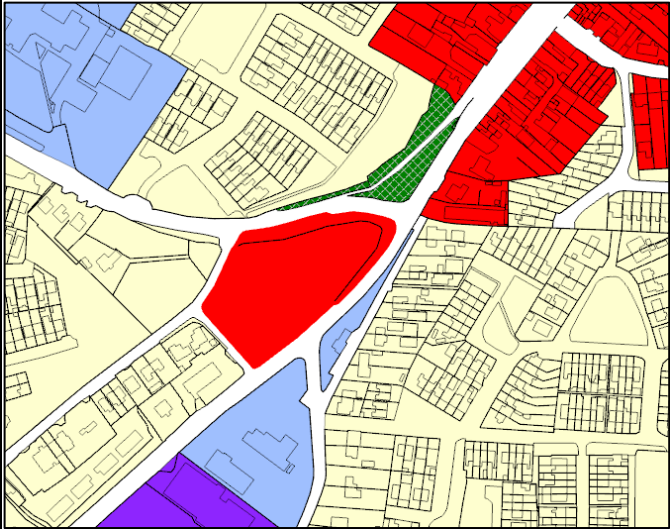
Map No. 1 Land Use Zoning Objectives

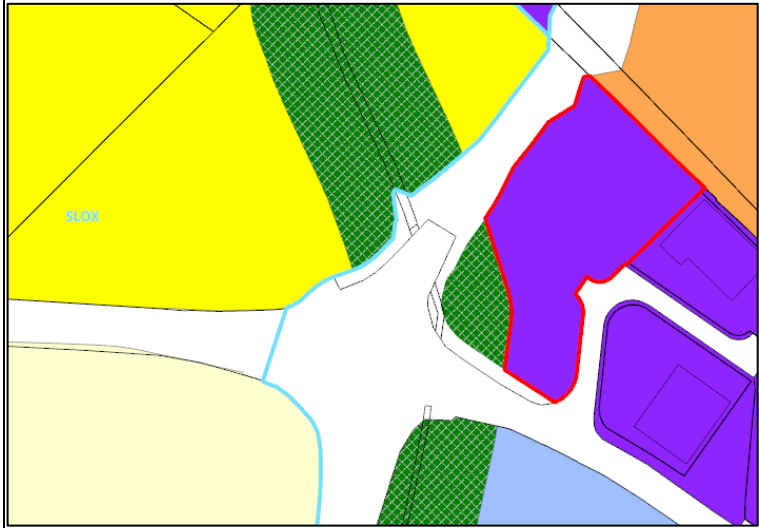
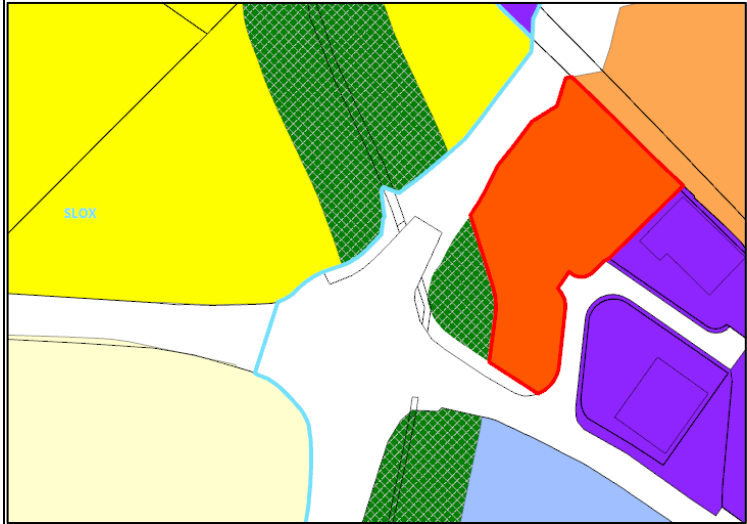
Map No. 1 of the draft plan (view the draft map [here](#)) has been adopted with the following amendments:

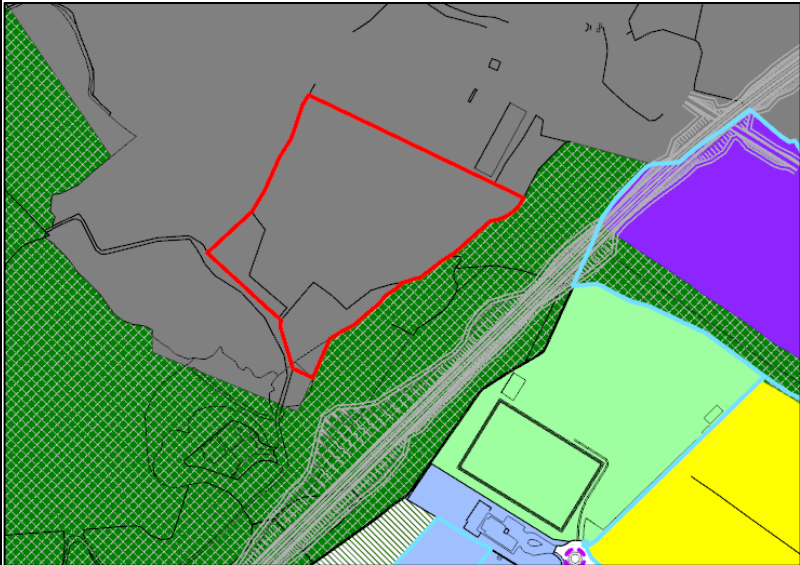
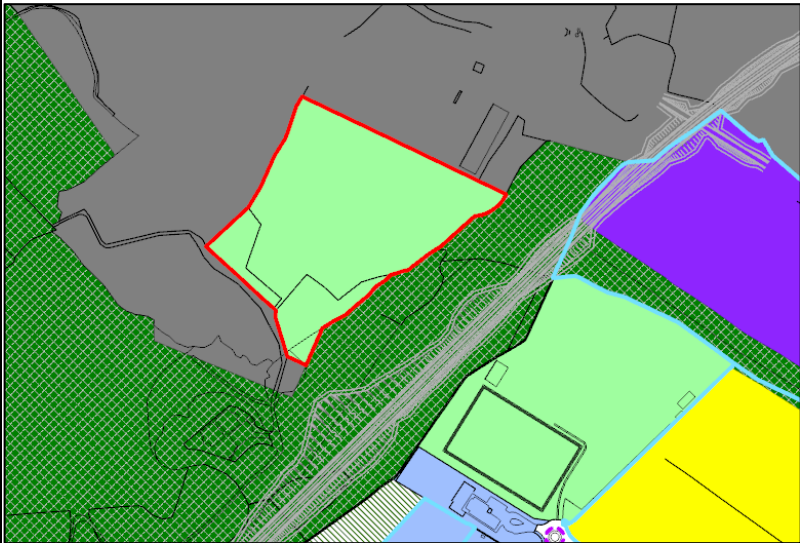
25	Map No.1 Land Use Zoning Objectives	<p>Amend Map No.1 Land Use Zoning Objectives (and any changes consequent) as follows:</p> <p>Change from: OS2</p>  <p>Change to: E</p> 
----	-------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

26	<p>Map No.1 Land Use Zoning Objectives</p>	<p>Amend Map No.1 Land Use Zoning Objectives (and any changes consequent) as follows:</p> <p>Change from: RE</p>  <p>Change to: TC (including amended SLO4 boundary)</p> 
----	----------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

27	Map No.1 Land Use Zoning Objectives	Amend Map 1 to show zoning objectives for Blessington from Kildare County Development Plan
----	-------------------------------------------	--------------------------------------------------------------------------------------------

28	Map No.1 Land Use Zoning Objectives	<p>Change zoning of land measuring c. 1ha from OS1 'Open Space' to TC 'Town Centre' at N81 – Naas Road junction.</p> <p>Change from:</p>  <p>Change to:</p> 
----	-------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

29	Map No.1 Land Use Zoning Objectives	<p>Change zoning of lands at Blessington Demesne, north of Oak Drive measuring c. 0.5ha from 'E – Employment' to 'SLC – Small Local Centre' as follows:</p> <p>Change from:</p>  <p>Change to:</p>  <p>Add new zoning objective as follows:</p> <p>SLC: Small Local Centres To provide for small scale local services</p> <p><i>To facilitate the development of small scale local shop / retail services and other local scale employment and community service uses that meet only the retail or service needs of residents in the immediate catchment and are not of such a scale or type that would detract or draw trade from the town centre.</i></p> <p><i>Uses generally appropriate for small local centres include small scale retail and retail services, health, education, parking, employment, office, tourism and recreational uses, community, including provision for religious use, childcare/crèche, utility installations and ancillary developments in accordance with the County Development Plan and this LAP.</i></p>
----	----------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

30	Map No.1 Land Use Zoning Objectives	<p>Change c. 6.9ha at Deerpark from 'EX – Extractive Industry' to 'AOS – Active Open Space'</p> <p>Change from:</p>  <p>Change to:</p> 
----	----------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Map No. 2A Built Heritage

Map No. 2A of the draft plan (view the draft map [here](#)) has been adopted with the following amendments:

31	Map No 2A Built Heritage	Include link to Department archaeology data sources www.archaeology.ie
----	-------------------------------------	----------------------------------------------------------------------------------------------------------------

Map No. 2B Natural Heritage

Map No. 2B of the draft plan (view the draft map [here](#)) has been adopted with no amendments.

Map No. 3 Key Green Infrastructure

Map No. 3 of the draft plan (view the draft map [here](#)) has been adopted with no amendments.

Map No. 4 Flood Risk


Map No. 4 of the draft plan (view the draft map [here](#)) has been adopted with no amendments. Note that additional flood maps have been incorporated into the lap as per PMA 35 below. A full list of resultant maps is available at the end of this document.

Map No. 5 Transport Strategy

Map No. 5 of the draft plan (view the draft map [here](#)) has been adopted with amendments as per PMA 15 above. A full list of resultant maps is available at the end of this document.

Map No. 6 Active Travel Strategy

Map No. 6 of the draft plan (view the draft map [here](#)) has been adopted as per PMA 15 above (a full list of resultant maps is available at the end of this document) with the following additional amendments:

32	Map No.6 Active Travel Strategy	Omit the active travel objective through Mart lands
33	Map No.6 Active Travel Strategy	<p>Amend Map No. 6 Active Travel Strategy to include the below indicative pedestrian/cyclist route (greenfield/brownfield):</p> 

Map No. 7 Supporting Greenway Infrastructure

Map No. 7 of the draft plan (view the draft map [here](#)) has been adopted as per PMA 9A and PMA 9B above, and is now named Map No. 7 'Supporting Tourism Infrastructure' as a change consequent (a full list of resultant maps is available at the end of this document).

APPENDICES

Appendix 1 Blessington Built Heritage Schedule & ACA

Appendix 1 of the draft plan (view the draft appendix [here](#)) has been adopted with no amendments

Appendix 2 Blessington Green Infrastructure Audit

Appendix 2 of the draft plan (view the draft appendix [here](#)) has been adopted with no amendments

Appendix 3 Blessington Social Infrastructure Audit

Appendix 3 of the draft plan (view the draft appendix [here](#)) has been adopted with no amendments

Appendix 4 Local Transport Assessment

Appendix 4 of the draft plan (view the draft appendix [here](#)) has been adopted with the following amendments:

No.	Section	Amendment
34	All	Review numbering and headings of sections

Appendix 5 Strategic Flood Risk Assessment (see Addendum I to SFRA)

Appendix 5 of the draft plan (view the draft appendix [here](#)) has been adopted with the following amendments:

No.	Section	Amendment
35	Insert at end of SFRA	Map 1 Flood Risk Zones (Present day) Map 2 Flood Risk Zones (Future Climate Change Scenario) Map 3 Overlay of Flood Maps with Zoning Map

Appendix 6 Blessington Infrastructure Delivery Schedule and Implementation

Appendix 6 of the draft plan (view the draft appendix [here](#)) has been adopted with the following amendments:

No.	Section	Amendment
36	Section 6	Amend text as follows: BLESS 7 <i>Notwithstanding the zoning / designation of land for new 'greenfield' residential development (RN), permission will not be considered for RN2 Priority 2 lands unless the following two conditions are satisfied:</i> <ul style="list-style-type: none">- <i>75% of Priority 1 new residential lands (RN1) lands have been activated (i.e. consent obtained and development initiated) or after 3 years following adoption of the LAP, less than 50% of the RN1 lands have been activated;;</i>- <i>It can be shown that the housing / population generated by the proposed development would not result in the prevailing Core Strategy targets at the time of the application being significantly breached.</i>

37	Section 7	Insert new implementation tables as follows under Appendix 6: (note that the objectives details in the table to follow reflect the amendments proposed above)
----	-----------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Town Centre Objectives		Implementation	Timeframe
BLESS1	To support and facilitate activities and developments that will improve the vitality, connectivity and vibrancy of Blessington Town Centre.	To be supported on an ongoing basis during the lifetime of the plan through the Development Management system and via projects and programmes of the Municipal District team, the TRO and the Council's Roads and Transportation Department.	Ongoing
BLESS2	<p>To encourage the development of infill sites and back lands within Blessington Town Centre in a manner that preserves/creates fine grain building plots and presents strong urban frontages to existing and proposed streets. Active frontages at ground floor level will be encouraged. Traditional arches on Blessington Main Street should be used/reused as primarily pedestrian and cyclist passages to back lands, with vehicular traffic accessing plots from alternative locations if practical.</p> <p>Such areas include:</p> <ul style="list-style-type: none"> ▪ Opportunity Sites as identified in this plan and the Blessington Town Centre First Plan. ▪ Back lands of premises on Blessington Main Street facing onto Kilbride Road, between the junction with Blessington Main Street and the Rectory residential development, subject to the preservation of historic boundary walls and landscape amenity in relation to the Poulaphouca Reservoir. 	To be proactively pursued on an ongoing basis during the lifetime of the plan through the Development Management system and via projects and programmes of the Municipal District team, the TRO and the Council's Roads and Transportation Department.	Ongoing
BLESS3	<p>To support and facilitate improvements to the public realm in Blessington Town Centre to provide an attractive, comfortable environment for pedestrians, cyclists and users of public transport. Such improvements could include the following:</p> <ul style="list-style-type: none"> ▪ Reductions in through traffic along Blessington Main Street ▪ The rationalisation and reconfiguration of car parking within Blessington Town Centre. ▪ The reconfiguration of traffic movements around Newtown Square. ▪ Improvements to the spatial and visual connectivity between Blessington Main Street, Market Square and Newtown Square ▪ The implementation of a comprehensive public realm scheme on Market Square and adjacent areas of Blessington Town Centre. ▪ The undergrounding of cabling along Blessington Main Street. 	To be proactively pursued on an ongoing basis during the lifetime of the plan via projects and programmes of the Municipal District team, the TRO and the Council's Roads and Transportation Department.	Ongoing
BLESS4	To direct retail development into the Core Retail Area as a first priority, as set out in the Wicklow County Development Plan 2022-2028 (or any update thereof), in line with its position in the County Retail Hierarchy & Strategy. This will be accomplished as follows:	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system	Ongoing

	<ul style="list-style-type: none"> There will be no quantitative restriction on the development of retail floorspace within the Blessington Core Retail Area. All developments for additional retail floorspace, which are both outside the Core Retail Area and within Blessington Town Centre (as zoned for such purposes), will be required to be accompanied by a Retail Impact Assessment in line with 'Guidelines for Planning Authorities – Retail Planning' 2012 and any updated or relevant guidelines. The development of retail floorspace outside of Blessington Town Centre (as zoned for such purposes) will not be facilitated unless absolutely necessary. 		
BLESS5	To promote the development of opportunity sites within Blessington Town Centre in accordance with the specific criteria set out for each identified area within this Local Area Plan. Regard should also be had to concept and access plans for opportunity sites as included in the Blessington Town Centre First Plan (or any update thereof).	To be proactively pursued on an ongoing basis during the lifetime of the plan via projects and programmes of the Municipal District team and the TRO.	Ongoing

Residential Objectives		Implementation	Timeframe
BLESS6	The priority for housing growth shall be the existing built up area of the settlement, on lands zoned 'town centre', and 'existing residential'. In cognisance that the potential of such regeneration / infill / brownfield sites is difficult to predict, there shall be no quantitative restriction inferred from this plan or the associated tables on the number of units that may be delivered within the built up envelope of the town.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system	Ongoing
BLESS7	<p>Notwithstanding the zoning / designation of land for new 'greenfield' residential development (RN), permission will not be considered for RN2 Priority 2 lands unless the following two conditions are satisfied:</p> <ul style="list-style-type: none"> - 75% of Priority 1 new residential lands (RN1) lands have been activated (i.e. consent obtained and development initiated) or after 3 years following adoption of the LAP, less than 50% of the RN1 lands have been activated; - It can be shown that the housing / population generated by the proposed development would not result in the prevailing Core Strategy targets at the time of the application being significantly breached. 	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system	Ongoing

Employment Objectives		Implementation	Timeframe
BLESS8	To facilitate and support all forms of employment creation on appropriately zoned land in Blessington and to promote the intensification of activities on existing employment sites.	To be proactively implemented and pursued on an ongoing basis during the lifetime of the plan via the Development Management system and the operations of the Council's Economic Development unit and LEO.	Ongoing
BLESS9	To protect employment zoned land from inappropriate development that would undermine future economic activity or the sustainable development of such areas.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system.	Ongoing
BLESS10	To facilitate and support the development of large-scale employment generating developments in Blessington, as the only settlement in West Wicklow designated for strategic employment development.	To be proactively implemented and pursued on an ongoing basis during the lifetime of the plan via the Development Management system and the operations of the Council's Economic Development unit and LEO.	Ongoing
BLESS11	To facilitate and support Blessington Town Centre as the priority for 'people'-based employment development, in line with the Core Retail Area as set out in the Wicklow County Development Plan.	To be proactively implemented and pursued on an ongoing basis during the lifetime of the plan via the Development Management system and the operations of the Council's Economic Development unit, LEO and TRO.	Ongoing
BLESS12	To facilitate and support the regeneration of current and former quarry lands for employment uses, as zoned for such purposes. The redevelopment of these lands would be suitable for a single large scale employer or for a wide variety of individual 'people'- or 'product'-based industries operating within an overall integrated layout within the lands.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system.	Ongoing
BLESS13	To encourage the redevelopment of brownfield sites for enterprise and employment creation throughout the plan area and to consider allowing 'relaxation' in normal development standards on such sites to promote their redevelopment, where it can be clearly demonstrated that a development of the highest quality, that does not create an adverse or unacceptable working environment or create unacceptable impacts on the built, natural or social environment, will be provided. For the avoidance of doubt, the redevelopment of quarry lands for employment purposes should not generally require the relaxation of standards due to the scale of employment lands in this area.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system.	Ongoing
BLESS14	To facilitate and support the incremental reconfiguration of Blessington Business Park/Oak Drive toward a secondary 'people'-based employment area with a high quality public realm, active frontages, and safe active travel accessibility. New	To be implemented and pursued on an ongoing basis during the lifetime of the plan via the Development Management system and the operations of the Council's	Ongoing

	applications for employment developments will be considered subject to the inclusion of proposals for the above public realm improvements. New applications for developments deemed to be 'product'-based, or applications concerning existing developments of that type, will be further required to demonstrate that HGV traffic sufficient to create a hazard to active travel users within and around a subject site would not be generated.	Economic Development unit, LEO, TRO, and Roads and Transportation Department.	
BLESS15	To facilitate and encourage the exploration and exploitation of aggregates and minerals, in a manner which is consistent with the principle of sustainability, the protection of residential, environmental and tourism amenities within the plan area and the objectives relating to the Extractive Industry in Chapter 9 of the Wicklow County Development Plan 2022-2028.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system.	

Tourism & Recreation Objectives		Implementation	Timeframe
BLESS16	To support opportunities to improve the tourism product in Blessington and to facilitate appropriate tourism development within the settlement.	To be supported on an ongoing basis during the lifetime of the plan via the Development Management system and via the projects and programmes of the Council's Economic Development Unit including Tourism Department, the Municipal District team and the TRO.	Ongoing
BLESS17	<p>To facilitate and support the development of improved linkages between areas of tourist attractions within the settlement of Blessington, as follows:</p> <ul style="list-style-type: none"> ▪ The lakeshore and tourist facilities at Burgage More/Burgage Castle. ▪ Blessington Town Centre/Architectural Conservation Area/Greenway Hub. ▪ Glen Ding Forest and Rath Turtle Moat. ▪ Possible woodland attractions, lake views, and tourist services at Doran's Pit. 	To be proactively pursued and supported on an ongoing basis during the lifetime of the plan via the Development Management system and via the projects and programmes of the Council's Economic Development Unit including Tourism Department, the Municipal District team and the TRO and the Climate, Environment, Recreation and Amenity Directorate.	Ongoing
BLESS18	To facilitate and support future tourism projects in the Blessington lakeside area including but not limited to links between the town centre and the lakes, and a possible extension to the existing Blessington Greenway.	To be proactively pursued and supported on an ongoing basis during the lifetime of the plan via the Development Management system and via the projects and programmes of the Council's Economic Development Unit including Tourism Department, the Municipal District team and the TRO and the Climate, Environment, Recreation and Amenity Directorate.	Ongoing
BLESS19	To facilitate the redevelopment of the former HSE building on Kilbride Road as a Visitor Hub supporting future tourism projects in the Blessington area.	To be proactively pursued and supported on an ongoing basis during the lifetime of the plan via the Development Management system and via the projects and programmes of the Council's Economic Development Unit including Tourism Department, the Municipal District team and the TRO and the Climate, Environment, Recreation and Amenity Directorate.	Medium term
BLESS20	To facilitate and encourage the delivery of supporting tourism infrastructure as indicated on Map No. 7 Supporting Tourism Infrastructure.	To be proactively pursued and supported on an ongoing basis during the lifetime of the plan via the Development Management system and via the projects and programmes of the Council's Economic Development Unit including Tourism Department, the Municipal District team and the TRO and the Climate, Environment, Recreation and Amenity Directorate.	Ongoing

BLESS21	To facilitate active travel links to nearby tourist attractions, e.g. Russborough House, and other settlements in the area.	To be proactively pursued during the lifetime of the plan by Council's Roads and Transportation Department.	Medium term
BLESS22	<p>To positively consider the development of</p> <ul style="list-style-type: none"> a) new hotels in Blessington; b) the development of touring caravan (Aires park) and camping sites (not static mobile home parks) having due regard to surrounding land uses and proper planning and development of the area; c) the development of hostels along established walking routes, the route of the proposed eGreenway within the settlement, and adjacent to existing tourism facilities; <p>the improvement of, and extension to, existing tourist accommodation related developments, subject to the proper planning and sustainable development of the area.</p>	To be supported on an ongoing basis during the lifetime of the plan via the Development Management system	Ongoing
BLESS23	To promote and encourage the sustainable recreational use of the lakeshore of the Poulaphouca Reservoir for eco-tourism activities. Where such recreational uses involve the development of structures or facilities, the Council will ensure that the proposals will respect the natural amenity and scenic character of the area.	To be supported on an ongoing basis during the lifetime of the plan via the Development Management system and via the projects and programmes of the Council's Economic Development Unit including Tourism Department and Climate, Environment, Recreation and Amenity Directorate.	Ongoing

Social Infrastructure Objectives		Implementation	Timeframe
BLESS24	The Planning Authority will resist developments that entail the loss of existing community, education and open space/recreation lands or buildings unless it can be demonstrated that (a) adequate community, education and open space/recreation lands and buildings would be retained in the settlement having regard to the planned future population of the settlement or (b) the particular lands or buildings are not suitable or needed for current or future educational, community or open space / recreational usage. In particular, developments that would unduly constrain the ability of existing schools to expand will not be permitted.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system.	Ongoing
BLESS25	To facilitate the provision of schools on lands zoned Community and Education (CE) and to consider the provision of schools on any land use zoning, excluding OS1 and OS2 zones, where it is in line with the County Development Plan, this Local Area Plan, relevant planning guidelines (including the Department of Education guidelines) and proper planning.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system.	Ongoing
BLESS26	To facilitate and support the provision of new childcare facilities in a manner, which is compatible with land-use and transportation policies and adheres to the principles of sustainable development. To facilitate and encourage the co-location of childcare facilities with other educational facilities such as schools. Applications for the development of new educational facilities, or the significant redevelopment or extensions of existing facilities, should consider the provision of co-located childcare facilities within the development.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system.	Ongoing
BLESS27	To facilitate and encourage the delivery of new open spaces, parks and multi-purpose sport uses close to the built-up area of Blessington, including covered spaces. In particular, <ul style="list-style-type: none"> - To require the delivery of significant areas of outdoor play space on lands zoned AOS as part of SLO-2 and SLO-4. - To require the delivery of public parks on lands zoned OS1 in SLO-1 and SLO-8. 	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system, supported by the Council's Climate, Environment, Recreation and Amenity Directorate subject to detailed design and availability of funding mechanisms and through their delivery in tandem with development proposals on privately owned sites	Medium term (developed led)
BLESS28	To facilitate and encourage the continued operation of existing and development of new community infrastructure, including (but not limited to) indoor multi-functional community spaces, youth centres etc., in Blessington. In particular, to require the development of a community hall in the redevelopment of Doran's Pit in line with SLO 4.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system, supported by the Council's Climate, Environment, Recreation and Amenity Directorate; the delivery of new facilities shall be subject to detailed	Ongoing

		design and availability of funding mechanisms and/or through the delivery in tandem with development proposals on privately owned sites	
BLESS29	To facilitate and encourage the continued operation of existing and development of new care and health related facilities, including (but not limited to) primary care centres, general practitioners surgeries, care / nursing homes and respite / hospice centres facilities particularly within the built-up area of Blessington.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system.	Ongoing
BLESS30	To facilitate and support the development of a swimming pool/leisure centre within Blessington.	To be supported by Council's Climate, Environment, Recreation and Amenity Directorate and Municipal District team.	Medium term

Heritage, Biodiversity and Green Infrastructure Objectives		Implementation	Timeframe
BLESS31	To consolidate and safeguard the historical and architectural character of Blessington through the protection of individual buildings, structures, shopfronts and elements of the public realm that contribute greatly to this character ² .	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system and via the projects and programmes of the Municipal District team, the TRO and the Council's Heritage Officer.	Ongoing
BLESS32	To protect those features that have been identified in the Architectural Conservation Area Appraisal as contributing to the town centre's overall appearance and heritage value and to ensure that new development contributes positively to the designated Architectural Conservation Area.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system and via the projects and programmes of the Municipal District team, the TRO and the Council's Heritage Officer.	Ongoing
BLESS33	To promote the sustainable use and re-use of heritage vernacular buildings along Blessington Main Street/N81, Market Square, and Kilbride Road, and to resist the demolition of any such building unless absolutely necessary.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system and via the projects and programmes of the Municipal District team, the TRO and the Council's Heritage Officer.	Ongoing
BLESS34	Protect and enhance the character, setting and environmental quality of natural, architectural and archaeological heritage assets, and in particular those features of the natural landscape and built structures that contribute to their special interest. The natural, architectural and archaeological heritage of the area shall be protected in accordance with the objectives set out in the Wicklow County Development Plan. In particular, the heritage assets of the Poulaphouca Reservoir and Glen Ding Forest shall be rigorously protected.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system and via the projects and programmes of the Municipal District team and the Council's Heritage & Biodiversity Officers.	Ongoing
BLESS35	To protect the listed views and prospects, as they relate to the plan area, from development that would either obstruct the view / prospect from the identified vantage point or form an obtrusive or incongruous feature in that view / prospect. Due regard will be paid in assessing development applications to the span and scope of the view / prospect and the location of the development within that view / prospect. Particular regard will be had to listed (and other) views and prospects to and from the Poulaphouca Reservoir.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system.	Ongoing

² The National Inventory of Architectural Heritage can be utilised as a source of information with regard to the architectural value of any such features, but should not be considered an exhaustive list of buildings worthy of protection.

BLESS36	<p>To protect the following additional views:</p> <ul style="list-style-type: none"> - From St. Mary's Church to Bastion Wood and Glen Ding Forest. - From side streets/laneways east (to the Poulaphouca Reservoir/Wicklow Mountains) and west (to Glen Ding) from Blessington Main Street. 	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system.	Ongoing
BLESS37	To reinforce the lakeshore character of the settlement and to provide for the enjoyment of the Poulaphouca Reservoir, Glen Ding Forest, and other natural areas as recreational and natural assets.	To be implemented on an ongoing basis during the lifetime of the plan through the projects and programmes of the Municipal District team, the Council's Climate, Environment, Recreation and Amenity Directorate, the TRO and the Council's Heritage and Biodiversity Officers.	Ongoing
BLESS38	<p>To promote and support the development of enhanced or new greenways and amenity walks at the following locations and require development in the vicinity of same to enhance existing routes and / or provide new links:</p> <ul style="list-style-type: none"> - Poulaphouca Reservoir (Blessington Greenway/proposed Blessington eGreenway) - Glen Ding Forest - Wooded areas at Doran's Pit - Blessington Demesne (Town Park) <p>The enhancement of existing, and development of new, recreational facilities along the lakeshore area, such as walking routes, car parking areas, signage, changing / toilet facilities and water based clubs/facilities, will be considered subject to compliance with the provisions of the EU Habitats Directive and other planning considerations.</p>	To be pursued on an ongoing basis during the lifetime of the plan through the projects and programmes of the Municipal District team, the Council's Climate, Environment, Recreation and Amenity Directorate, the TRO and the Council's Heritage and Biodiversity Officers, subject to detailed design and availability of funding mechanisms and/or through their delivery in tandem with development proposals on privately owned sites	
BLESS39	<p>To require development proposals to have regard to existing green infrastructure assets (as identified within this local area plan or otherwise), including trees and hedgerows, that may exist within a subject site, and to consider how the biodiversity value and ecological connectivity of such assets may be maintained.</p> <p>Where existing GI assets or green corridors within a site have been identified on Map No. 3 'Key Green Infrastructure' or the accompanying Blessington Green Infrastructure Audit, proposals should include measures to preserve and, where necessary, improve ecological connectivity and biodiversity value across said assets/corridors.</p>	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system.	Ongoing
BLESS40	To facilitate the development of new green corridors within the plan area where	To be pursued on an ongoing basis during the lifetime	Ongoing

	<p>opportunities may be identified, and barriers in ecological connectivity rectified, via the development management process. In particular, the following additional green corridors will be facilitated:</p> <ul style="list-style-type: none"> - The creation of green corridors through Quarry Lands, and where relevant SLO3, to link the Deerpark watercourse and Glen Ding Forest with the plan boundary in the direction of the Red Bog SAC. - The creation of green corridors linking the Deerpark Watercourse to Local Biodiversity Areas and existing wooded areas on the eastern boundary of SLO3 (refer to SLO3 below). - The creation of a green corridor through the grounds of St. Mary's Senior National School to improve the connectivity between existing green corridors along Oak Drive/Blessington Business Park and Blessington Main Street. This link may in turn improve ecological connectivity to the lakeshore via boundary hedging on the grounds of the Church of Our Lady and the 'Priest's Walk' through the Rectory residential development. 	<p>of the plan through the projects and programmes of the Municipal District team, the Council's Climate, Environment, Recreation and Amenity Directorate, and the Council's Heritage and Biodiversity Officers, subject to detailed design and availability of funding mechanisms, and/or through their delivery in tandem with development proposals on privately owned sites</p>	
BLESS41	<p>To enforce a general presumption against the culverting of watercourses within the plan area, except where absolutely necessary. Where development is proposed within sites that contain culverted watercourses, proposals should be included to restore or 'daylight' said watercourses with an appropriate riparian zoned in line with CPO 17.26 of the Wicklow County Development Plan.</p> <p>Similarly, where development includes significant works to existing roads with culverted crossings of watercourses, proposals should be included, where practical, to improve the ecological connectivity of these crossings, e.g. the replacement of culverts with clear span bridges, box culverts with wildlife ledges, etc.</p>	<p>To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system.</p>	Ongoing
BLESS42	<p>Where relevant, applications for development must demonstrate that the proposal for development would not, individually or cumulatively, affect a water body's ability to meet its objectives under the Water Framework Directive.</p>	<p>To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system</p>	Ongoing

Transportation Objectives		Implementation	Timeframe
BLESS-XX	In collaboration and with the support of the relevant transport agencies, to prepare a Local Transport Plan for Blessington.	The delivery of a LTP shall be actively progressed by the Council's Roads and Transportation Unit during the lifetime of the plan, subject availability of funding mechanisms, including public funding (Council / NTA / TII)	Short Term
BLESS43	Support the implementation of proposed road safety and active travel projects, including (but not limited to): <ul style="list-style-type: none"> - The Blessington Main Street N81 Road Safety Improvement Scheme - The Blessington Pedestrian & Cyclist Improvement Scheme - The Blessington Gateway Road Safety Improvement Scheme - The extension of the existing Blessington Greenway into the Blessington eGreenway, as it relates to the plan area. 	The delivery of these road improvement projects and programmes shall be actively progressed by the Council's Roads and Transportation Unit and Climate, Environment, Recreation and Amenity Directorate during the lifetime of the plan, subject to final detailed designs and availability of funding mechanisms, including public funding (Council / NTA / TII) and through their delivery in tandem with development proposals on privately owned sites.	Short Term
BLESS44	Support the implementation of the recommendations of the Transport Assessment with regard to the delivery of new regional/distributor roads and road improvements ³ , including (but not limited to): <ol style="list-style-type: none"> a) The completion of the Blessington Inner Relief Road (northern and southern sections). b) The provision of a road objective through Doran's Pit, linking the N81 to Kilbride Road. c) The completion of a partly constructed link road in Blessington Demesne, linking the GAA grounds/educational/care facilities with Naas Road. d) The delivery of the N81 Tallaght to Hollywood Cross Road Improvement Scheme. Any development within the preferred route corridor will be assessed for acceptability having regard to the potential effects on the future viability of the proposed road. Active travel routes from the town centre to Glen Ding should be facilitated in the final design of the N81 Tallaght to Hollywood Cross Road Improvement Scheme. 	The delivery of these road improvement projects and programmes shall be actively progressed by the Council's Roads and Transportation Unit during the lifetime of the plan, subject to final detailed designs and availability of funding mechanisms, including public funding (Council / NTA / TII) and through their delivery in tandem with development proposals on privately owned sites.	<ol style="list-style-type: none"> a) Short term (development led) b) Medium term (development led) c) Medium term (development led) d) Long Term

³ The detail associated with new transport or green/blue infrastructure projects referred to in this Plan and accompanying Transport Assessment, including locations and associated mapping, that are not already permitted or provided for by existing plans / programmes / etc. is non-binding and indicative. Such new projects shall be subject to feasibility assessment, taking into account the environmental constraints and the objectives of the Plan relating to sustainable mobility. A Corridor and Route Selection Process will be undertaken for such projects where appropriate. Proposed interventions will be required to demonstrate that they are consistent with all relevant legislative requirements.

BLESS45	<p>Support the implementation of the recommendations of the Transport Assessment with regard to the delivery of safe active travel routes along the existing road network and along new off-road routes, including</p> <ul style="list-style-type: none"> - The delivery of the Greater Dublin Area cycle network, as it relates to the plan area. - The delivery of the National Cycle Network, as it relates to the plan area (exact route from Blessington to Naas to be determined). - The delivery of local/greenway feeder routes within the plan area (refer to Map 6 Active Travel and the accompanying Transport Assessment). - The delivery of identified, and other, permeability improvements within the settlement (refer to Map No. 6 Active Travel). - The delivery of identified, and other, traffic management measures within the settlement (refer to Map No. 5 Transport Strategy and the accompanying Transport Assessment). - The delivery of new pedestrian and cyclist routes through green field and brownfield lands, as indicatively indicated on Map No. 6 Active Travel. - The delivery of additional pedestrian and cyclist routes where development occurs along the boundaries of green corridors – on sites containing or immediately adjacent to OS2 lands, appropriate pedestrian and cycle routes should be laid out along the OS2 boundary, with permeability improvements and short sections linking to other routes where necessary at site boundaries. 	The delivery of these road improvement projects and programmes shall be actively progressed by the Council's Roads and Transportation Unit during the lifetime of the plan, subject to final detailed designs and availability of funding mechanisms, including public funding (Council / NTA / TII) and through their delivery in tandem with development proposals on privately owned sites.	Ongoing
BLESS46	To ensure that development along the route of the existing/proposed Blessington Greenway, and along indicated greenway feeder routes (see Map No. 6 Active Travel), minimises the creation of additional entrances/junctions to only those absolutely necessary, in order to reduce potential conflict between greenway users and vehicular traffic.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system	Ongoing
BLESS47	New development should, where relevant, have regard to the indicated street descriptions shown on Map No. 5 Transport Strategy (refer to the Design Manual for Urban Roads and Streets), subject to the completion of the necessary road objectives to allow that function (as set out in the	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system	Ongoing

	accompanying Transport Assessment.) Streets without an indicated description should be considered 'local' streets.		
BLESS48	<p>Support the development of additional car parking areas within the plan area, including but not limited to:</p> <ul style="list-style-type: none"> - A public transport park and ride in Blessington along the N81. - A car park in Doran's Pit for potential greenway parking and access to adjacent woodland. - A car park on Active Open Space lands in Blessington Demesne to serve those lands and as an alternative car park for access to Glen Ding. 	The delivery of these road improvement projects and programmes shall be actively progressed by the Council's Roads and Transportation Unit and Climate, Environment, Recreation and Amenity Directorate during the lifetime of the plan, subject to final detailed designs and availability of funding mechanisms, including public funding (Council / NTA / TII) and through their delivery in tandem with development proposals on privately owned sites.	Medium Term
BLESS49	<p>To continue to work with the NTA to promote the delivery of improved and new bus services, facilities and infrastructure within the plan area and connecting the plan area to the wider region by:</p> <ul style="list-style-type: none"> ▪ supporting the development and delivery of bus service enhancement projects, under the Connecting Ireland and Bus Connects programmes and measures to improve bus priority such as additional bus lanes and priority signalling etc as may be deemed appropriate; ▪ facilitating the needs of existing or new bus providers with regard to bus stops and garaging facilities (although unnecessary duplication of bus stops on the same routes / roads will not be permitted); ▪ supporting the development of enhanced bus shelters, of secure covered bicycle parking facilities at key locations along bus routes, ▪ to promote and support the improvement of N81 in a manner capable of facilitating greater free flow of public transport, ▪ to support and facilitate the existing service providers and encourage the further development of the Local Link Rural Transport Programme (and any other or subsequent rural transport programmes). ▪ Enhancing pedestrian and cycling connectivity to public transport services. 	Ongoing engagement between the NTA and the Council's Roads and Transportation Unit	Ongoing

BLESS50	To protect the strategic function of the N81 in accordance with the Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012) and in compliance with TII Publications.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system	Ongoing
Flood Management Objectives			
BLESS51	<p>Applications for new developments or significant alterations/extension to existing developments in an area identified as at risk of flooding (Flood Zones A and B) as set out in the SFRA and flood maps appended to this plan OR in Flood Zone C but within an area</p> <ul style="list-style-type: none"> that is deemed by the Local Authority at any time to be at possible risk of flooding having regard to new information with respect to flood risk in the area that has come to light; or that is identified as at possible future risk of flooding having regard to climate change scenarios either on Map X attached to this plan or on any future maps prepared by the OPW during the lifetime of the plan; <p>shall comply with the 'Justification Test for Development Management', as set out in Box 5.1 of 'the Planning System and Flood Risk Management' Guidelines 2009 (as may be amended, supplemented or replaced during the lifetime of this plan) and shall be accompanied by a site specific Flood Risk Assessment. Site Specific Flood Risk Assessments shall be in accordance with the requirements set out in the Flood Risk Management Guidelines and the plan SFRA.</p>	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system	Ongoing
Other Infrastructure Objectives			
BLESS52	To support the continued upgrade of Blessington Waste Water Treatment Plant and/or additional Waste Water Treatment Plants serving the plan area, subject to the full environmental protection of the Poulaphouca Reservoir and associated watercourses.	Ongoing engagement with the Council's Infrastructure Directorate.	Ongoing
BLESS-XX	To protect both ground and surface water sources, to avoid water quality deterioration and reduce the level of treatment required in the production of drinking water, in accordance with Drinking Water and Water Framework Directives. New developments which could pose an unacceptable risk to drinking water sources will not be permitted.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system and through the projects and programmes of the Council's Climate, Environment, Recreation and Amenity Directorate and other State Agencies such as Uisce Eireann, the EPA and IFI.	Ongoing
BLESS-	To support and facilitate the improvement of the quality of surface water	To be implemented on an ongoing basis during the lifetime of	Ongoing

XX

runoff that directly (or indirectly) will reach Poulaphouca Reservoir. This shall be applied to both new/expanded developments and to any planned improvements to existing urban spaces. In this regard, developments shall be designed in accordance with the guidance document "Implementation of Urban Nature-based Solutions: Guidance Document for Planners, Developers and Developer Agents" LAWPRO 2024

the plan via the Development Management system and through the projects and programmes of the Council's Climate, Environment, Recreation and Amenity Directorate and other State Agencies such as Uisce Eireann, the EPA and IFI.

Add the following table:

Infrastructure assessment and requirements for key development areas (identified as SLOs)

Site ID	Current servicing status				Additional infrastructure needs to support full development of site
	Water Supply	Wastewater Infrastructure	Surface Water Infrastructure	Roads & Transportation	
SLO1 Naas Road	2	2	2	2	Roads – completion of link road within site to connect Oak Drive to Naas Road – Developer + WCC Water Services – services available in Naas Road - developer delivered Community facilities (school site) – land reservation Amenity park – Developer +WCC
SLO2 Blessington Demesne (west) (expanded to include SLO8)	1	2	2	2	Roads (1) completion of link road within site to connect Oak Drive to Naas Road – Developer +WCC (2) completion of northern section of BIRR – Developer +WCC Water Services – services available in Oak Drive - developer delivered Community facilities (school site) – land reservation Amenity Park – Developer +WCC Sports Park – Developer +WCC
SLO3 Quarry Employment Lands	2	2	2	2	Roads – completion of BIRR – Developer +WCC Water Services – services available from N81 or future BIRR - developer delivered Amenity park – Developer +WCC
SLO4 Doran’s Pit	2	2	2	2	Roads – link road within site to connect N81 to Kilbride Road – Developer +WCC Water Services – extension of services outside of site – Uisce Eireann. Community facilities (community building) – Developer +WCC Sports Park – Developer +WCC Amenity Park – Developer +WCC Community / Tourism facilities – Developer +WCC
SLO5 Burgage More (north)	1	1	1	1	N/A
SLO6 Burgage More (central)	1	1	1	1	N/A
SLO7 Burgage More (south)	1	2	2	2	Roads – access via SLO6 - Developer +WCC Water Services – extension of services outside of site – Uisce Eireann.
SLO9 Santryhill	2	2	2	2	Roads (1) completion of northern section of BIRR – Developer +WCC (2) completion pedestrian infrastructure along N81 from town centre to new BIRR / N81 roundabout - Developer +WCC Water Services – services will be available in BIRR - developer delivered

SLO10 Blessington Demesne East	1	1	1	1	Community facilities – Developer
SLO11 Milltown Gate	1	1	1	2	Roads – roads safety improvements along N81 in area – Developer, TII +WCC Community facilities (public car park) – Developer

1 = serviced, 2 = serviceable, 3 = unserved

Appendix 7 Strategic Environmental Assessment

Appendix 7 of the draft plan (view the draft appendix [here](#)) has been updated in line with the relevant SEA legislation and guidelines.

Appendix 8 Appropriate Assessment

Appendix 8 of the draft plan (view the draft appendix [here](#)) has been updated in line with the relevant AA legislation and guidelines.

Appendix 9 Blessington Town Centre First Plan

Appendix 9 of the draft plan (view the draft appendix [here](#)) has been adopted with no amendments

3.0 MAPS

List of resultant maps arising from the above amendments

Map 1A:	<u>Land use Zoning Map – published Draft LAP</u>
Map 1B:	<u>Land use Zoning map – showing Proposed Material Amendments</u>
Map No. 2A:	<u>Built Heritage Map</u>
Map No. 2B:	<u>Natural Heritage Map</u>
Map No. 3:	<u>Key Green Infrastructure Map</u>
Map 4A:	<u>Current Flood Risk</u>
Map 4B:	<u>Current Flood Risk and Draft LAP</u>
Map 4C:	<u>Current Flood Risk and Proposed Material Amendments</u>
Map 4D:	<u>Future Flood Risk</u>
Map 4E:	<u>Future Flood Risk and Draft LAP</u>
Map 4F:	<u>Future Flood Risk and Proposed Material Amendments</u>
MAP 5A:	<u>Transport Strategy Map</u>
MAP 5B:	<u>Transport Strategy Map – Opportunity Sites</u>
MAP 6A:	<u>Active Travel Strategy Map</u>
MAP 6B:	<u>Active Travel Strategy Map – Opportunity Sites</u>
MAP 7:	<u>Supporting Tourism Infrastructure</u> *

*Link to Draft Map No. 7, this map requires further minor revision as a change consequent to MA 9A and 9B above.