

## PART 3 Aughrim Specific Objectives

### 3.1 Context

Aughrim is a small attractive town in south County Wicklow. It lies in a scenic valley where the Ow and Derry rivers meet to form the Aughrim River. The town is on the R747 regional road between Arklow and Baltinglass and is located some 32km from Wicklow town and 14km from Arklow. The town is located at the access point to the southern flank of the Wicklow Mountains and Aughavannagh.

Aughrim was laid out in the early years of the 19<sup>th</sup> century, by the Earl of Meath, at a bridge over the Aughrim River. Historically, the town is largely built along the northern bank of the river. Today, the expansion of the town to the south is restricted by the R747 regional road which provides an important link between the east and west of the county.

Aughrim was once known as the 'Granite City' and this material is widely used throughout the town, giving it a distinctive and coherent architecture. This includes individual houses, terraced houses and single-storey cottages, which were given brick surrounds to the door and window openings, dormer windows, as well as high pitched decorated roof gables and chimneys. Notable public buildings and structures include Lawless' Hotel, the former forge, former market house, Aughrim Bridge and churches. Landscape and open spaces play a significant part in the character of the town. This includes Rednagh Park, the county GAA grounds, a large angling facility and a number of small landscaped public open spaces. The private gardens of the town's houses with their use of stone and planting complete the landscape character of the town. The town has a milling tradition dating back several centuries, as evidenced by the millrace and large mill building located at the eastern approach to the town.

The town includes a number of popular recreational walkways. The Sean Linehan Walk starts by Tinakilly Bridge on the east side of the village, while to the west, the Ciaran Shannon Walk can be accessed via Rednagh Road or by parking at Annacurragh village. Both walks offer a mix of woodland and riverside, along well-maintained forestry trails and walkways.

The town is attractive and is well kept. This has been recognised in the achievement of many awards, including the Irish Tidy Towns award for the tidiest village in County Wicklow from 1996 – 2007, and the overall winner of the Irish Tidy Towns Competition in 2007. In more recent years Aughrim was awarded the National Tidy Town Category C Silver Medal (2017 and 2018) and National Tidy Town Category C Gold Medal (2016).

Aughrim's accessibility to Dublin and larger towns in the county, in combination with its charm, beautiful setting and small size, has put it under development pressure over the last 15 years, which must be managed into the future.

### 3.2 Overall Vision & Development Strategy

A key aim of a Town Plan is to set out the vision and development strategy for the future development of a settlement and from this vision, all policies and objectives can be developed and implemented with the overall aim of achieving this vision. The vision and development strategy must be consistent with the 'Core Strategy' of the County Development Plan and reflect the characteristics, strengths and weaknesses of Aughrim.

#### The vision for Aughrim is:

- To ensure a high-quality living environment for existing and future residents.
- To provide a framework for the moderate growth of the town, in order to provide housing for current and future generations, to support the economy of the town and to allow improvements of social and community facilities.
- To ensure the effective management of future development in order to maintain the distinct rural character and setting of the area.
- Sustain a revitalised town centre with residential, commercial and community developments including the expansion of the existing town centre core area.
- Create increased connectivity between a revitalised town core and the existing and proposed residential areas within the plan area.
- Facilitate and encourage the integration of the Aughrim River as a key feature in the future development of the town, maximising its potential as a local amenity.
- Promote and foster economic development and linkages to surrounding larger settlements within and outside the County.
- Expand the tourism potential of the area as a visitor/ tourist destination.
- Protect the built and natural heritage of the area.
- Facilitate a transition to a low carbon settlement.

In recognition of the historical pattern of development, the profile of the settlement, the demands of higher-order strategies and the vision for the town set out above, the development strategy is as follows:

- To reinforce and improve the visual appearance of the central area of the town and encourage development that will enhance the town's vitality and vibrancy.
- To identify key site(s) suitable for development on zoned town centre lands and set out design criteria capable of meeting the overall vision for the town core area.
- To plan for and encourage the provision of high-quality designed housing in keeping with the character of the area.
- To plan for and encourage the development of new employment/tourism opportunities, in the form of both new mixed-use development on lands within and adjoining the town core area and development on lands zoned for tourism and employment.
- To ensure that only appropriate land uses are provided on lands identified as being at risk of flooding.
- To maintain existing and create new functional public spaces and pedestrian routes and in particular to reserve lands along the former railway line where possible for the future development of an Arklow – Shillelagh greenway.
- To ensure the protection and enhancement of natural habitats, cultural heritage, ecological resources and biodiversity.

### 3.3 Residential Development

Having regard to the aggregate population target for the Level 5 plans, sufficient land is zoned for residential development to meet housing targets.

#### Residential Development Objectives

**AUG1** New residential development shall comply with the principles, objectives and standards set out in the Wicklow County Development Plan.

**AUG2** To require that the design and layout of new residential development reflects Aughrim's special character and identity and makes a positive contribution to the town's built environment.

**AUG3** On land zoned R-Special at Killacloran (1.1ha) to provide for residential development for a maximum of 4 units.

**AUG4** On land zoned R-Special at Killacloran (1.7ha) to provide for residential development for a maximum of 4 units.

### 3.4 Economic Development & Employment

The introduction to Level 5 towns sets out the broad strategy and strategic objectives for the promotion and management of economic development and employment. The strategy of this plan is to take advantage of the existing economic assets in order to stimulate employment within the area. The key assets the plan area has to offer are:

- a large hinterland population offering a wide variety of skills;
- a strong agricultural sector;
- the potential for the town to develop as a key tourist destination;
- location on a key cross County regional road from Arklow to the south and west of the County (R747) which may form part of a future 'Leinster Outer Orbital Route'.

While employment opportunities within Aughrim are relatively limited, most jobs that are provided are in the commercial and professional services industry. Employment based on the rural resources of the area is provided in the local timber processing, horticultural and fish-farm industries. However, these sectors employ a relatively small amount of the local labour force. The town is on the fringes of the Dublin commuter belt and many residents commute to local larger towns and to the Dublin area for work.

There are opportunities for the further expansion of the local economy through an expanded tourism offer. The presence of existing natural amenities and visitor facilities, alongside spillover revenue associated with destinations in the area such as the Brooklodge Hotel, provide a base from which the tourism industry potential of the area can be developed. In addition to this, there are a number of significant opportunities for the area to generate tourist revenue in its own right by tapping into the tourist walking and cycling industry. Potential sources of investment and job creation include projects such as the Arklow – Shillelagh greenway and the 'Old Mill Site' which could be developed as a mixed-use / tourist development located on the edge of the town core.

This plan zones land for 'employment' use which would be suitable for various types of industries and start-up businesses. Some 'brownfield' lands on the regional road are zoned for employment uses, and any such development in this area shall have regard to the possible location of a future Arklow – Shillelagh greenway

adjacent. In addition, the town centre and community zoned lands can deliver jobs in services and administration.

### **Economic Development & Employment Objectives**

**AUG5** To facilitate and support economic growth and job creation through facilitating the delivery of appropriate developments including those that may relate to the following:

- Industries based on the use or manufacture of local natural resources relating to timber processing, fish/aquaculture, horticulture, agriculture etc;
- Tourism, hospitality and recreation uses that support the needs of visitors who undertake tourist activities such as walking and outdoor recreational activities, having regard to Aughrim's location on the foot of the Wicklow mountains and near local walking trails;
- Capitalise on opportunities associated with Aughrim's location on the Aughrim River and links to milling tradition – e.g. angling, opportunities to redevelop the Old Mill and millrace; and
- Retailing, service and administrative industries which provide services and facilities for the local population and visitors.

**AUG6** To facilitate the redevelopment of the 'Old Mill' site adjacent to the village core in accordance with the development criteria set out in SLO1 within Section 3.9.

### **3.5 Town Centre & Retail**

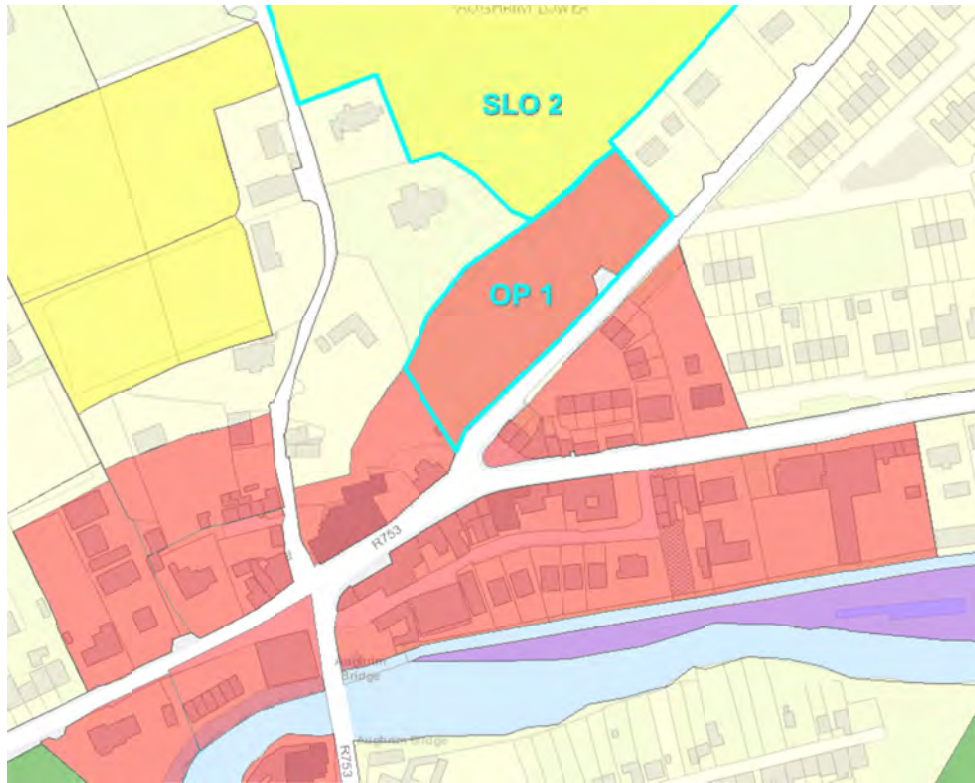
The commercial core of Aughrim is centred along the R753 and to a lesser extent to part of the L-2137. The pattern of development within the area, alongside the natural restriction imposed by the proximity of this area to the Aughrim River, has left limited opportunities for further expansion or re-development of any significant new or infill sites within the core area. A knock on effect of this has been that there is no dedicated car parking within the plan area, with only a limited level of on-street parking to serve the existing retail and commercial units within this area.

The town is well served by a range of shops and retail services to a level that is akin with its status as a Retail Level 4 Small Town, including a number of small local shops and 2 medium sized foodstores – Londis and Daybreak convenience stores.

This plan identifies one key opportunity site, which alongside the objectives for the Level 5 town centres (and as set out in Part 1 of this Volume and in the County Plan) and the objectives for the redevelopment of the Old Mill Site, can facilitate the overall strategy for the development and expansion of Aughrim's commercial and retail offer.

### OP1 Town Centre - Macreddin Road

This site is zoned 'town centre' and provides an opportunity to develop a significant area of land in close proximity to the existing retail and commercial activities in the town. The development of this site has the potential to provide a new gateway / street leading into residential zoned lands to the north, while also providing the potential for additional car parking.



*Opportunity Site 1*

#### Objectives for OP 1

- To create a new streetscape along local road L2140 (Aughrim town centre – Macreddin) for a distance of c.90m from the monument.
- A landscaped public parking area capable of accommodating a minimum of 15 car parking spaces.
- The design and layout of the proposed retail / commercial element of the opportunity site shall reflect the character of the existing town centre in Aughrim.
- To provide a link between the town centre and residential zoned land to the north (SLO 2).

### 3.6 Social & Community Development

In order to meet the needs of the existing and future residents of Aughrim and its hinterland, there is a need to enhance community facilities in the town. While the town is served by existing schools, sports / recreational facilities and indoor community space, there are opportunities to further enhance the social and community infrastructure in the area. In particular, the town would benefit from the development of a MUGA (multi-use games area).

Within the plan area, the following lands are zoned for social and community infrastructure:

**Table 2.2** Provision of Community and Recreation Infrastructure

Use Group	Specific use	Zoning	Location	Area (ha)
Community/ education	Sacred Heart National School (existing)	CE	Main Street	1.2
Open Space	GAA grounds (existing)	AOS	Rednagh Road	5.8
	Aughrim community hall and sports grounds (existing)	AOS	Rednagh Road	3
	Local Authority land – no user specified	AOS	Rednagh Road	0.65
	Rednagh Park Pavilion (existing)	OS	Rednagh Road	3.4

### 3.7 Service Infrastructure

To ensure that Aughrim can fulfil its role within the Wicklow Core Strategy, the adequate provision of services infrastructure is essential in order for the town to develop.

#### Flooding

Parts of Aughrim are at flood risk. Lands at a high and moderate risk of flooding are identified on the attached flood risk maps.

#### Water Services

**Wastewater:** Aughrim is served by an aeration wastewater treatment plant located between the river and the R747 on the south-east side of the town. The plant has a design capacity of 1,500pe and has a loading of 1,840pe as of 2022. Improvements to this plant are required, and funding has been sought for same under Irish Water's Small Town and Villages Growth programme, part of IW's investment programme 2020-2024. No new development shall be permitted unless there is adequate capacity in the wastewater collection and treatment system.

**Water Supply:** The current public water supply in Aughrim and Annacurragh is abstracted from the Tinakilly River at Threewells to the north-east of the town. Works are in train (2022) to replace this supply by connecting Aughrim to the Arklow water supply scheme with a connection to the water treatment plant at Ballyduff, and this new supply will have adequate capacity to accommodate the growth level targets for Aughrim in this plan up to 2031 and beyond.

## Transportation and Movement

**Public Transport:** There are no public transport facilities within the town with the exception of the rural transport scheme provided by local link. The closest Bus Eireann services run from Avoca or Rathdrum. Aughrim is relatively close to Rathdrum where mainline train services to Wicklow, Dublin and Arklow are provided and opportunities to provide public transport links from Aughrim to this train station will be supported and facilitated.

**Walking and cycling:** The local authority will aim to improve pedestrian, cyclist and traffic safety and accessibility throughout the town and to provide safe and high quality links between residential areas and the town centre, community/sports facilities and the school. In addition, the Local Authority will continue to work with the local community to maintain and provide new amenity walking routes in and around the town, in particular the Arklow – Shillelagh greenway.

**Vehicular movement:** The town centre would benefit from the introduction of additional off-street public parking. The south side of the settlement is served directly by the R747, which carries high volumes of regional and heavy traffic and no pedestrian crossing to the town centre. Having regard to the current road arrangements, no significant further development on the south side of the road can be supported.

### Service Infrastructure Objectives<sup>1</sup>

**AUG7** To facilitate the delivery of works to improve pedestrian, cyclist and traffic safety and accessibility throughout the town, including (but not limited to) the following:

- Additional off-street public parking;
- Footpath enhancements particularly at Aughrim Bridge, Main Street and Chapel Lane;
- Pedestrian crossings – Main Street and Aughrim Bridge;
- Additional on-street disabled parking; and
- Installation of a pedestrian footbridge over the River Ow on Rednagh Road.

**AUG8** To support and facilitate the development of the Arklow – Shillelagh greenway and to reserve lands free from development along the old railway line where possible. Where the old railbed is no longer in situ, or the route has been built over, to support the development of alternative alignments through the town.

**AUG9** To resist significant new development on the south side of the R747.

**AUG10** To ensure that only 'water-compatible' uses are permitted on the employment zoned lands that are at flood risk and which are identified for such use on the land use zoning objectives map (refer Table 3.1: Classification of the vulnerability of different types of development, Flood Risk Management Guidelines, DoEHLG/OPW, 2009).

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<sup>1</sup> The Planning Authority may require the delivery of all or some of these objectives as part of a development proposal



### 3.8 Built & Natural Heritage

The protection and enhancement of heritage assets throughout the area will help to safeguard the local character and distinctiveness of Aughrim and its surroundings, providing local economic, social and environmental benefits.

There are a number of structures within the plan boundary recorded on the Record of Protected Structures and the NIAH.

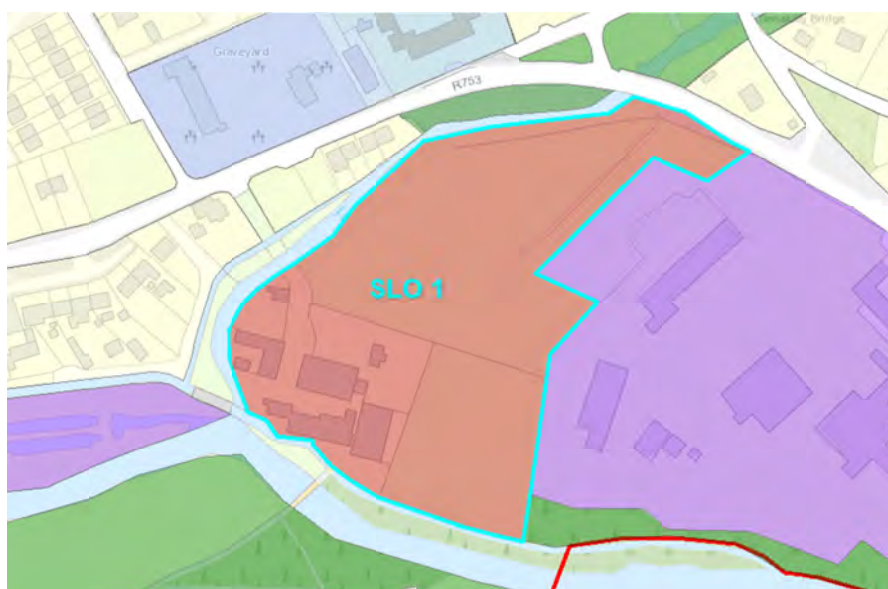
With respect to natural heritage, there are no areas of European or national importance within or adjoining the plan area; however, the Aughrim River, which flows from the confluence of the Derry Water and River Ow, forms a significant natural feature south of the town centre area.

The protection of such heritage features shall be ensured through the implementation of the heritage objectives of the County Development Plan.

### 3.9 Specific Local Objectives

**SLO1** To promote the redevelopment and regeneration of Aughrim Mill (as shown below) for a mixed-use development including, for example, commercial/residential/employment/tourism uses, in accordance with the following objectives:

- Any development proposals shall include the restoration of the Mill and associated structures/items of heritage value.
- Any retail use proposed shall be directed at the tourism sector and shall comply with the plan objectives for tourist retail. No retail use shall be allowed that would undermine the core retail function for the existing town centre.
- The overall development of these lands shall facilitate pedestrian movements between the redeveloped Mill and the town centre and Arklow – Shillelagh greenway.



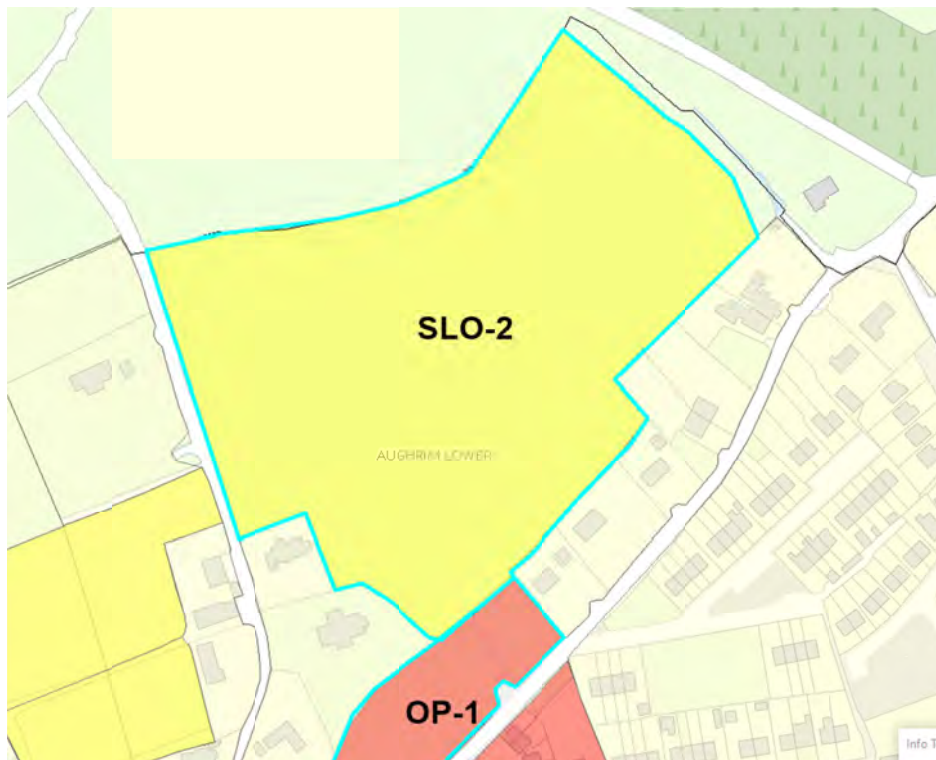
*SLO1 Aughrim Mill*



**SLO2** This SLO is located on lands to the north of Opportunity Site 1 as identified in Section 3.5 and is currently in agricultural use. The overall SLO measures c. 4.5ha, as shown below.

The development of these lands shall be in the form of residential development in accordance with the following criteria:

- Design and layout shall have regard to the objectives for Opportunity Site 1. Links shall be provided through Opportunity Site 1 to the town centre.
- Links to be provided to the north of Chapel Lane.
- The design and layout of development shall be appropriate to the elevated nature of the site and the existing character of Aughrim.



*SLO2 Aughrim Lower*


















# AughrimTown Plan

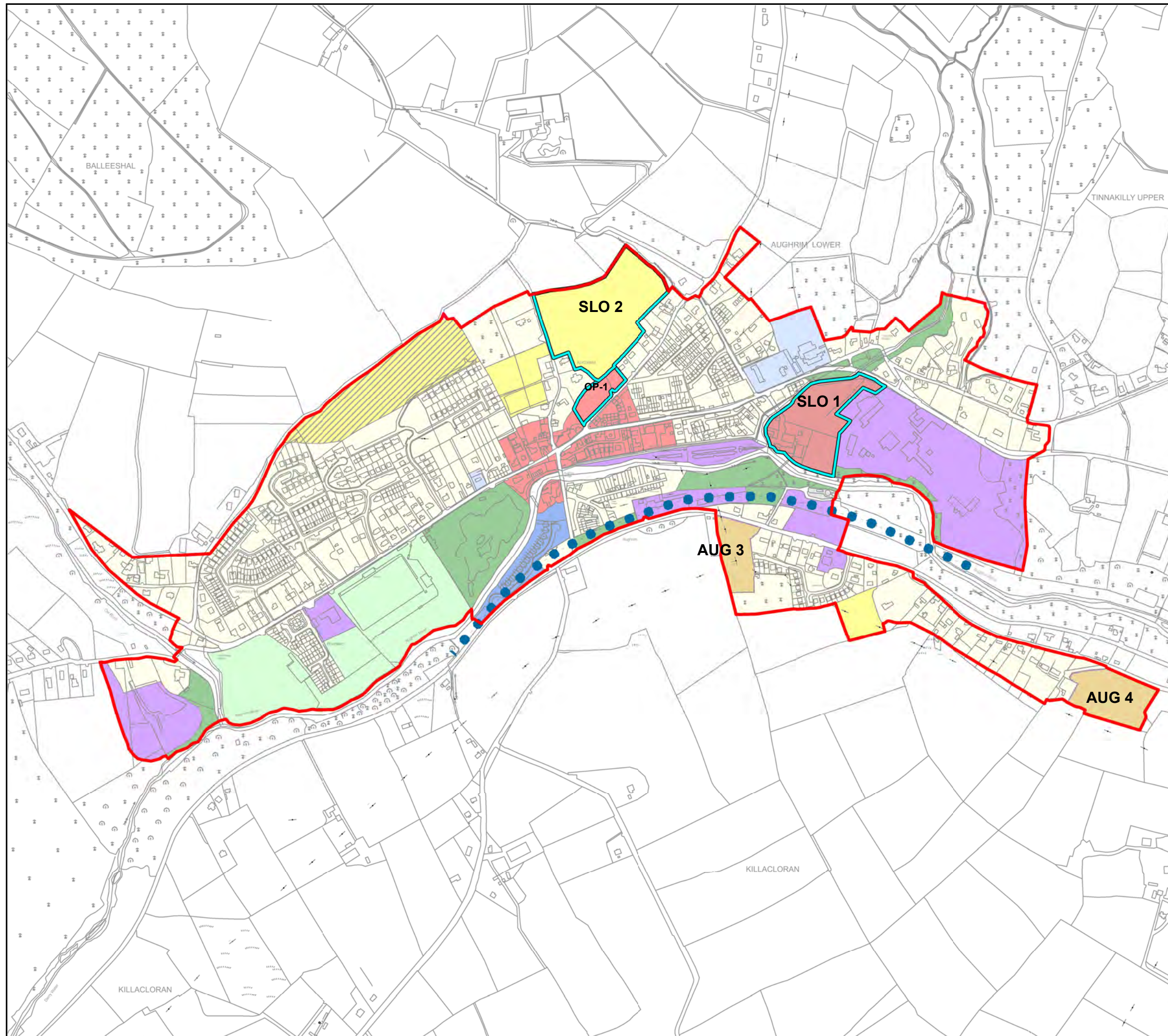
Map No. 1

## Land Use Zoning Objectives



### Legend

-  Settlement Boundary
-  RN-New Residential
-  RE-Existing Residential
-  R Special - Special Residential
-  R2.5 - New Residential (Low Density)
-  TC-Town Centre
-  CE-Community & Education
-  E-Employment
-  MU-Mixed Use
-  PU-Public Utility
-  T-Tourism
-  AOS-Active Open Space
-  OS1-Open Space
-  Route of old railway line - Possible greenway route
-  OP-Opportunity Sites & SLO-Specific Local Objectives



## WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council  
Planning Department

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# Aughrim Town Plan

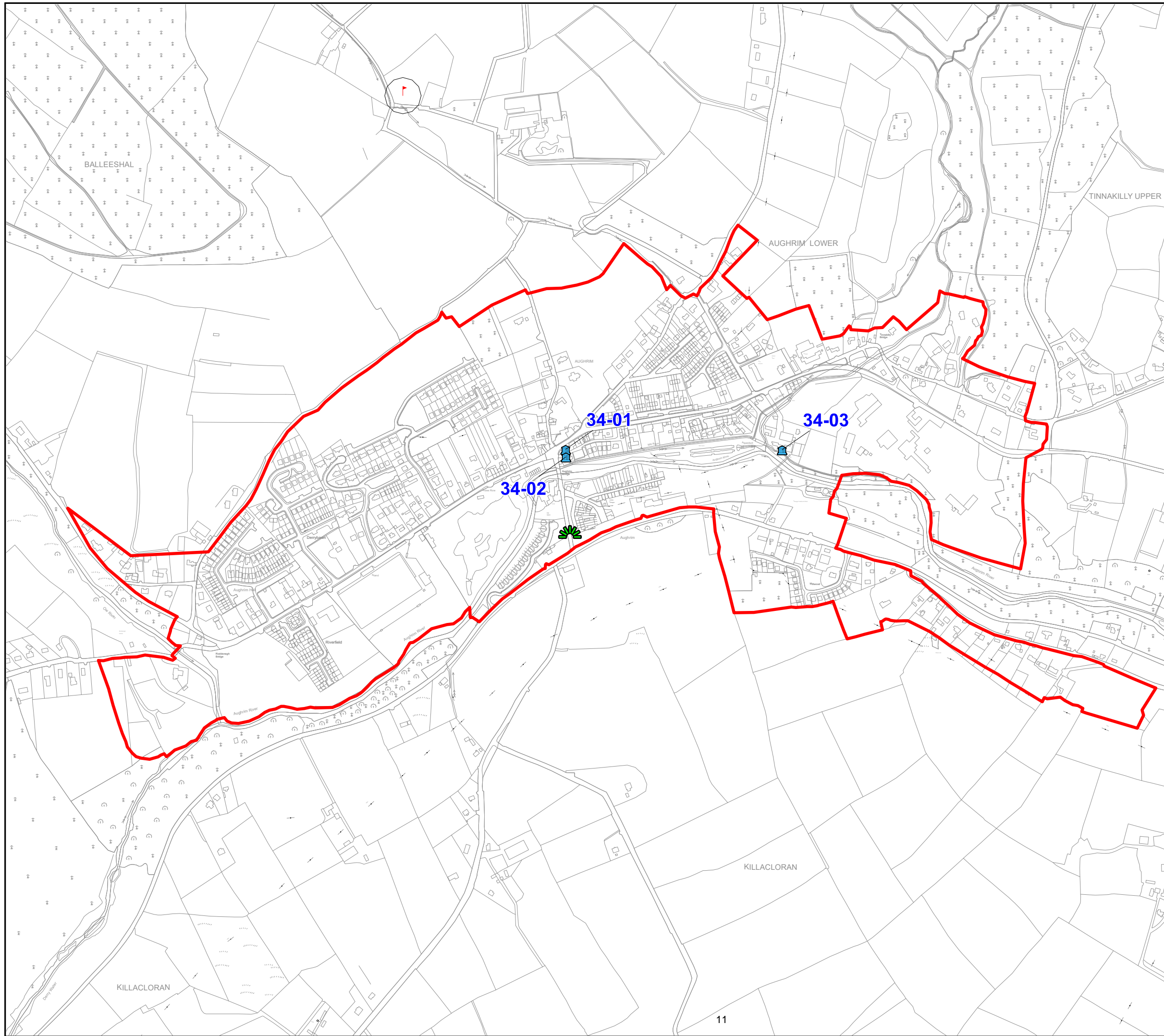
## Map No. 2

### Heritage Objectives



#### Legend

- Settlement Boundary
- Protected Structure
- National Monuments
- View



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# Aughrim Town Plan


## Map No. 3

### Indicative Flood Zones




#### Legend

 Settlement Boundary

 Flood Zone A: High probability of flooding

Where the probability of flooding from rivers and the sea is highest (greater than 1% or 1 in 100 for river flooding or 0.5% or 1 in 200 for coastal flooding)

 Flood Zone B: Moderate probability of flooding

Where the probability of flooding from rivers and the sea is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding and between 0.1% or 1 in 1000 year and 0.5% or 1 in 200 for coastal flooding)

#### Disclaimer

These Indicative Flood Zones were based on information available at the time of drafting and amending this plan. Any new data and analysis carried out after this date has not been integrated into this map but should be used in conjunction with this map for development proposals. All information may be substantially altered in light of future data and analysis.

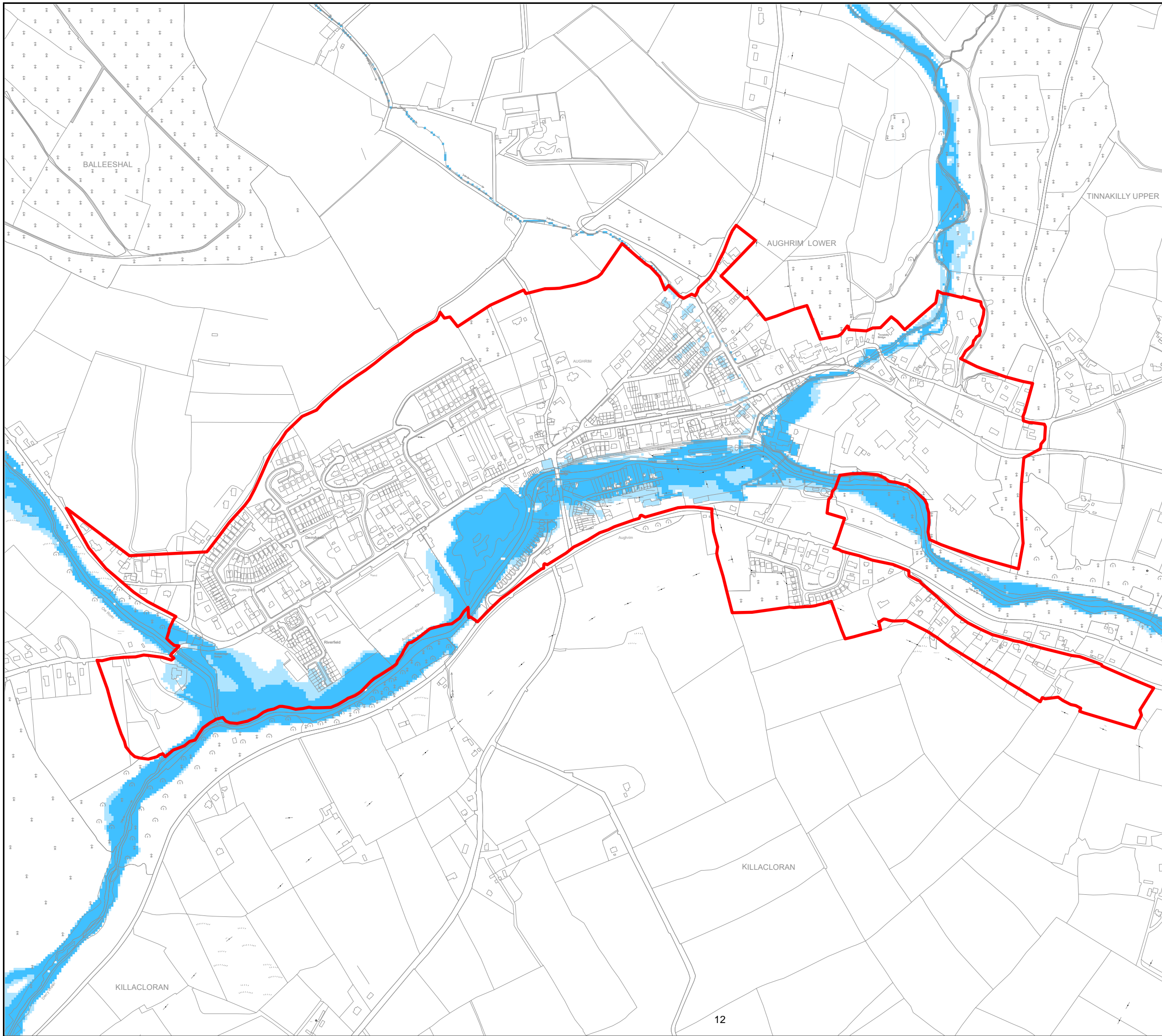
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










# Aughrim Town Plan

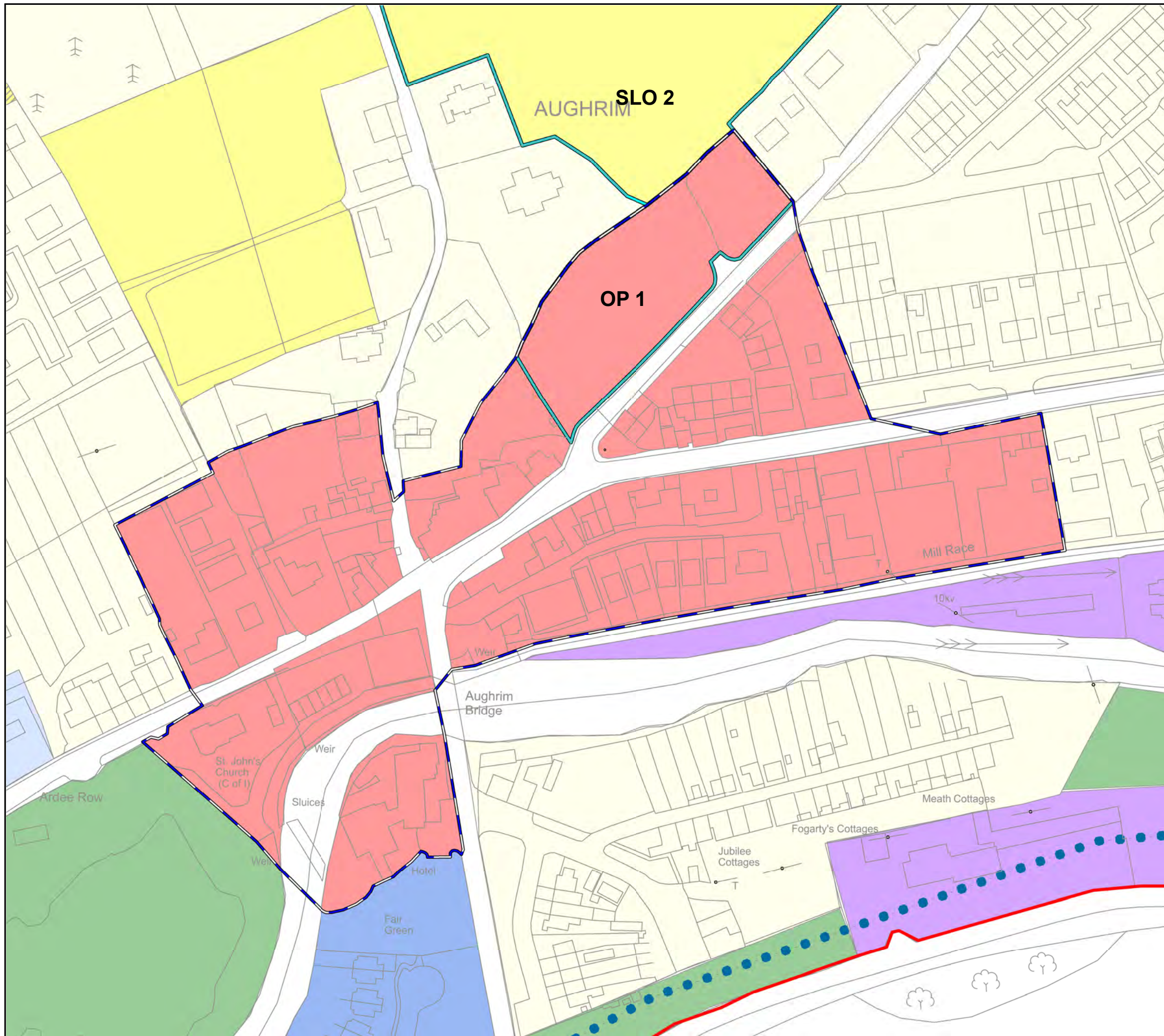
Map No. 4

## Regeneration & Renewal Area



### Legend

-  Settlement Boundary
-  Regeneration Boundary
-  RN-New Residential
-  RE-New Residential
-  TC-Town Centre
-  CE-Community & Education
-  E-Employment
-  MU-Mixed Use
-  PU-Public Utility
-  T-Tourism
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