



WICKLOW COUNTY COUNCIL

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028 Variation Number 2

Interim Variation Adoption Decision Document
May 2025

Introduction

The reasons for the Variation:

Wicklow County Council has adopted a new Local Area Plans (LAP) for the settlements of 'Wicklow Town – Rathnew'. To ensure consistency of the draft and final Wicklow Town – Rathnew LAP with the County Development Plan, it was proposed to vary the County Development Plan alongside the LAP making process.

The formal process for preparing a Variation Number 2 period began in 2023 alongside the LAP process, which lead to the publication of a proposed Variation Number 2 on 9th of October 2024.

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

At the County Council meeting of the 12th May 2025, the Elected Members of Wicklow County Council resolved to adopt Variation Number 2 alongside the adoption of the LAP. The variation came into effect on 12 May 2025.

Purpose of this document

While the County Development Plan is being updated with Variation number 2, in order to ensure that there is clarity in respect of the Variation that was made within a reasonable timeframe, the Planning Authority has prepared this 'interim variation adoption decision document' to provide clear information to the public regarding the decisions made at the final meeting of 12th May 2025.

It is important to note however that as the Minutes of the meeting of 12th May 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 proposed variation, no changes were made to the text of the proposed variation, the maps have hyperlinks to the interim updated map incorporating the proposed alterations as made at the meeting of 12th May 2025.

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

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

PROPOSED VARIATION NO. 2

REASON for Proposed Variation:

Wicklow County Council is preparing new Local Area Plans for the settlements / areas of:

- Bray Municipal District (including Enniskerry and Kilmacanogue)
- Wicklow Town – Rathnew
- Greystones - Delgany and Kilcoole
- Arklow and
- Blessington

To ensure consistency of the **draft and final Wicklow Town – Rathnew LAP** with the County Development Plan, it is proposed to vary the County Development Plan alongside the LAP as follows:

*Proposed changes to the text are shown with new text in **red** and text for deletion in ~~blue~~.
Explanation text is in **green**, this green text is not part of the variation.*

Chapter 1

Vary Section 1.2 as follows:

1.2 Structure of the Plan

The plan consists of a written statement and plans that indicate the development objectives for County Wicklow.

Volume 1 of the plan contains the primary written statement.

Volume 2 contains

(a) a set of 'town plans' for the following settlements: Ashford, Aughrim, Avoca, Baltinglass, Carnew, Donard, Dunlavin, Laragh-Glendalough, Newcastle, Newtownmountkennedy, Rathdrum, Roundwood, Shillelagh and Tinahely.

(b) the land use zoning and key development objectives maps for the Local Area Plan settlements / areas of Bray Municipal District, Wicklow Town - Rathnew, Greystones – Delgany & Kilcoole, Arklow and Blessington which have separate Local Area Plans. (The written statement is published in a separate Local Area Plan)

Volume 3 contains the appendices to the plan that inform and clarify the broader strategic context of the written statement.

Separate **Local Area Plans** are in place, which will be reviewed ~~after the adoption~~ *during the lifetime* of this plan, for the following towns / areas: Bray Municipal District, Wicklow Town - Rathnew, Arklow, Greystones – Delgany - Kilcoole and Blessington. These Local Area Plans are reviewed and made under Sections 18, 19 and 20 of the Planning and Development Act, and ~~as such do not form part of the County Development Plan and are subsidiary plans to this County Development Plan. However~~ The CDP does provide the key parameters for these Local Area Plans such as the future population and housing targets and sets out the broad strategy for the future economic and social development of these towns. *To ensure that the zoning and key development objectives of these LAPs clearly form part of this County Development Plan, the land use zoning and key development objectives maps are adopted by way of variation into the County Development Plan during the making of each LAP.*

Chapter 3

Vary Section 3.5 as follows;

3.5 Zoning

*This development plan provides the population and housing targets for all 21 settlements in the County up to 2031. However, it only provides plans for 13 settlements, the remainder of the settlements having their own stand-alone 'Local Area Plans', which will be reviewed ~~after the adoption~~ *during the lifetime* of this County Development Plan. As part of the LAP adoption process, the land use zoning and key development objectives maps for the LAP settlements / areas are integrated into Volume 2 of this County Development Plan by way of variation.*

Local Area Plans (LAPs)

New Local Area Plans will be made for the following settlements in the period 2022-2024⁵ in the following order of priority:

1. Wicklow Town – Rathnew
2. Blessington
3. Greystones - Delgany – Kilcoole
4. Arklow and Environs
5. Bray Municipal District (including Enniskerry and Kilmacanogue)

~~While each LAP will cover a period of 6 years, zoning will be provided on the basis of the land needed to meet the 2031 population target, with clear objectives to ensure 2026 targets can be reached.~~

The Core Strategy Tables to follow shows the housing unit requirements for the LAP towns, up to the year 2031 and the housing unit capacity of lands zoned in ~~current~~ LAPs *in effect at the time of the adoption of the County Development Plan in 2022.*

~~This table shows that the majority of current LAPs have a surplus of zoned land having regard to the revised 2031 targets set out in the NPF Roadmap and the RSES for the EMRA.~~

Upon adoption of this County Development Plan in 2022, the amount of zoned land in pre-existing LAPs exceeded the amount of land needed to meet the Core Strategy 2031 housing targets for each of the towns set out in this County Development Plan (as detailed in Table A of the Core Strategy).

In the preparation of the updated LAPs during the lifetime of this County Development Plan, development and growth objectives, including the amount of zoned housing land and phasing / prioritising objectives, shall take into account the zoning principles set out hereunder as well as the guidance set out in 'Development Plans – Guidance for Planning Authorities' (DoHLGH 2022) and any further Government or Ministerial policies / guidance in place at the time of the adoption of the LAP.

In particular, residential development objectives including land zoning provisions will be made on the basis of providing enough housing land to meet the prevailing Core Strategy population and housing targets set out in the County Development Plan at the time of adoption of the LAP, with flexibility in the zoning provisions to ensure that (a) the targets can be achieved in the event that unforeseen impediments to the development of certain lands arise and (b) the LAPs do not have to be formally amended to reflect any changes in the Core Strategy or population / housing targets that may arise during the lifetime of the County Development Plan due to changes to the National Planning Framework, Regional Spatial and Economic Strategy or planning legislation.

Prior to the adoption of new LAPs reflecting the targets set out in this plan, in the assessment of applications for new housing development (or mixed use development of which housing forms a significant component) the Council will strictly adhere to the compact growth, sequential development and phasing principles set out in this plan.

Chapter 17

Alter map 17.09 Wicklow Landscape Category map to reflect Proposed Amended boundary of Wicklow Town & Rathnew LAP (to be completed on adoption of LAP)

Volume 2

Insert new Part in Volume 2 as follows:

- Part 1 Self Sustaining Growth Town Plans (Level 4)
- Part 2 Level 5 Small Town Plans (Type 1)
- Part 3 Level 6 Small Town Plans (Type 2)
- Part 4 Laragh – Glendalough Settlement and Tourism Plan
- Part 5 Local Area Plan (LAP) Maps – Level 1, 2 and 3 Key Towns and Self Sustaining (Growth) Towns
Bray Municipal District LAP maps (including Bray, Enniskerry and Kilmacanogue),
Wicklow Town – Rathnew LAP maps,
Greystones-Delgany and Kilcoole LAP maps,
Arklow LAP maps and
Blessington LAP maps

<Part 5 text attached>

<This is all new text in a new part of the CDP in Volume 2>

Wicklow County Development Plan 2022-2028

Volume 2, Part 5

Local Area Plans

**BRAY MUNICIPAL DISTRICT
WICKLOW TOWN – RATHNEW
GREYSTONES – DELGANY & KILCOOLE
ARKLOW
BLESSINGTON**



LOCAL AREA PLANS

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5.0 INTRODUCTION TO LOCAL AREA PLANS

Introduction

Local Area Plans (LAP) are prepared pursuant to Section 20 of the Planning & Development Act 2000 (as amended).

The purpose of these LAPs is to put in place a land use framework that will guide the future sustainable development of each settlement / area. LAPs are made up of a written statement, a land use map, additional maps (e.g. heritage, key green infrastructure, etc) and appendices (e.g. SEA, AA, SFRA). These plans, in conjunction with the County Development Plan, will inform and manage the future development of the area. Each LAP is published separately to the County Development Plan, however in order to ensure consistency in the proper planning of the County, the land use zoning map and key development objectives maps have been included here in the County Development Plan.

The majority of policies, objectives and development standards that will apply in LAP settlement / areas are already determined in the Wicklow County Development Plan and all efforts are made to minimise repetition of County Development Plan objectives in Local Area Plans, unless it is considered necessary to emphasise assets or restate objectives that have particular relevance and importance to the area. While this will facilitate the streamlining of these plans to just those issues that are relevant to each area, and an overall reduction in the content of these plans, this should not be seen as a diminution of the level of importance or indeed protection afforded to these areas.

In particular, development standards, retail strategies, housing strategies etc that are included in the County Development Plan shall not be repeated. Any specific policies / objectives or development standards required for these areas will be stated as precisely that, and in all cases will be consistent with the County Development Plan. Thus development standards will therefore be the same across the entire County, and any differences for specific settlements would be clear and transparent, to both those adopting the plans, and the general public alike.

Local Area Plans Written Statements and Maps

Local Area Plans shall only include objectives that are area specific and achievable, and avoid those that are aspirational or are best dealt with in the annual budget, road works programme, etc. The role of land use plan is to put in place a framework within which development can occur, but does not decide what works actually get done by either private individuals or public bodies. The delivery of objectives will be determined by the initiation of private development or by the allocation of public funding through the annual budgetary process, which is a separate process to any land use plan.

These plans have been framed in accordance with the development horizon set out in the 2022 County Development Plan. For example, residential development objectives including land zoning provisions have been made on the basis of providing enough housing land to meet the prevailing Core Strategy population and housing targets set out in the County Development Plan at the time of adoption of each LAP, with flexibility in the zoning provisions to ensure that (a) the targets can be achieved in the event that unforeseen impediments to the development of certain lands arise and (b) the LAPs do not have to be formally amended to reflect any changes in the Core Strategy or population / housing targets that may arise.

The existing Local Area Plan will remain in place until that LAP is superseded by a new plan.

Zoning and Land Use Objectives

The land use zoning map and key development objectives maps for each Local Area Plan is presented here. The land use zoning map for each settlement indicates the boundary of the settlement / LAP and the land use zoning objectives within each settlement.

ZONING	OBJECTIVE	DESCRIPTION
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ZONING	OBJECTIVE	DESCRIPTION
RE: Existing Residential	To protect, provide and improve residential amenities of existing residential areas	To provide for house improvements, alterations and extensions and appropriate infill residential development in accordance with principles of good design and protection of existing residential amenity. In existing residential areas, the areas of open space permitted, designated or dedicated solely to the use of the residents will normally be zoned 'RE' as they form an intrinsic part of the overall residential development; however new housing or other non-community related uses will not normally be permitted.
RN1: New residential Priority 1	To provide for new residential development and supporting facilities during the lifetime of the plan.	To facilitate for the provision of high quality new residential developments at appropriate densities with excellent layout and design, well linked to the town centre and community facilities. To provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.
RN2 New residential Priority 2	To provide for new residential development and supporting facilities where it can be demonstrated that such development would accord with the Core Strategy housing target for that settlement after the activation of Priority 1 lands.	To facilitate for the provision of high quality new residential developments at appropriate densities with excellent layout and design, well linked to the town centre and community facilities. To provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.
RS: Special Residential	To protect, provide and improve residential amenities in a format and a density specified in the relevant plan.	To facilitate for the provision of high quality new residential environments with excellent layout and design, reflecting the density and character of the surrounding area.
TC: Town Centre	To provide for the development and improvement of appropriate town centre uses including residential, retail, commercial, office and civic use.	To develop and consolidate the existing town centre to improve its vibrancy and vitality with the densification of appropriate commercial and residential developments ensuring a mix of commercial, recreational, civic, cultural, leisure and residential uses, while delivering a quality urban environment, with emphasise on regeneration, infill town and historic centre conservation; ensuring priority for public transport where applicable, pedestrians and cyclists, while minimising the impact of private car based traffic and enhance and develop the existing centre's fabric.
VC: Village Centre	To provide for the development and improvement of appropriate village centre uses in areas that are secondary or subsidiary area to the main town centre.	To develop and consolidate the village centre zones in an appropriate manner and to an appropriate scale and with such uses as specified in each town plan given their roles as a secondary or subsidiary area to the main town centre.
NC: Neighbourhood Centre	To protect, provide for, and improve a mix of neighbourhood centre services and facilities, which provide for the day-to-day needs of the local community.	To provide for small scale mixed use commercial / community / retail developments that serve only an immediate catchment or planned new areas of significant residential expansion.
LSS: Local Shops & Services	To provide for small scale local neighbourhood shops and services	To facilitate the limited development of small scale local neighbourhood shops and retail services and other local service uses that meet only the retail or service needs of

ZONING	OBJECTIVE	DESCRIPTION
		residents in the immediate catchment and are not of such a scale or type that would detract or draw trade from lands designated town centre.
E: Employment	To provide for the development of enterprise and employment	To facilitate the further development and improvement of existing employment areas and to facilitate opportunities for the development of new high quality employment and enterprise developments in a good quality physical environment.
CE: Community & Education	To provide for civic, community and educational facilities	To facilitate the development of necessary community, health, religious, educational, social and civic infrastructure.
AOS: Active Open Space	To protect and enhance existing and provide for new active open space	Subject to the protection and enhancement of natural biodiversity, to facilitate the further development and improvement of existing active open spaces, formal exercise areas, sports grounds, playing pitches, courts and other games areas and to facilitate opportunities for the development of new high quality active recreational areas.
OS1: Open Space	To protect and enhance existing public open space and provide for recreational open space.	Subject to the protection and enhancement of natural biodiversity, to facilitate the further development and improvement of existing parks and casual play areas, to facilitate opportunities for the development of new high quality amenity open areas and to restrict developments / activities (such as the use or development of such lands for formal sports grounds for organisations that are not available for a broad range of the public) that would reduce the opportunities for use by the wider public.
OS2: Natural Areas	To protect and enhance existing open, undeveloped lands.	To protect, enhance and manage existing open, undeveloped lands that comprise flood plains, buffer zones along watercourses and rivers, steep banks, green breaks between built up areas, green corridors and areas of natural biodiversity.
PU: Public Utility	To maintain lands providing services infrastructure	To allow for lands to be designated for public utilities such as waste water treatment plants, large ESB sub-stations, gasworks etc
T: Tourism	To provide for tourism related development	To provide for the sustainable development of tourism related structures, uses and infrastructure. To provide for the development of tourism facilities including accommodation of an excellent sustainable design and aesthetic quality. Tourism related office, civic and cultural and commercial development will be facilitated.
MU: Mixed Use	To provide for mixed use development	The nature of the mixed use development envisaged for any particular site is set out in the text of the plan.
AG: Agriculture	To provide for the sustainable development of agriculture, forestry and essential rural development.	Subject to the protection and enhancement of natural biodiversity, the rural landscape, and built and cultural heritage, to facilitate the further development and improvement of agriculture, forestry and essential rural development including rural-related enterprise and amenity / utility related infrastructure.

ZONING	OBJECTIVE	DESCRIPTION
EX: Extractive Industry	To provide for extraction / quarrying and associated activities including processing of extracted materials and land restoration	To facilitate the development of extraction/ quarrying, associated activities and land restoration

Zones relating to Wicklow Town – Rathnew LAP only:

ZONING	OBJECTIVE	DESCRIPTION
CC: Wicklow County Campus	To provide for educational facilities, research and development (R&D), and enterprise development uses.	To develop Wicklow County Campus in conjunction with the SETU and other stakeholders as a third level education facility and as a centre of excellence for enterprise development, education, training, research and development, with a focus on the film, food and renewable energy sectors. This will entail the development of appropriate infrastructure and facilities including classrooms, lecture theatres, labs, workshops, kitchen units, offices, etc and other necessary student facilities.

Zones relating to Wicklow Town – Rathnew and Arklow LAPs only:

WZ: Waterfront	To provide for the development and improvement of the waterfront zone, to facilitate the continuation and development of existing employment / maritime / port, residential, public utilities, and community / recreational uses and to promote and provide for new residential, tourism and other mixed-use development.	<p>To facilitate the continued and more intensive / efficient use of the existing employment, maritime and port uses ;</p> <p>To maintain existing and support the development / improvement of high quality community, amenity, leisure and tourism uses;</p> <p>To facilitate commercial and retail uses at a scale that do not undermine the role of the existing Town Centre;</p> <p>To facilitate the provision of high quality new residential developments at appropriate high densities with excellent layout and design, well linked to the existing town centre, community facilities and water amenities.</p>
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Part 5.2 **Wicklow Town & Rathnew Local Area Plan 2025** (hyperlinks)

- [Interim Land Use Zoning Map](#)
- [Interim Key Green Infrastructure Map](#)
- [Interim Indicative Flood Zones Map 4A](#)
- [Interim Indicative Flood Zones Map 4B](#)
- [Interim Indicative Flood Zones Map 4C](#)
- [Interim Indicative Flood Zones Map 4D](#)
- [Interim Indicative Flood Zones Map 4E](#)
- [Interim Indicative Flood Zones Map 4F](#)
- [Interim Transport Strategy Map](#)