

Level 4:

Newtownmount-

kennedy



Proposed Variation No. 7 to Volume 2, Part 1 of the Wicklow County Development Plan 2022-2028:

Newtownmountkennedy Town Plan

Proposed Variation Number	ID	Location	Area	R	AOS	OS1/2	CE	Other
NT 1	37 / 198	Monalin	18.5	11.7	4.3	1.3		1.3 SLB/unzoned to RE
NT 2	105	Moneycarroll	1.4					1.4 TC

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

PROPOSED VARIATION ID	NT 1
LOCATION	ACTION AREA PLAN 1: MONALIN - SEASON PARK
SUBMISSION NUMBER	37, 198
ZONING CHANGE	YES
NEW SLO / AA	NO
AMENDED SLO / AA	YES (AA1)

PROPOSED ZONING CHANGE

Change c. 4.4ha from unzoned to RN – New Residential

Change c. 7.2ha from SLB – Strategic Land Bank to RN – New Residential

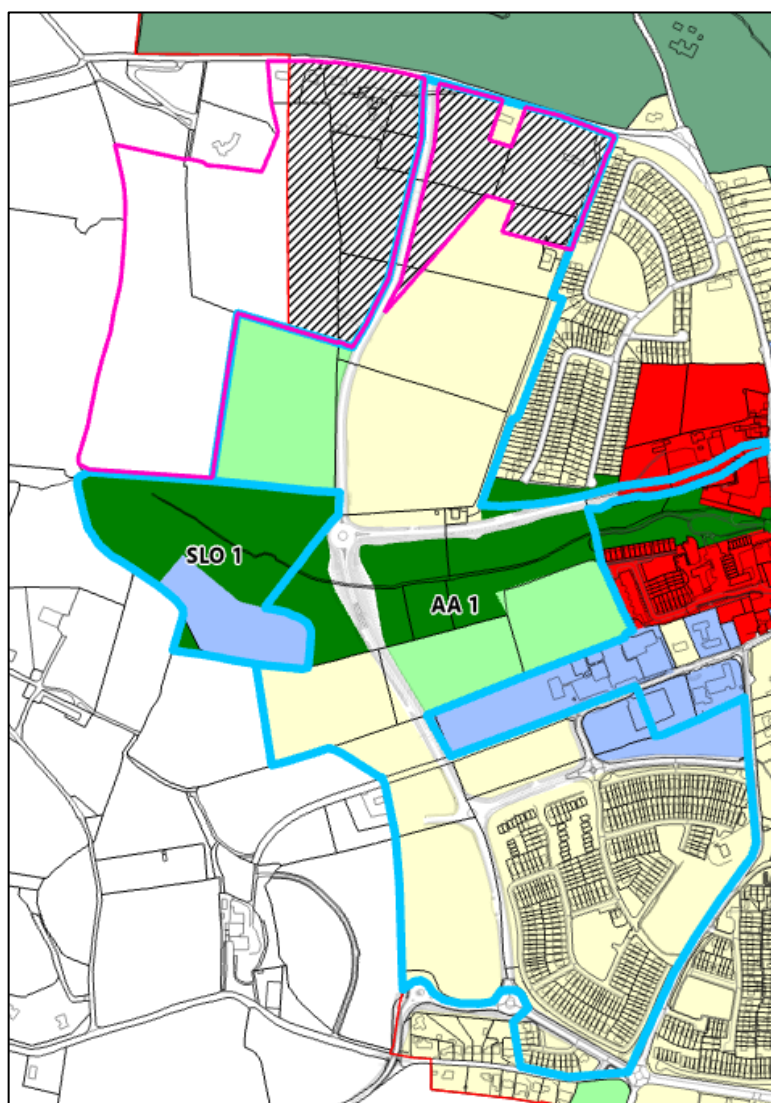
Change c. 1.3ha from SLB – Strategic Land Bank to OS1 – Open Space

Change c. 4.3ha from unzoned to AOS – Active Open Space

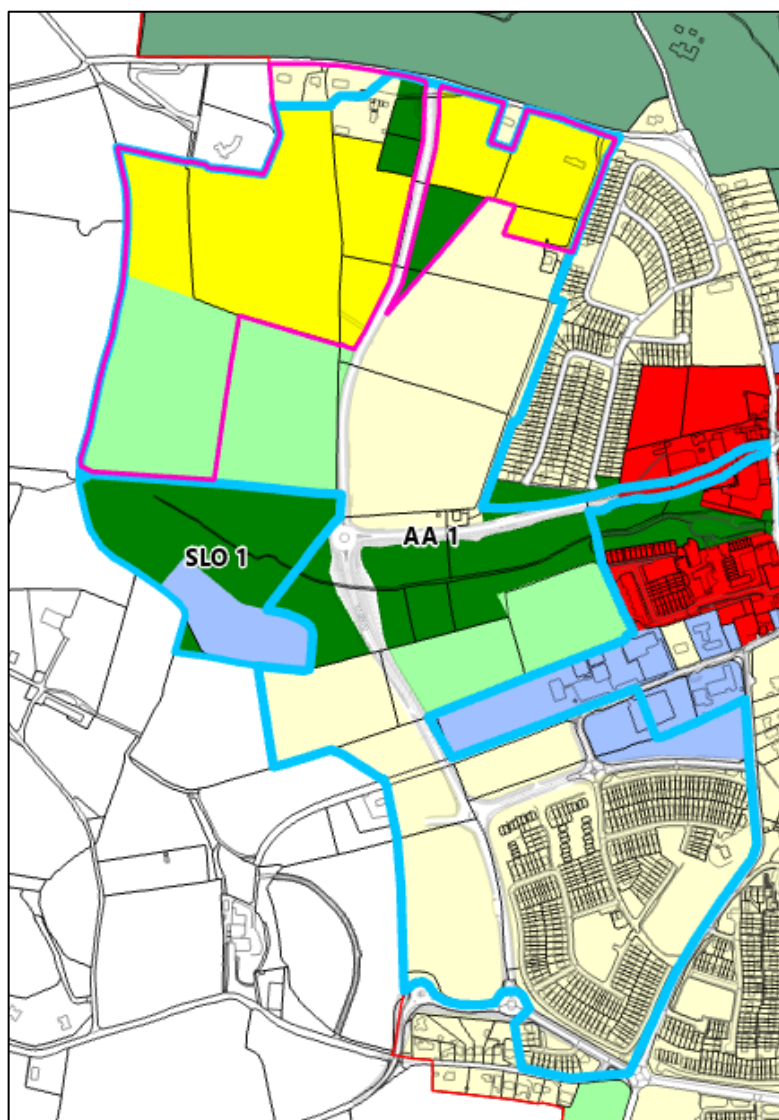
Change c. 1.1ha from SLB – Strategic Land Bank/unzoned to RE – Existing Residential.

MAP

Change from:



Change to:



Amend 'AA1– Action Area' text and objectives as follows:

Action Area 1

This action area is located to the west of Main Street in the townlands of Newtownmountkennedy, Season Park and Monalin and is bounded to the north by local road L-1037 (Season Park) and to the south by the Roundwood Road (R756).

This action area measures ~~c. 47ha~~ c. 61.3ha and includes:

- c. ~~26ha~~ 31.7ha zoned for residential development, of which ~~c. 10.3 ha~~ c. 26ha is already developed / under construction / permitted awaiting commencement (zoned RE) and c. 11.7ha zoned for new residential development (zoned RN) a further c. 15.76 ha has permission for residential development (zoned RE) comprising later phases of the same commenced development
- ~~c. 8ha~~ c. 5.6 ha zoned for Open Space 1 (riverine park already developed) and two new areas of OS1 to the north of the AA;
- ~~c. 6.6 ha~~ c. 11ha zoned for Active Open Space (of which c. 3.2ha is already laid out for sports use);
- c. 1.3 ha zoned for community and education use; and
- ~~c. 3.8ha zoned 'Strategic Land Bank'.~~

An Action Area Plan was agreed for these lands in 2006 and permission granted pursuant to that plan in 2008 for the majority of the lands. **A number of amending permissions have been granted since 2008. Any further applications** for permission, or amendments to the parent / **current** permissions in this action area shall comply with the infrastructure delivery conditions and other requirements of the agreed action plan and the provisions of this updated town plan.

This action area plan shall be developed in accordance with the following criteria:

- The new distributor / access road shall continue to be developed as permitted (unless alterations in route and / or phasing are approved by way of a revised permission) between the Roundwood Road and the L1037. This road shall be for the purpose of opening up this development parcel and to ensure that the traffic movements generated by the proposed uses on these lands are not channelled onto a single junction. ~~This road shall be linked into the Main Street at a suitable location. This road will distribute vehicular, cyclist and pedestrian movement on a north / south axis within AA1; provide alternative circulation to Main Street with the option of a further schools access from new housing areas to the west.~~ **No further development will be considered in this Action Area until**
 - a) this distributor road is completed and open for public use;
 - b) public road L-1037 from the junction of the new distributor road as far as the junction of L-1037 with R772 ('Fisher's junction') has been fully upgraded to include continuous footpaths and cycleways.
- The development of lands zoned RN to the north of the Action Area shall be so designed and constructed to retain all mature trees thereon, particularly (but not limited to) along the roadside boundary on the L-1037. Any application for development shall include the submission of a detailed tree survey prepared by a qualified arboriculturist, and shall detail and justify any mature tree removal proposed;
- An amenity park shall be ~~provided~~ **completed in full and dedicated to the public** on the land zoned 'OS1' ~~and dedicated to the public~~ along the river, linking into the civic space at the town centre **prior to the completion of the last phase of residential development in this overall SLO.** The developer shall be responsible for landscaping of this area and providing suitable access and lighting / furniture.
- While one new area of active open space (AOS) has been completed to the south of the river, no further permission shall be granted in AA1 unless accompanied by a programme for the delivery of a second active open space zone ~~(c.3.4ha)~~ **(c. 7.6ha)** north of the river **on lands zoned AOS, 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:**
 - Surfaced and equipped playing pitches / courts / tracks, including MUGA (Mixed Use Games Area) of not less than 1,050sqm and a playground,
 - A clubhouse/changing facility of not less than 200sqm
 - Adequate lighting and drainage to serve the facility.

No dwelling units that may be permitted on foot of the RN 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.
- Lands zoned OS1 measuring c. 0.6ha to the west of the distributor road, adjoining its junction with the L-1037, which include an historic walled garden (which shall be retained), shall be laid out and dedicated to the public as a community garden including community allotments; lands zoned OS1 to the east of the distributor road in this area shall be retained in their current condition and enhanced with appropriate landscaping.
- Any application for development on the RE lands at Seasonpark Farm on the L-1037 (and the RN lands adjacent) shall include the submission of a detailed archaeology and heritage assessment of existing structures / features on the site (including an historic pond to the southwest of the buildings), prepared by a qualified professional and shall detail conservation measures if required. The removal of any historic features shall be robustly justified.
- Developments adjoining the designated open spaces shall be so designed and units so orientated as to allow for passive supervision and easy access to the open spaces; in particular, no structures shall back onto open spaces and residential open spaces shall be designed where possible to flow into the large central park.
- ~~Community facilities – a community building for public use, the size, design, location and future management structure of which shall be agreed in writing with Wicklow County Council. No further amendments / revisions to the development including application to extend the duration of any permission, will be considered until this~~

~~facility has been completed to the satisfaction of the Planning Authority~~

- No permission for further residential development in this AA, or permission for further amendments / revisions to already permitted development including application to extend the duration of any permission, will be considered until the permitted community building is provided and fully available for community use
- Undeveloped lands measuring c. ~~1.2 ha~~ 0.8ha zoned for community and educational use to the south of the community centre / creche / schools zone shall be reserved for possible school expansion or other community uses. Permission will only be considered for uses other than education facilities where it can be demonstrated that future school expansion needs (in light of the long term growth target for the settlement) would not be compromised by such use.
- To achieve a sense of place and allow for visual diversity any residential application should provide for a number of identifiable and distinct housing estates (not exceeding 100 houses / 200 apartments), each containing materially different house designs within an overall unified theme. An appropriate mix of dwelling types should be proposed, not just within the overall development, but also throughout the development.
- Without exception, to require the provision of childcare facilities in all new residential developments comprising 75 houses or more (including local authority and social housing schemes). In accordance with Department of Environment, Heritage & Local Government guidelines, childcare places shall be provided at a ratio of 20 places per 75 residential units, having regard to cumulative effects of permitted development. The combination of childcare requirements into larger creche facilities (+100 places) will be supported where justification is provided.

Where such childcare facilities are required as part of new developments, they shall be:

- designed from the outset as childcare facilities, with internal and external spaces meeting national standards for childcare use,
- of such a location, design and scale as to ensure childcare use is viable, and
- shall be provided ready for occupation upon the occupation of the 75th house in the development.

Without substantial cause, it is the policy of the Planning Authority not to allow a change of use of these premises within five years of first occupation of the development.

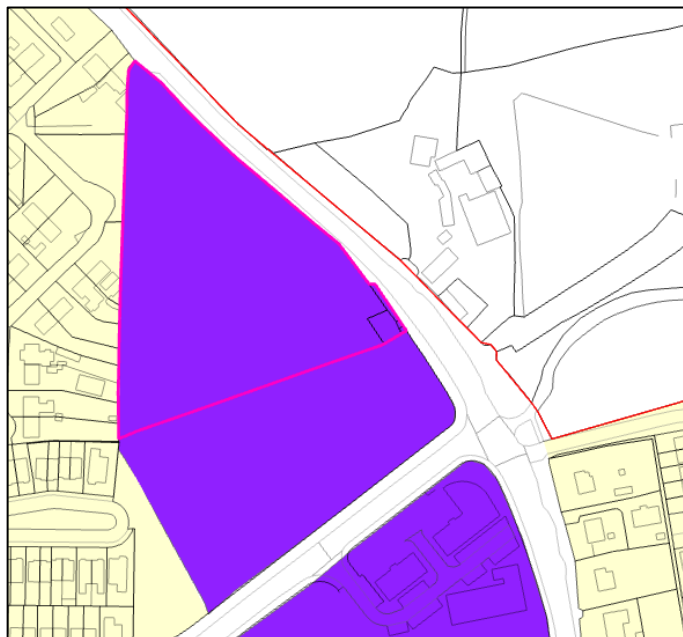
PROPOSED VARIATION ID	NT 2
LOCATION	MONEYCARROLL
SUBMISSION NUMBER	105
ZONING CHANGE	YES
NEW SLO / AA	YES
AMENDED SLO / AA	NO

PROPOSED ZONING CHANGE

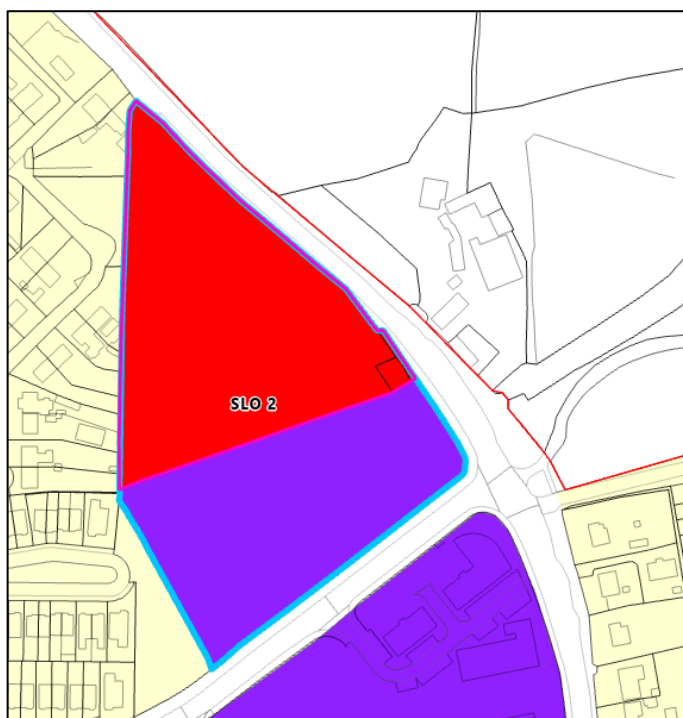
Change c. 1.4ha from E – Employment to TC – Town Centre

MAP

Change from:



Change to:

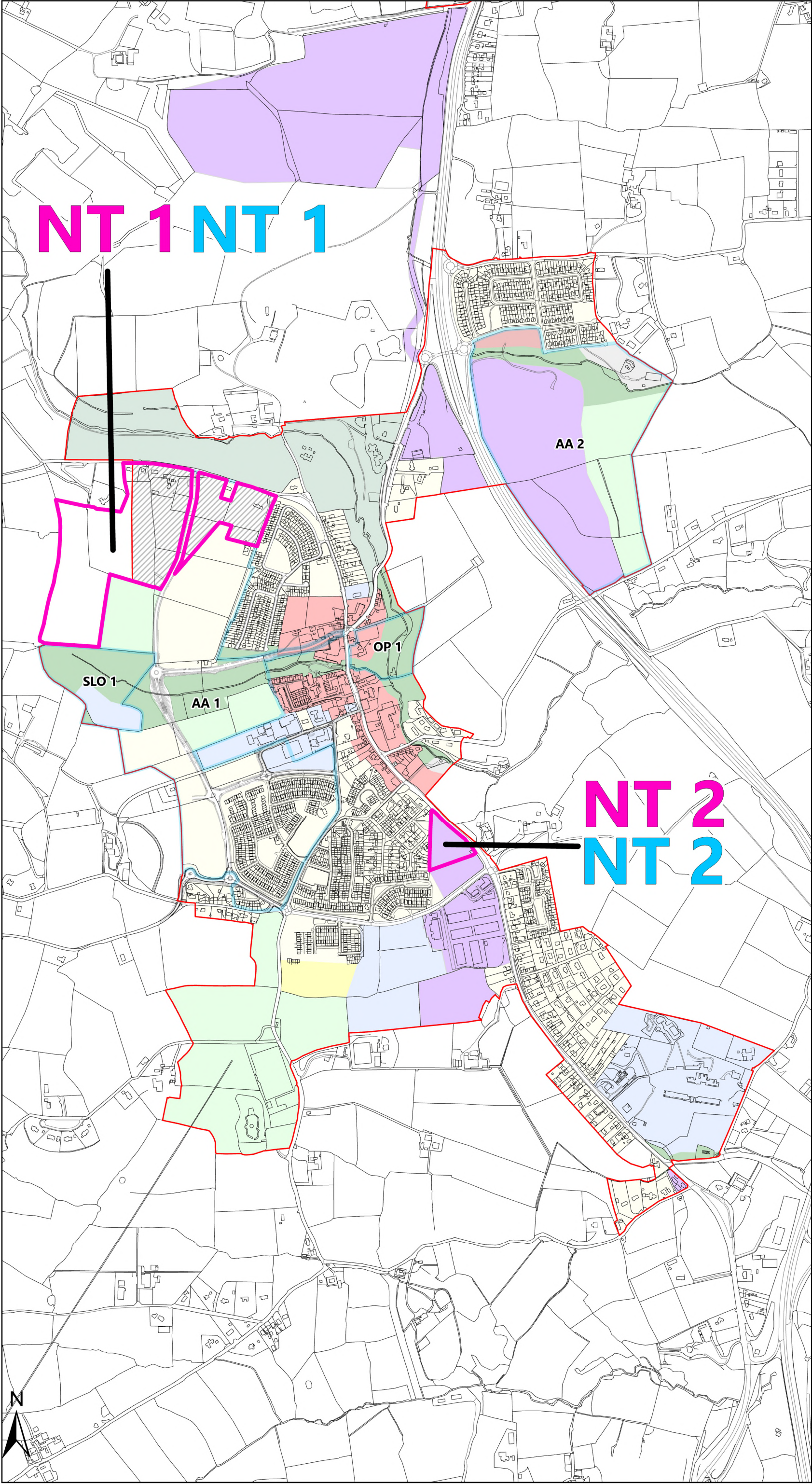


Add new 'SLO – Specific Local Objective' as follows:

SLO2

This SLO is located on the west side of the R772, between the junction of the L-1049 (1798 Memorial Garden) and the Moneycarroll link road and measures c. 2.5ha. These lands are zoned for 'town centre' TC (c. 1.4ha) and 'employment' E (c. 1.1ha) uses. This SLO shall be developed as a mixed residential, community and employment area in accordance with the following criteria:

- The lands zoned TC shall be developed for a mix of uses, in a high density format that makes the most efficient use of this central, serviced site;
- Where the TC lands are proposed for a mixed use development that includes residential use, a minimum of 25% of the floor area of the overall development shall be designed and delivered in tandem with residential development for an equal mix of commercial **and** community uses. In this regard, particular support will be given to a development format that combines commercial / community uses at ground floors with residential above, or that includes 'live-work' units. This non-residential floor space shall be designed at the outset to be suitable for particular community functions (e.g. childcare, community space, arts/creative use etc) and small-medium scale businesses.
- The design of any development shall include a strong urban and active frontage along the R772, with limited building set back and the creation of a hard / soft landscape plaza between the building frontage and the public road. The highest quality urban design and form, which reflects elements of Newtownmountkennedy's historic / vernacular form, materials and colour palettes, shall be required on this frontage.
- A playground of suitable size and equipment shall be provided within the open space serving this development where residential use is proposed. No dwelling units that may be permitted on foot of this zoning may be occupied until this facility is fully developed suitable and available for community use.
- Lands zoned E may be developed for a mix of employment generating uses, of such a layout and design as complements the design of the development on the TC lands in this SLO area.



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

Map No. 7A -
Newtownmountkennedy
Existing Land Use Zoning
Objectives



LEGEND

-  Rezoning Boundary
-  Specific Local Objective (SLO)
-  Settlement Boundary
-  RN: New Residential
-  RE: Existing Residential
-  TC: Town Centre
-  MU: Mixed Use
-  PU: Public Utility
-  CE: Community & Education
-  SLB: Strategic Land Bank
-  E: Employment
-  AOS: Active Open Space
-  OS1: Open Space
-  F: Forestry

Sites proposed to be zoned/
rezoned/changed as part of
Variation No. 7 labelled with
variation reference in **pink**.

Proposed new Specific Local
Objectives (SLOs) or existing SLO
boundaries proposed to be altered
are labelled with variation reference
number in **blue**.

Refer to variation reference number
in Variation No. 7 documents.

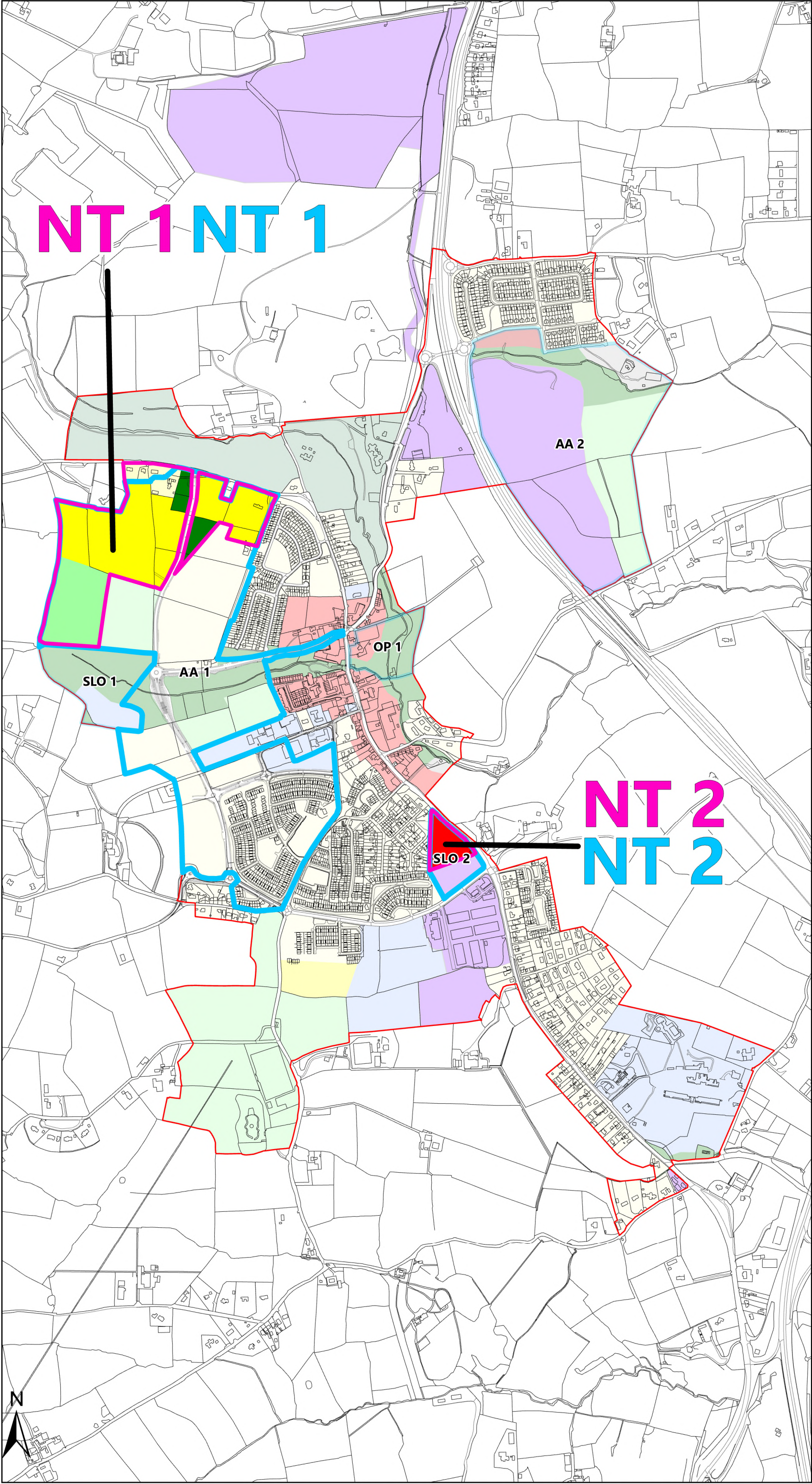
WICKLOW COUNTY
DEVELOPMENT PLAN
2022-2028



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Planning Department

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Scale NTS



Proposed
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Map No. 7B -
Newtownmountkennedy
Proposed Land Use
Zoning Objectives



- LEGEND**
- Rezoning Boundary
 - Specific Local Objective (SLO)
 - Settlement Boundary
 - RN: New Residential
 - RE: Existing Residential
 - TC: Town Centre
 - MU: Mixed Use
 - PU: Public Utility
 - CE: Community & Education
 - SLB: Strategic Land Bank
 - E: Employment
 - AOS: Active Open Space
 - OS1: Open Space
 - F: Forestry

Sites proposed to be zoned/rezoned/changed as part of Variation No. 7 labelled with variation reference in **pink**.

Proposed new Specific Local Objectives (SLOs) or existing SLO boundaries proposed to be altered are labelled with variation reference number in **blue**.

Refer to variation reference number in Variation No. 7 documents.

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2022-2028



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