

**MINUTES OF SPECIAL MEETING (HYBRID) OF WICKLOW COUNTY COUNCIL HELD ON
MONDAY 16TH JUNE 2025, COMMENCING 11.30 A.M. IN THE COUNCIL CHAMBER AND VIA
MICROSOFT TEAMS**

PRESENT:

COUNCILLORS P. O'BRIEN CATHAOIRLEACH, D, ALVEY, J. BEHAN, S. BOURKE, M. CORRIGAN, A. CRONIN, E. DOYLE, M. DUDDY, L. FENELON GASKIN, P. FITZGERALD, T. FORTUNE, P. GLENNON, P. KENNEDY, S. LANGRELL, P. LEONARD, P. MAHON, J. MULHALL, I. NEARY, D. O'BRIEN, G. O'NEILL, G. RICHMOND, L. SCOTT, J. SNELL, P. STAPLETON, S. STOKES, N. WHELAN AND C. WINSTANLEY (27)

APOLOGIES

CLLRS. M. BARRY, G. DUNNE, O. FINN, M. MURPHY AND W. O'TOOLE (5)

IN ATTENDANCE:

**MR. M. NICHOLSON, DEPUTY CHIEF EXECUTIVE
MS. H. PURCELL, A/DIRECTOR OF SERVICES
MR. F. KEOGH, A/DIRECTOR OF SERVICES
MR. B. GLEESON, DIRECTOR OF SERVICES
MR. M. DEVEREUX, T/DIRECTOR OF SERVICES
MS. T. O'BRIEN, T/DIRECTOR OF SERVICES
MS. L. HEALY, A/DIRECTOR OF SERVICES
MS. T. BYRNE, ASSISTANT STAFF OFFICER**

At the commencement of the meeting a roll call was taken. The Meetings Administrator advised of meetings etiquette for online meetings and that the press and some members of the public were also present.

Votes of Sympathy

Elected Members passed a vote of sympathy to the families of the late Rt. Reverend Monsignor Kieron J. Kennedy and John Bermingham. A minutes silence was observed for the deceased.

ITEM NO. 1

To consider the Proposed Material Amendments to the draft Blessington Local Area Plan 2025, to consider the Chief Executive's Report on submissions to the Proposed Material Amendments to the draft plan and to consider making, not making or modifying the Blessington Local Area Plan 2025 – 2031, all in accordance with Section 20 of the Planning and Development Act 2000 (as amended).

Disclosures

The Meetings Administrator reminded the elected members of their requirements under the ethics legislation that;

1. When a matter comes before the meeting for consideration, if they or a connected person has a beneficial interest, they must disclose to the meeting the nature of the beneficial interest before discussion or consideration of the matter commences.
2. They must withdraw fully from the meeting until the matter is concluded.
3. They must also inform the Council's Ethics Registrar in writing.
4. The disclosure and absence from the meeting will be recorded in the minutes.
5. When the item is completed the member will be advised by phone and can rejoin the meeting.

PART A

| No. | Section | Proposed Amendment |
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| 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 |

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| | | <p>a mix of uses including residential and other such uses that provide local job opportunities, and uses that support the existing town centre;</p> <ul style="list-style-type: none"> ▪ 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> |
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Amendment No. 1 proposed by Cllr. J. Mulhall, seconded by Cllr. P. Stapleton and agreed by all present.

B.1 TOWN CENTRE REGENERATION AND OPPORTUNITY SITES

| No. | Section | Proposed Amendment |
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| 2 | Public Realm | <p>Amend plan text as follows:</p> <p>Section B.1 Town Centre Regeneration</p> <p>Public Realm</p> |

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| | | <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> |
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Amendment No. 2 proposed by Cllr. G. O'Neill, seconded by Cllr. J. Mulhall and agreed by all present.

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| 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. <i>Development proposals on individual land parcels within OP sites may be considered subject to the delivery of relevant development</i></i></p> |
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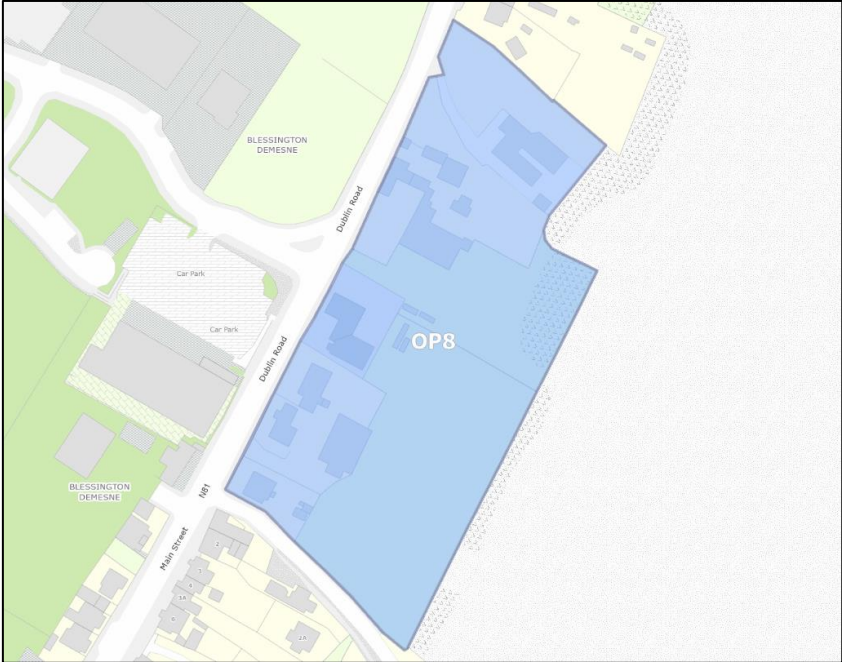
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| | <p><i>objectives and the safeguarding of the delivery of objectives/access on adjacent lands. Note that this Local Area Plan has included all opportunity sites identified in the Blessington Town Centre First Plan, but has also identified further 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> |
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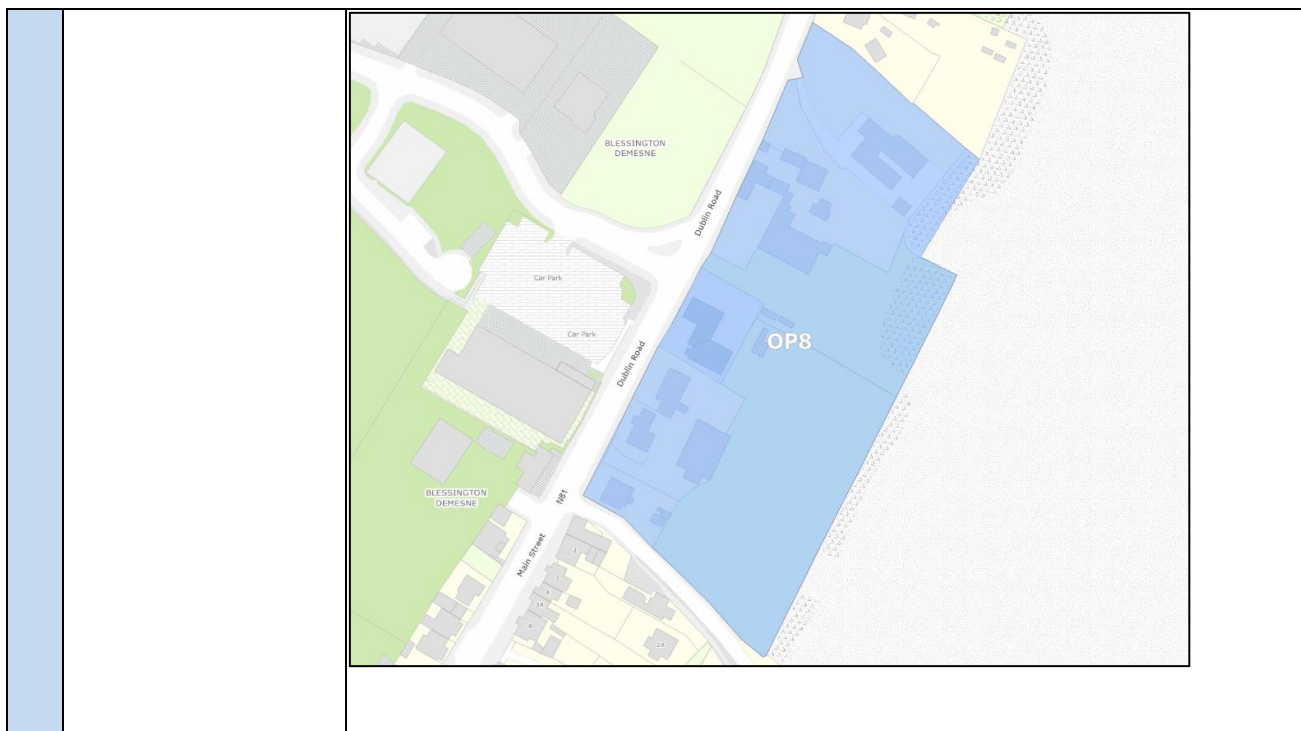
Amendment No. 3 proposed by Cllr. P. Glennon, seconded by Cllr. G. O'Neill and agreed by all present.

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| 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. |
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| | | Omit Figure B1.9 Concept Plan for OP7 |
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Amendment No. 4 proposed by Cllr. J. Mulhall, seconded by Cllr. P. Glennon and agreed by all present.

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| 5 | <p>OP8 North Blessington Main Street</p> | <p>Omit OP8 ‘Concept Plan’ Figure B1.11</p> <p>Amend OP8 boundary</p> <p>Change from:</p>  <p>Change to:</p> |
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Amendment No. 5 proposed by Cllr. P. Mahon, seconded by Cllr. G. O'Neill and agreed by all present.

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| 6 | Blessington Opportunity Sites (OP) | <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> |
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Figure B.1.X: Opportunity Site OP9

Objectives BLESS OP9

- *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.*
- *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.*
- *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.*
- *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;*
- *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

Amendment No. 6 proposed by Cllr. P. Glennon as published, with the minor modification recommended by the Chief Executive, seconded by Cllr. A. Cronin and agreed by all present.

B.2 HOUSING DEVELOPMENT

| No. | Section | Proposed Amendment |
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| 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.</p> <p>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 <i>two</i> conditions are satisfied:</p> <ul style="list-style-type: none"> - <i>75% of</i> Priority 1 new residential lands (RN1) lands have been activated (i.e. consent obtained and development initiated) <i>or after 3 years following adoption of the LAP, less than 50% of the RN1 lands have been</i> |

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| | | <p><i>activated;;</i></p> <ul style="list-style-type: none"> - 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. |
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Amendment No. 7 proposed as published, by Cllr. P. Stapleton, seconded by Cllr. A. Cronin and agreed by all present.

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| 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"> - <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> |
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Amendment No. 8 proposed as published, by Cllr. P. Stapleton, seconded by Cllr. P. Mahon and agreed by all present.

B.4 TOURISM

| No. | Section | Proposed Amendment |
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| 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, Valleymount, 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</p> |

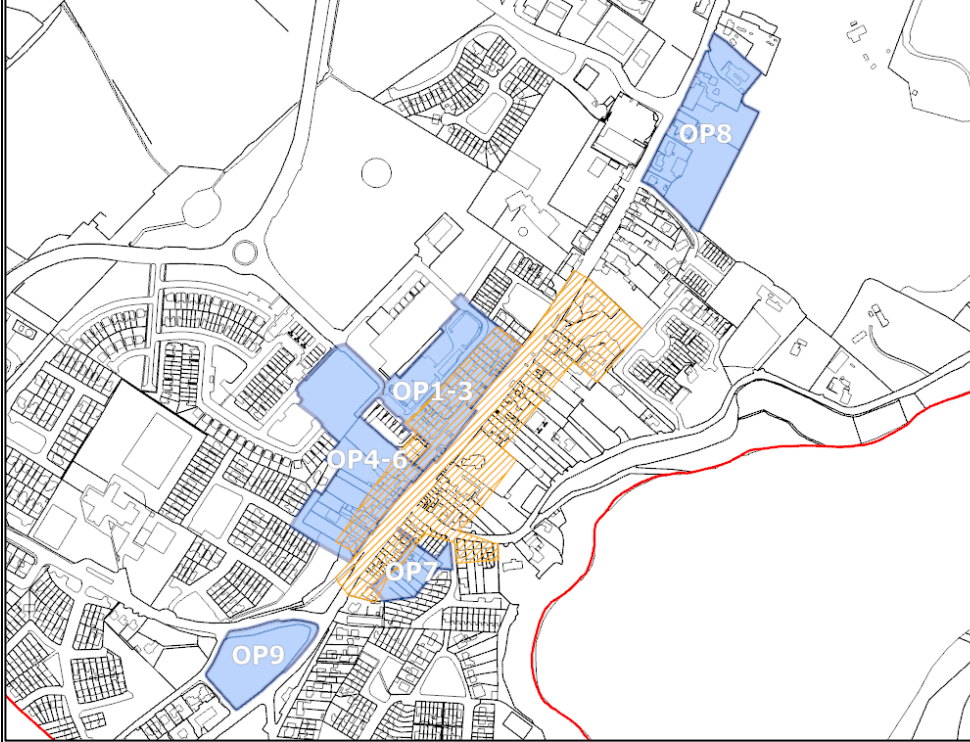
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| | <p>environment, including water quality and natural habitats. Options for alternative projects around the Blessington Lakes that capitalise on, but appropriately protect, this asset are currently being reviewed.</p> <p>This proposed extension to 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. 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> |
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Amendment No. 9A proposed by Cllr. J. Mulhall, seconded by Cllr. P. Glennon and agreed by all present.

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| 9B | <p>Tourism & Recreation Objectives</p> <p>Amend objectives as follows:</p> <p>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 proposed Blessington eGreenway as an expansion to the existing Blessington Greenway.</p> <p>BLESS19 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 To facilitate and encourage the delivery of supporting greenway tourism infrastructure as indicated on Map No. 7 Supporting Greenway Tourism Infrastructure.</p> |
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Amendment No. 9B proposed by Cllr. J. Mulhall, seconded by Cllr. A. Cronin and agreed by all present.

B.6 HERITAGE/BIODIVERSITY

| No. | Section | Proposed Amendment |
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| 10 | Architectural Conservation Areas (ACA) | <p>Add 'ACA boundary' to maps as appropriate.</p> <p>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</p>  |

Amendment No. 10 proposed by Cllr. J. Mulhall, seconded by Cllr. P. Glennon and agreed by all present.

PART B.7 INFRASTRUCTURE

| No. | Section | Proposed Amendment |
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| 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.</i></p> |

Amendment No. 11 proposed by Cllr. A. Cronin, seconded by Cllr. P. Mahon and agreed by all present.

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| 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><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> |
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Amendment No. 12 proposed by Cllr. P. Mahon, seconded by Cllr. A. Cronin and agreed by all present.

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| 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> |
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Amendment No. 13 proposed by Cllr. P. Glennon, seconded by Cllr. G. O'Neill and agreed by all present.

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| 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 |
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Amendment No. 14 proposed by Cllr. G. O'Neill, seconded by Cllr. P. Mahon and agreed by all present.

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| 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. |
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| | <p>• Flood Risk Assessments shall be in accordance with the requirements set out in the Flood Risk Guidelines and the SFRA.</p> <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> |
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Amendment No. 15 proposed by Cllr. J. Mulhall, seconded by Cllr. P. Glennon and agreed by all present.

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| 16 | <p>Other Infrastructure Objectives</p> <p>Add the following text and objectives:</p> <p><i>Water Protection</i></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</i></p> |
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| | | <p><i>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> |
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Amendment No. 16 proposed by Cllr. J. Mulhall, seconded by Cllr. A. Cronin and agreed by all present.

PART B.8 ZONING

| No. | Section | Proposed Amendment |
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| 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> |

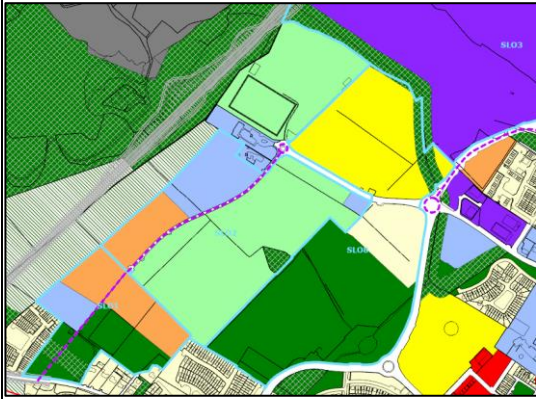
Amendment No. 17 proposed by Cllr. P. Stapleton, seconded by Cllr. P. Glennon and agreed by all present.

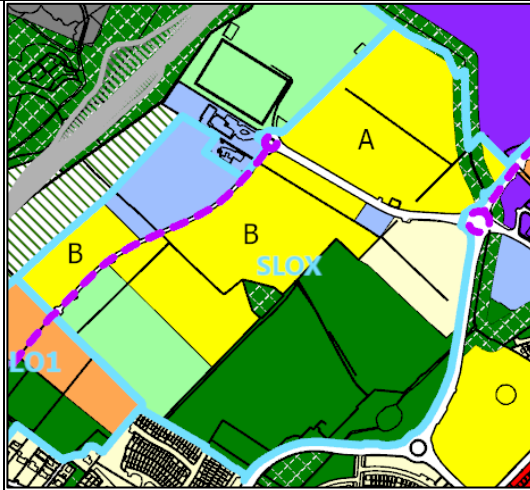
PART B.8.1 SPECIFIC LOCAL OBJECTIVES

| No. | Section | Proposed 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</p> |

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| | <p>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> |
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Amendment No. 18 proposed by Cllr. P. Glennon, seconded by Cllr. P. Mahon and agreed by all present.

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| 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> |
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Replace existing SLO2 and SLO8 text with new text as follows:

This SLO is located in the townland of Blessington Demesne. This SLO measures c. 51ha and comprises

- *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'.*

The RN1 zones are located in two parcels – A and B (A being the parcel to the north of Oak 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:

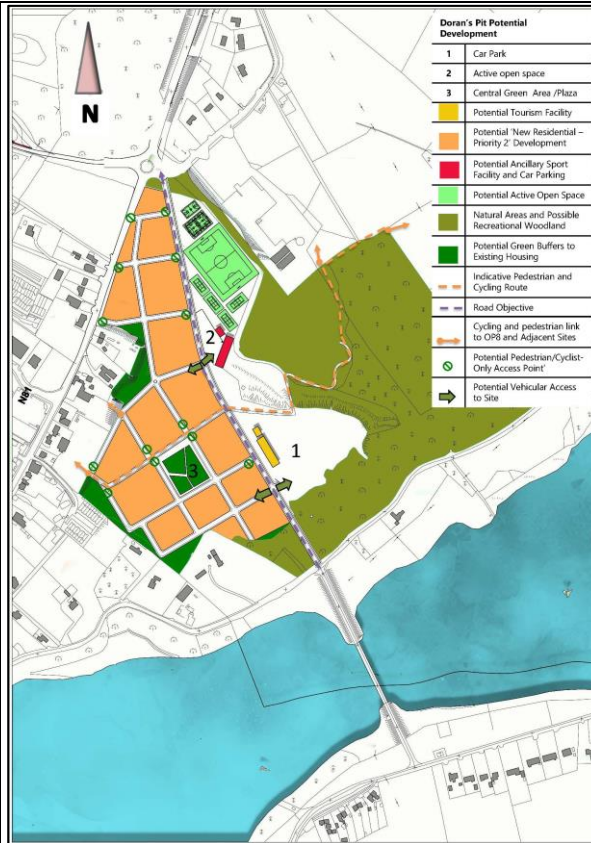
- *No dwelling units that may be permitted on foot of the RN1 (Parcel A) zoning may be occupied until the new town park, which shall include a dog park, located on lands zoned OS1, is completed in full. The development of the town park should have regard to and integrate demesne features and other heritage 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*

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| | <p><i>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</i></p> <ul style="list-style-type: none"> <i>▪ 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.</i> <i>▪ 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;</i> <i>▪ 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.</i> <i>▪ 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.</i> <i>▪ 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.</i> <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</i> |
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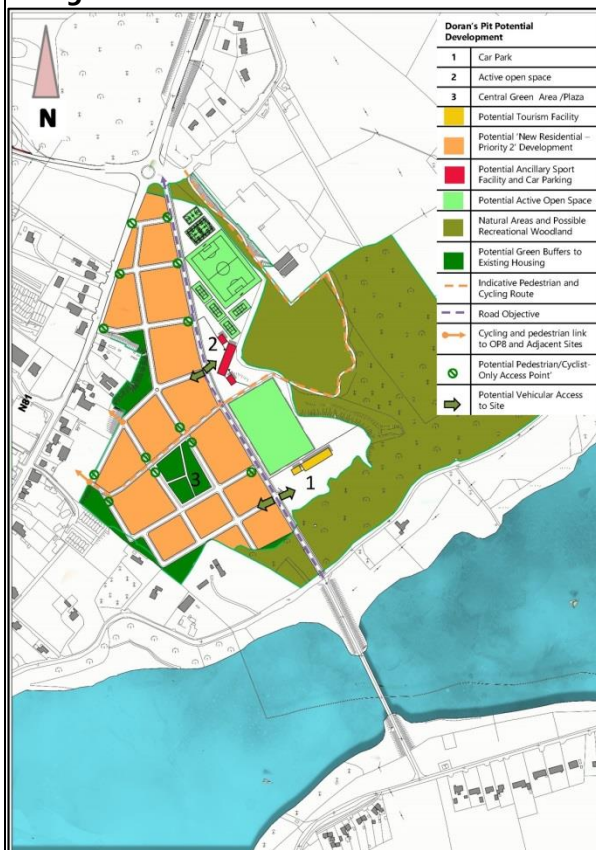
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| | | <p><i>is completed in full and is available for public use.</i></p> <ul style="list-style-type: none"> ▪ <i>Any new residential development proposals for the RN1 (Parcel B) lands shall be accompanied by proposals for the concurrent development 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> |
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Amendment No. 19 proposed by Cllr. A. Cronin as published with the minor modification recommended by the Chief Executive, seconded by Cllr. P. Glennon and agreed by all present.

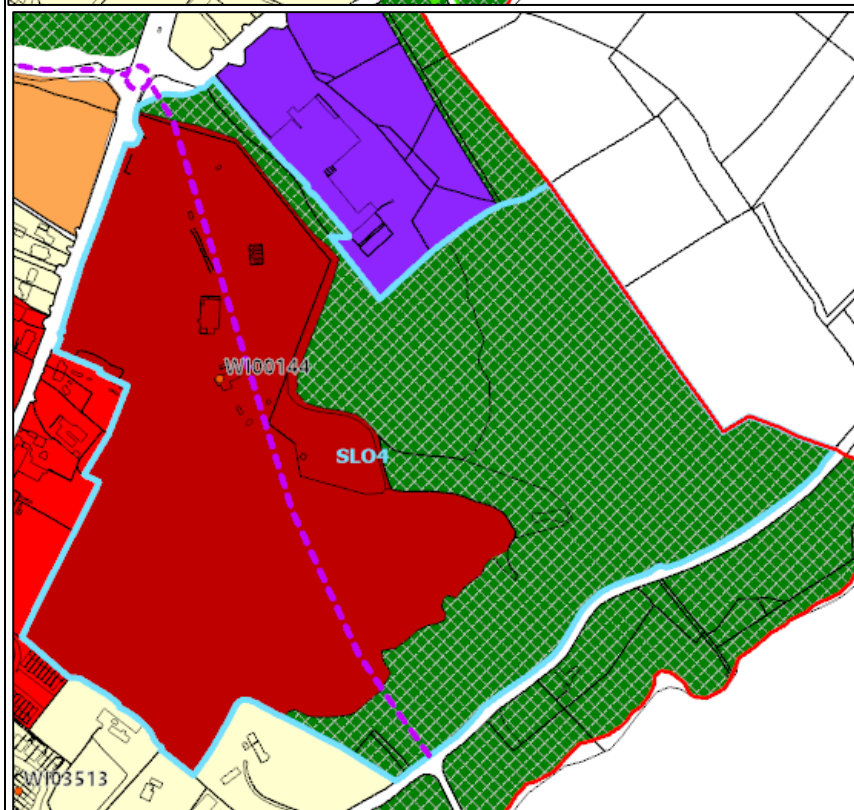
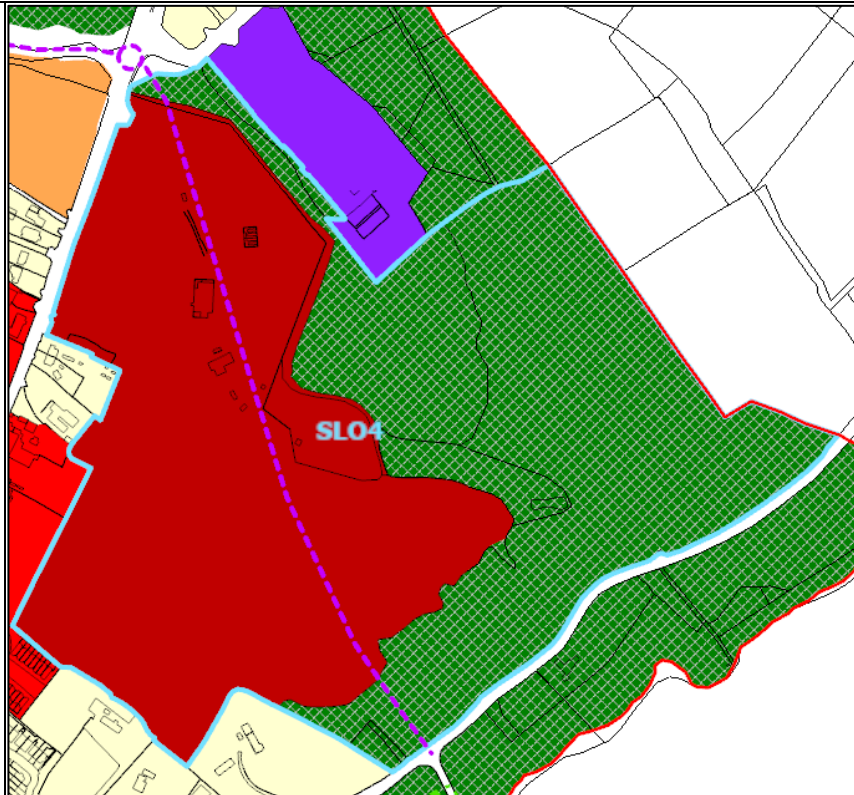
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| 20 | SLO4 Doran's Pit | <p>(a) Concept Plan: Omit the cycling and pedestrian link to the Blessington Mart lands from the SLO4 concept plan (see following page).</p> <p>Change from:</p> |
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Change 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

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| | <p>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.</p> <p>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 <i>Poulaphouca Reservoir</i>. 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.</p> <p>Any development proposal shall comply with the County Development Plan, this Local Area Plan and the following:</p> <ul style="list-style-type: none"> ▪ 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: <ul style="list-style-type: none"> (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 <ul style="list-style-type: none"> - 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 <i>c. 5ha</i> of active open space / |
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| | <p>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 will be completed and available for use upon the occupation of the 1st house.</p> <p><i>(d) 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. |
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Amendment No. 20 proposed by Cllr. J. Mulhall, seconded by Cllr. P. Mahon and agreed by all present.

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| PROPOSED | Cllr Gerry O'Neill |
| SECONDED | P. Mahon |

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| Proposed Amendment Relates to: | |
| Proposed Material Amendment | PMA21 – SLO6 |
| Reason for proposed modification | To ensure that a range of development options will be open for the SLO6 lands in the event that parts of these lands are not required for future cemetery development. |

Proposals

Part 1: Zoning Map

To **NOT** change c. 0.8ha from MU – Mixed Use' to 'CE – Community & Education' i.e. retain MU area as per the published draft LAP.

Part 2: Text of SLO6

Text in **red** and **blue** show the changes already proposed as part of Proposed Material Alteration 1. Text in **purple** shows the **proposed modifications**.

Modify the proposed amended text as follows:

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** ~~5.0ha~~ ha zoned MU 'Mixed Use', ~~c. 0.8ha zoned CE 'Community & Education'~~ 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:

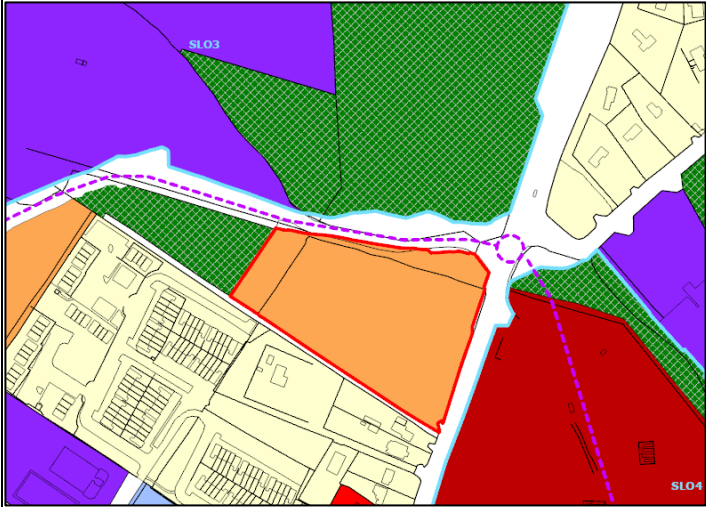
- ~~Lands zoned CE shall be reserved for cemetery and associated car parking development;~~ **Lands measuring 0.8ha within the MU zone shall be reserved for cemetery and associated car parking development unless an alternative cemetery is developed elsewhere in the Blessington town or environs within the lifetime of this plan;**
- Lands zoned MU may be developed for a range of uses, including (but not limited) to tourism ~~(including tourism accommodation), sport,~~ community (including cemeteries), employment and residential use, subject to the following criteria:

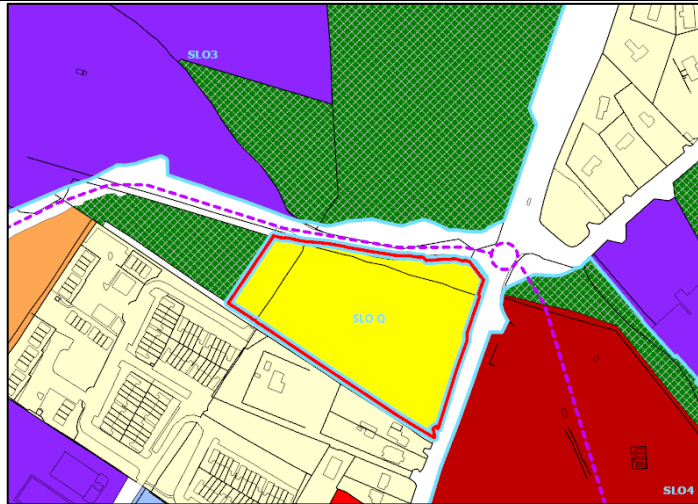
1. Lands to the west of the north-south hedgerow / tree line:

- 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:
- 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
 - No uses will be considered that require floodlighting; street lighting and residential lighting must be bat friendly as per Dark Sky guidelines
 - 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.

Amendment No. 21 proposed by Cllr. G. O'Neill with minor modification, seconded by Cllr. P. Mahon and agreed by all present.

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| <p>22 Specific Local Objectives (SLOs)</p> | <ol style="list-style-type: none"> Amend zoning of land at Santryhill/New Paddocks measuring c. 2.4ha from 'RN2 New Residential – Priority 2' to 'RN1 New Residential – Priority 1'. Add new SLO area <p>Change from:</p>  <p>Change to:</p> |
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Add new SLO as follows:

SLO-Q Santryhill

This SLO is located in the townland of Santryhill and measures c. 2.4ha. The SLO comprises lands zoned 'New Residential' (RN1 – Priority 1).

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

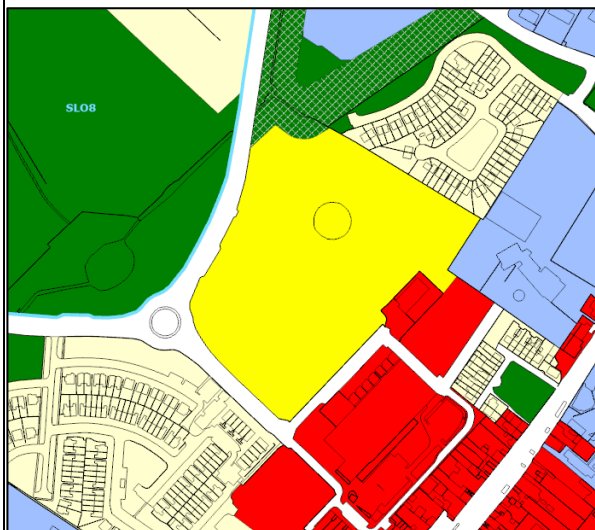
- *Access into the SLO shall be via the planned Blessington Inner Relief Road. No dwelling units that may be permitted on foot of the RN1 zoning may be occupied until (a) the northern section of the Blessington Inner Relief Road is completed in full from the Naas Road to the N81 and (b) continuous footpaths along the N81 from the town centre to the BIRR-N81 roundabout to the north of the site are completed.*
- *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.*

Amendment No. 22 proposed by Cllr. A. Cronin, seconded by Cllr. J. Mulhall and agreed by all present.

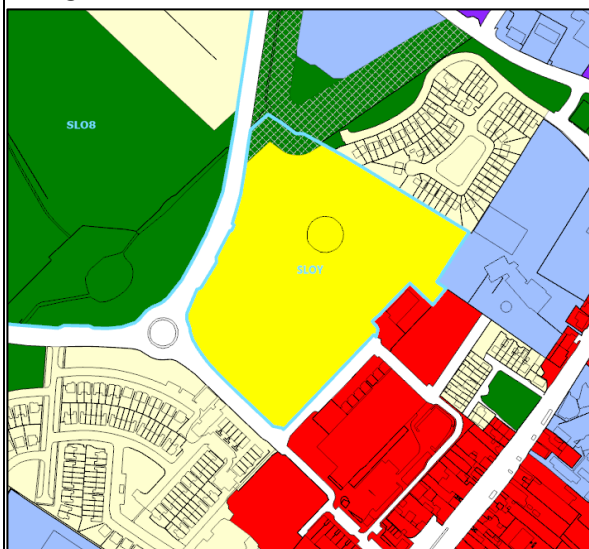
23 Specific Local Objectives (SLOs)

Create new SLO area – ‘Specific Local Objectives’ at Blessington Demesne

Change from:



Change to:



New text:

SLO-Y Blessington Demesne (East)

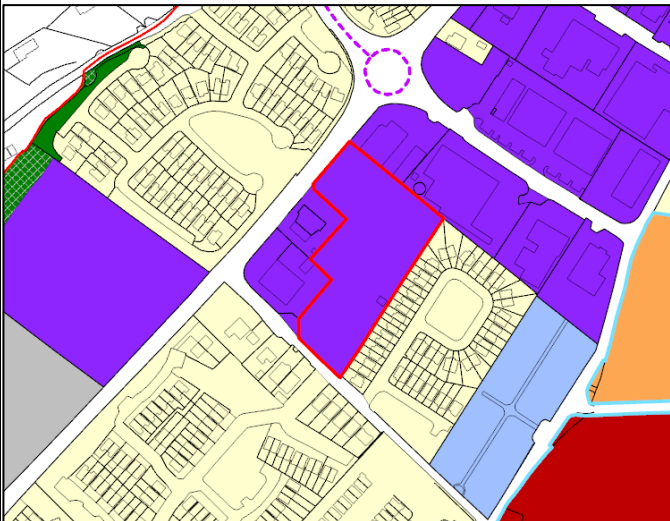
This SLO is located in the townland of Blessington Demesne and measures c. 5.6ha. The SLO comprises lands zoned ‘RN1 – New Residential (Priority 1)’ and ‘OS2 – Natural Areas’

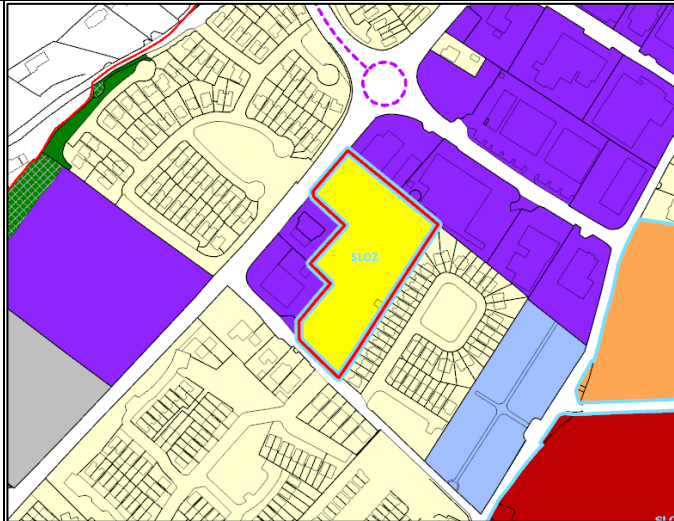
Any development proposals on these lands shall comply with the County Development Plan, this Local Area Plan and the following:

- *Any residential development proposals for the RN1 lands shall be accompanied by proposals for the concurrent development of a*

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| | <p><i>community building on the lands of not less than 300sqm GFA;</i></p> <ul style="list-style-type: none"> <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 community uses (e.g. community meeting / activity rooms, youth clubs, scouts, mens' / womens' shed) and is available for community use;</i> <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> |
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Amendment No. 23 proposed by Cllr. J. Mulhall, seconded by Cllr. P. Mahon and agreed by all present.

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| 24 Specific Local Objectives (SLOs) | <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> |
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Add new SLO as follows:

SLO-Z: Milltown Gate

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

- *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;*
- *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 (~~currently being developed by the TH~~) is completed.*

Amendment No. 24 proposed by Cllr. P. Glennon as published, with minor modification as recommended by the Chief Executive, seconded by Cllr. A. Cronin and agreed by all present.

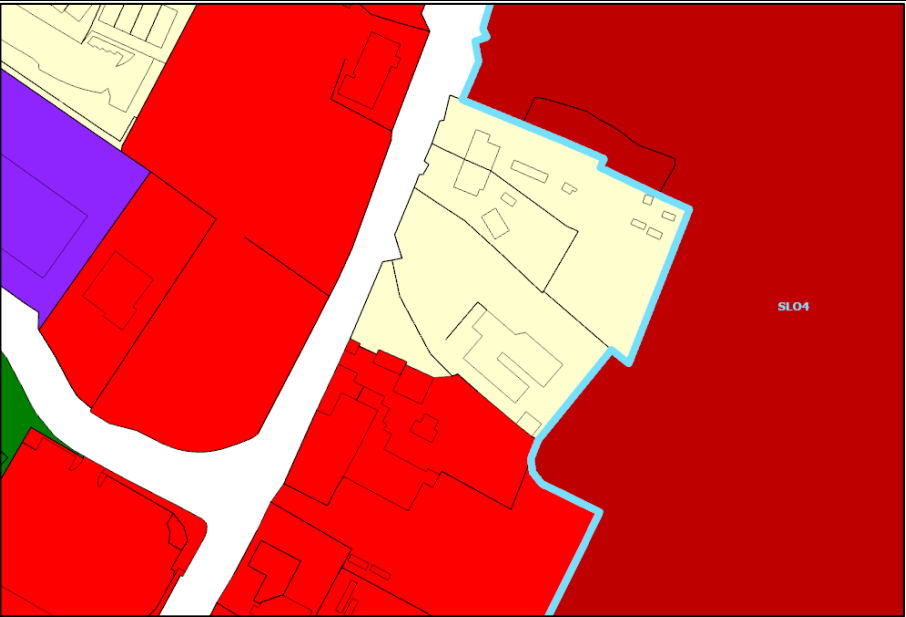
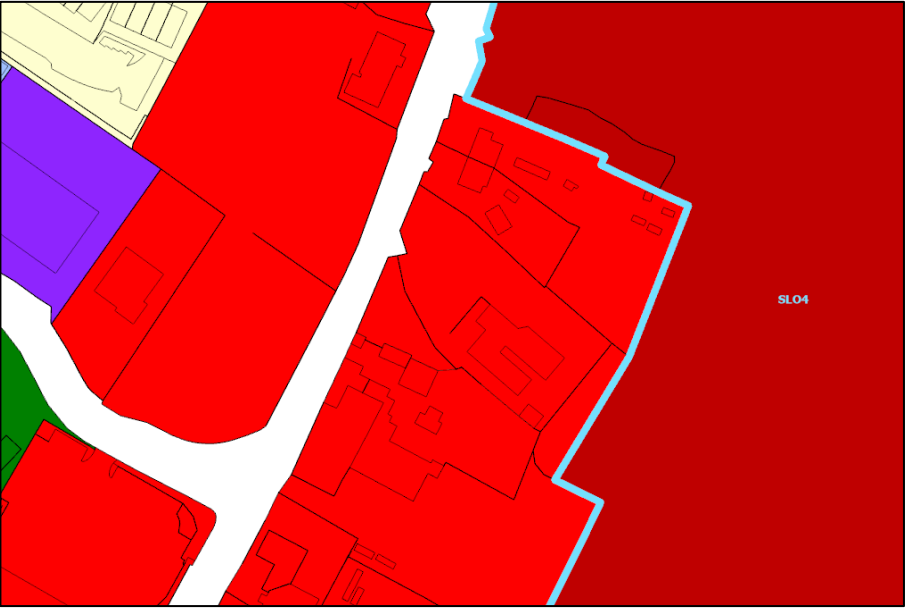
B.8.2 MAP AMENDMENTS (EXCLUDING MAP CHANGES IN SLO AREAS ALREADY DETAILED ABOVE)

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| 25 Map No.1 Land Use Zoning Objectives | Amend Map No.1 Land Use Zoning Objectives (and any changes consequent) as follows: Change from: OS2 |
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| |  <p>Change to: E</p> |
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Amendment No. 25 proposed by Cllr. G. O'Neill, seconded by Cllr. P. Glennon and agreed by all present.

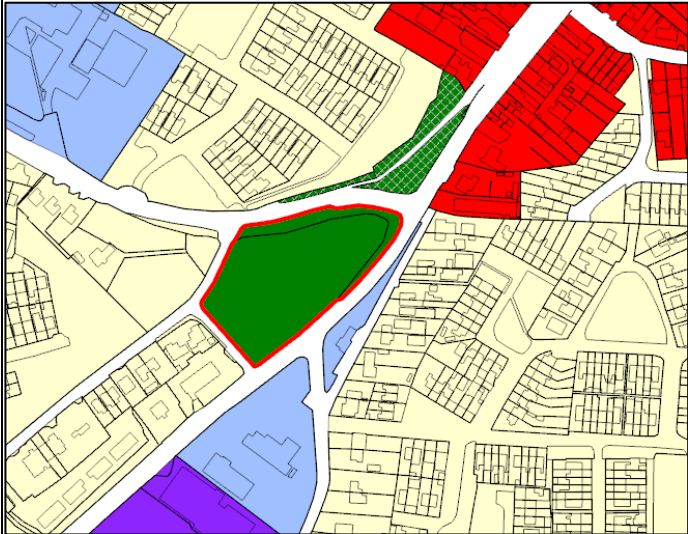
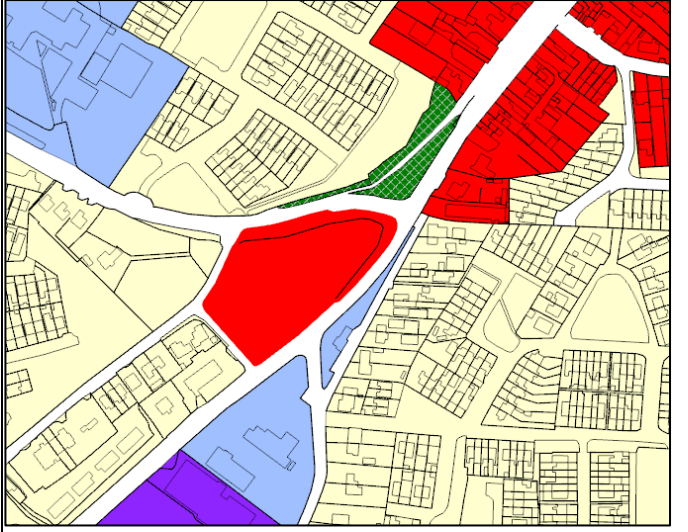
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| 26 Map No.1 Land Use Zoning Objectives | Amend Map No.1 Land Use Zoning Objectives (and any changes consequent) as follows: Change from: RE |
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| |  <p>Change to: TC (including amended SLO4 boundary)</p>  |
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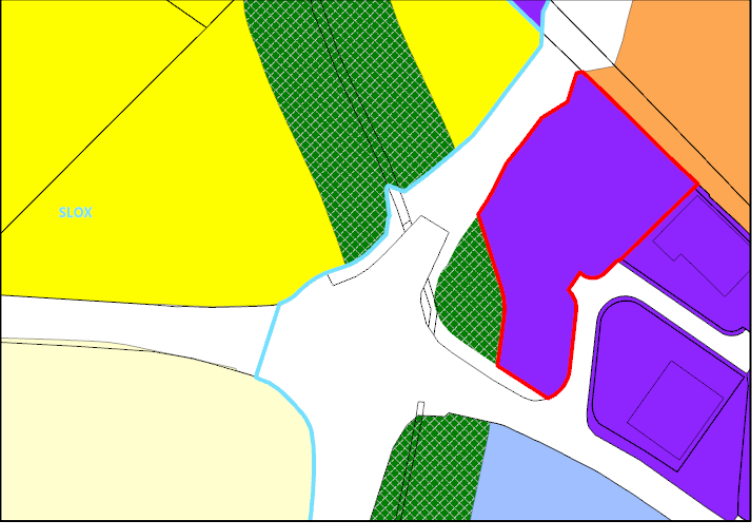
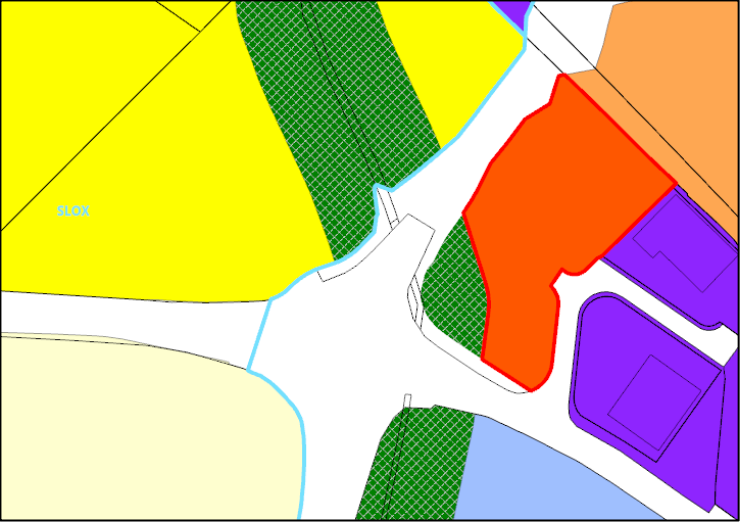
Amendment No. 26 proposed by Cllr. P. Stapleton, seconded by Cllr. J. Mulhall and agreed by all present.

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| 27 Map No.1 Land Use Zoning Objectives | Amend Map 1 to show zoning objectives for Blessington from Kildare County Development Plan |
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Amendment No. 27 proposed by Cllr. J. Mulhall, seconded by Cllr. P. Mahon and agreed by all present.

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| 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>  |
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Amendment No. 28 proposed by Cllr. P. Glennon, seconded by Cllr. A. Cronin and agreed by all present.

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| 29 | <p>Map No.1 Land Use Zoning Objectives</p> | <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 <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> |
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| | <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> |
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Amendment No. 29 proposed by Cllr. J. Mulhall, seconded by Cllr. P. Mahon and agreed by all present.

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| <p>30</p> <p>Map No.1</p> <p>Land Use</p> <p>Zoning Objectives</p> | <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>  |
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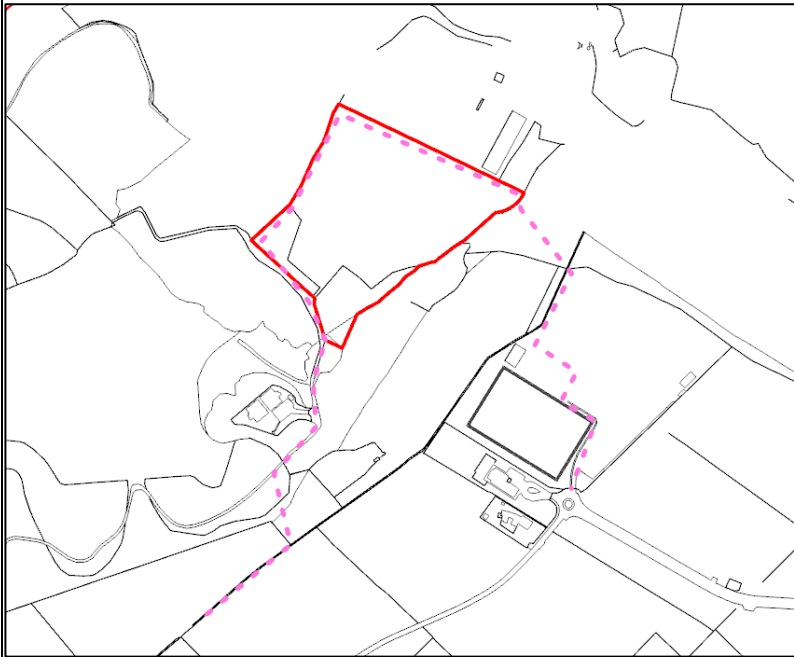
Amendment No. 30 proposed by Cllr. P. Stapleton, seconded by Cllr. J. Mulhall and agreed by all present.

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| 31 | Map No 2A Built Heritage | Include link to Department archaeology data sources www.archaeology.ie |
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Amendment No. 31 proposed by Cllr. J. Mulhall, seconded by Cllr. P. Glennon and agreed by all present.

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| 32 | Map No.6 Active Travel Strategy | Omit the active travel objective through Mart lands |
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Amendment No. 32 proposed by Cllr. G. O'Neill, seconded by Cllr. P. Glennon and agreed by all present.

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| 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>  |
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Amendment No. 33 proposed by Cllr. P. Stapleton, seconded by Cllr. J. Mulhall and agreed by all present.

Appendix 4 Local Transport Assessment

| N o. | Section | Proposed Amendment |
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| 34 | All | Review numbering and headings of sections |

Amendment No. 34 proposed by Cllr. A. Cronin, seconded by Cllr. J. Mulhall and agreed by all present.

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

| N o. | Section | Proposed Amendment |
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| 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 |

Amendment No. 35 proposed by Cllr. P. Mahon, seconded by Cllr. J. Mulhall and agreed by all present.

Appendix 6 Blessington Infrastructure Delivery Schedule and Implementation

| N o. | Section | Proposed Amendment |
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| 36 | Section 6 | <p>Amend text as follows:</p> <p>BLESS 7</p> <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"> - <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> |

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| | | - <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> |
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Amendment No. 36 proposed by Cllr. P. Stapleton, seconded by Cllr. P. Mahon and agreed by all present.

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| 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) |
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| Town Centre Objectives | | Implementation | Timeframe |
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| 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 | 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. Such areas include: <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 | 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: <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 | To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system | Ongoing |

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| | <p>as follows:</p> <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 | 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: <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 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. | 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 Economic Development unit, LEO, TRO, and Roads and Transportation Department. | Ongoing |
| 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 |
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| 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 | To facilitate and support the development of improved linkages between areas of tourist attractions within the settlement of Blessington, as follows: <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 | To positively consider the development of <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; the improvement of, and extension to, existing tourist accommodation related developments, subject to the proper planning and sustainable development of the area. | 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 |

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| | | 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 ¹ . | 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 |
| BLESS36 | To protect the following additional views: - 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 | 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: - Poulaphouca Reservoir (Blessington Greenway/proposed Blessington eGreenway) - Glen Ding Forest - Wooded areas at Doran's Pit - Blessington Demesne (Town Park) 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. | 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 | 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. 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. | 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 |

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| | <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. | 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 | |
| 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> | To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system. | Ongoing |
| BLESS42 | 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. | To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system | 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 | <p>Support the implementation of proposed road safety and active travel projects, including (but not limited to):</p> <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 | <p>Support the implementation of the recommendations of the Transport Assessment with regard to the delivery of new regional/distributor roads and road improvements², including (but not limited to):</p> <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 |
| 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 |

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| | accompanying Transport Assessment.) Streets without an indicated description should be considered 'local' streets. | | |
| BLESS48 | Support the development of additional car parking areas within the plan area, including but not limited to: <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 | 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: <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 | 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 <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; 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. | 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-XX | 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 | 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 |

| Site ID | Current servicing status | | | | Additional infrastructure needs to support full development of site |
|---------|--------------------------|------------|---------------|------------------------|---|
| | Water Supply | Wastewater | Surface Water | Roads & Transportation | |
| | | | | | |

| | | Infrastructure | Infrastructure | | |
|---|---|----------------|----------------|---|--|
| SLO1 Naas Road | 2 | 2 | 2 | 2 | <p>Roads – completion of link road within site to connect Oak Drive to Naas Road – Developer + WCC</p> <p>Water Services – services available in Naas Road - developer delivered</p> <p>Community facilities (school site) – land reservation</p> <p>Amenity park – Developer +WCC</p> |
| SLO2 Blessington Demesne (west) (expanded to include SLO8) | 1 | 2 | 2 | 2 | <p>Roads</p> <p>(1) completion of link road within site to connect Oak Drive to Naas Road – Developer +WCC</p> <p>(2) completion of northern section of BIRR – Developer +WCC</p> <p>Water Services – services available in Oak Drive - developer delivered</p> <p>Community facilities (school site) – land reservation</p> <p>Amenity Park –</p> |

| | | | | | |
|-------------------------------------|---|---|---|---|---|
| | | | | | 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 | <p>Roads – access via SLO6 - Developer +WCC</p> <p>Water Services – extension of services outside of site – Uisce Eireann.</p> |
| SLO9 Santryhill | 2 | 2 | 2 | 2 | <p>Roads</p> <p>(1) completion of northern section of BIRR – Developer +WCC</p> <p>(2) completion pedestrian infrastructure along N81 from town centre to new BIRR / N81 roundabout – Developer +WCC</p> <p>Water Services – services will be available in BIRR - developer delivered</p> |
| 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 |
|--|--|--|--|--|---|

Amendment No. 37 proposed by Cllr. A. Cronin, seconded by Cllr. P. Glennon and agreed by all present.

It was proposed by Cllr. P. Glennon and seconded by Cllr. A. Cronin that;

'Having considered the Plan, the Proposed Material Amendments, the Chief Executive's Reports on Consultations and the

- *The Strategic Environmental Assessment (SEA) Environmental Report for the Draft Plan*
- *The Appropriate Assessment (AA) Natura Impact Report and associated AA Screening Determination for the Draft Plan*
- *The Strategic Flood Risk Assessment (SFRA) for the Draft Plan*
- *The SEA Environmental Report for the Proposed Material Amendments and associated SEA Screening Determination (Addendum 1 to the Draft SEA Environmental Report)*
- *The Natura Impact Screening Report for the Proposed Material Amendments and associated Appropriate Assessment Screening Determination (Addendum 1 to the Draft Natura Impact Report)*
- *The Strategic Flood Risk Assessment (SFRA) for the Proposed Material Amendments (Addendum 1 to the Draft SFRA)*
- *Written submissions relating to SEA, AA and SFRA made during the Plan preparation process*
- *Ongoing advice on SEA, AA and SFRA from the Council's agents / staff*
- *The final, consolidated Natura Impact Report*
- *The final AA Determination*

in accordance with the provisions of Section 20 (3) of the Planning and Development Act 2000 (as amended), the members agree, by resolution, to make the Blessington Local Area Plan 2025 - 2031:

- *with those proposed amendments that have been agreed today,*
- *with those proposed amendments that have been agreed to make with minor modifications today,*
- *without those proposed amendments that were not agreed today,*
- *with any changes consequent required as result of the agreed amendments and with any minor data or document updates that have arisen during the adoption of the plan'.*

Was put to a vote and following a role call was passed by a margin of 25 for and 7 not present viz:-

| | |
|-----------------|--|
| FOR (25) | CLLRS. D. ALVEY, J. BEHAN, S. BOURKE, M. CORRIGAN, A. CRONIN, E. DOYLE, M. DUDDY, L. FENELON GASKIN, P. FITZGERALD, T. FORTUNE, P. GLENNON, P. KENNEDY P. MAHON, J. MULHALL, I. |
|-----------------|--|

| | |
|------------------------|--|
| | NEARY, D. O'BRIEN, P. O'BRIEN, G. O'NEILL, G. RICHMOND, L. SCOTT, J. SNELL, P. STAPLETON, S. STOKES, N. WHELAN AND C. WINSTANLEY |
| AGAINST (0) | |
| NOT PRESENT (7) | CLLRS. M. BARRY, G. DUNNE, O. FINN, S. LANGRELL, P. LEONARD, M. MURPHY AND W. O'TOOLE |

ITEM NO. 2

To consider the Proposed Material Alterations to the proposed Variation No. 3 to the Wicklow County Development Plan 2022 – 2028 (Blessington LAP), to consider the Chief Executive's Report on submissions to the Proposed Material Alterations to the proposed variation and to consider making, not making or modify Variation No. 3 to the County Development Plan 2022 – 2028, all in accordance with Section 13 of the Planning and Development Act 2000 (as amended).

VARIATION 3 Proposed Modification to published Proposed Material Alterations

| | |
|-----------------|----------------------|
| PROPOSED | Cllr Peter Stapleton |
| SECONDED | |

| | |
|---------------------------------------|--|
| Proposed Amendment Relates to: | |
| Proposed Material Amendment | PMA1 |
| | <p>(a) To ensure consistency with PMAs 7, 8 and 36 to the Blessington LAP</p> <p>(b) To ensure consistency with the zoning objectives table provided in the Blessington LAP and with previously adopted Variation 2.</p> |

Proposals

Text in **red** and **blue** show the changes already proposed as part of Proposed Material Alteration 1.
Text in **purple** shows the **proposed modifications**.

5.0.2 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 |
|---------------------------------|---|---|
| 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 |

| ZONING | OBJECTIVE | DESCRIPTION |
|--|--|---|
| | | 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 in accordance with the objectives set out in the relevant Local 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. |
| RS: Special Residential | To protect, provide and improve residential amenities in a format and a density specified in the relevant local 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 |

| ZONING | OBJECTIVE | DESCRIPTION |
|--|--|--|
| | | 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 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. |
| SLC: Small Local Centres | To provide for small scale local services | 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. |
| 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 |

| ZONING | OBJECTIVE | DESCRIPTION |
|---|--|---|
| | | 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 relevant local 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. |
| 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 |
| Applicable to Wicklow Town – Rathnew LAP area only | | |
| 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, |

| ZONING | OBJECTIVE | DESCRIPTION |
|-----------------------|---|---|
| | | 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. |
| 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. | To facilitate the continued and more intensive / efficient use of the existing employment, maritime and port uses ; To maintain existing and support the development / improvement of high quality community, amenity, leisure and tourism uses; To facilitate commercial and retail uses at a scale that do not undermine the role of the existing Town Centre; 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. |

The box below gives typical appropriate uses for each zone type. The planning authority shall determine each proposal on its merits, and shall only permit the development of uses that enhance, complement, are ancillary to, or neutral to the zoning objective. Uses that are materially inconsistent with and detrimental to the zoning objective shall not be permitted.

Uses generally appropriate for **residential (RN / RE)** zoned areas include houses, apartments, residential open space, education, community facilities, retirement homes, nursing homes, childcare/crèche, health centres, guest house, bed and breakfast, places of public worship, home based economic activity, utility installations and ancillary development and other residential uses in accordance with the County Development Plan (CDP) and applicable Local Plan.

Uses generally appropriate for **town and village centre (TC/VC)** include residential development, childcare / crèche, commercial, education retail, retail services, health, restaurants, public house, public buildings, hotels, guest houses, nursing / care homes, parking, office, tourism and recreational uses, community, including provision for religious use, utility installations and ancillary developments for town centre uses in accordance with the CDP and applicable Local Plan.

Uses generally appropriate for **neighbourhood centre (NC)** include retail, retail services, health, restaurants, public house, public buildings, hotels, guest houses, nursing / care homes, parking, residential development, childcare/crèche, commercial, education, office, tourism and recreational uses, community, including provision for religious use, utility installations and ancillary developments for neighbourhood centre uses in accordance with the with the CDP and applicable Local Plan.

Uses generally appropriate for **local shops and services (LSS)** include retail, retail services, health, public house, guest houses, parking, residential development, childcare/crèche, commercial, office, tourism and recreational uses, community, including provision for religious use, utility installations and

ancillary developments for local shops and services uses in accordance with the with the CDP and applicable Local Plan.

Uses generally appropriate for **small local centres (SLC)** include small scale local services as specified in the applicable Local Plan.

Uses generally appropriate for **employment (E)** zoned land include general and light industry, office uses, enterprise units, education, appropriate warehousing, petrol filling stations (as deemed appropriate), public transport depots, open space, including sports grounds, childcare / crèche, community facilities including community and sports centres, utility installations and ancillary developments for employment and industry uses in accordance with the CDP and applicable Local Plan.

Uses generally appropriate for **community and educational (CE)** zoned land include community, educational and institutional uses include burial grounds, places of worship, schools, training facilities, community hall, nursing homes, health related developments, sports and recreational facilities, utility installations and ancillary developments for community, educational and institutional uses in accordance with the CDP and applicable Local Plan.

Uses appropriate for **active open space (AOS)** zoned land are sport and active recreational uses including infrastructure and buildings associated with same. Education use may be considered appropriate in accordance with the objectives of the applicable Local Plan.

Uses appropriate for **open space (OS1)** zoned land are recreational uses such as formal / informal landscaped parks with off-road walking / cycling paths, as well as playgrounds, skate parks, Mixed Use Games Areas, outdoor gyms, and allotments.

Uses appropriate for **natural areas (OS2)** zoned land are uses that protect and enhance the function of these areas as flood plains, buffer zones along watercourses and rivers, green breaks between built up areas, green corridors and areas of natural biodiversity. The development of these lands for recreational uses may only be considered where such use is shown to not undermine the purpose of this zoning.

Uses generally appropriate for **public utility (PU)** zoned land are for the provision of necessary infrastructure and services such as roads / footpaths / cycleways, car parks, train station, water and waste water treatment plants, large ESB sub-stations, gasworks.

Uses generally appropriate for **tourism (T)** zoned land are tourism accommodation and tourism / recreational uses such as Bed & Breakfast, cultural uses, holiday homes, hotels, recreational facilities.

Uses generally appropriate for any **mixed use (MU)** area will be specified in the applicable Local Plan.

Uses generally appropriate for **agriculture (AG)** zoned land are agricultural uses (and associated buildings) including crop cultivation, horticulture, animal husbandry, forestry, residential (subject to policies in relation to housing in the open countryside as set out in the Wicklow County Development Plan), farm shops, agri-business and agri-tourism where required to be in a rural location, equestrian uses, kennels, allotments, sustainable energy installations and utility structures, amenity walks and greenways.

Uses generally appropriate for **extractive industry (EX)** zoned land are extractive industry uses (the winning of all minerals and substances in or under land of a kind ordinarily worked by underground or

open cast mining), including value added production, such as concrete, asphalt and block production, and ancillary developments in accordance with the County Development Plan.

Applicable to Wicklow Town – Rathnew LAP area only

Uses generally appropriate for **Wicklow County Campus (CC)** zoned land include car park, community facility, childcare / crèche, education, enterprise centre, industry (light), laboratory, office-based employment, open space, playground, public services, recreational building, recreational facility/sports club, residential¹, restaurant/ public house², skate park, film sector, food sector, renewable energy sector and ancillary developments for Wicklow County Campus uses in accordance with the County Development Plan and WTR LAP.

Uses generally appropriate for **waterfront (WZ)** zoned land include aquaculture / fishing, residential, childcare/crèche, civic / cultural uses, community facilities, education, employment / office uses, general and light industry, harbour uses, health related service / uses, hotels, maritime uses, recreational and leisure uses, retail, restaurants, parking, public house, tourism uses, utility installations and ancillary development in accordance with the CDP and WTR LAP.

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.

Many uses exist where they do not conform to the designated zoning objective. When extensions to, or improvements of premises accommodating such uses are proposed, each shall be considered on its merits and permission may be granted where the development does not adversely affect the amenities of properties in the vicinity and does not prejudice the proper planning and development of the area.

Whilst the land-use zoning will give an indication of the acceptability or otherwise of particular uses in particular areas, proposed development will also be assessed in terms of compatibility with the development control guidelines and standards outlined in the Wicklow County Development Plan and this plan. Factors such as density, height, massing, traffic generation, public health regulations, design criteria, visual amenity, availability of services and potential nuisance by way of noise, odour and air pollution are also of importance in establishing whether or not a development proposal conforms to the proper planning and sustainable development of an area.

Phasing

The lands that are needed to be zoned to meet the current target will be zoned 'New Residential' and identified in this plan as '**RN 1 - New Residential Priority 1**' lands.

¹ Only student accommodation related to the college

² Strictly only to meet the needs of the student population

In order to ensure a long term supply of zoned residential land, in particular to ensure flexibility in the event of an increase in housing targets during the lifetime of this plan, some Local Plans provide for additional zoned residential lands, over and above that needed to meet current targets, zoned '**RN2 – New Residential Priority 2**'. Permission will only be considered for RN2 lands during the lifetime of the plan in accordance with the objectives set out in the relevant Local Plan.

It is an objective of the Council that development is undertaken in an orderly and sustainable manner. The development of zoned land should generally be phased in accordance with the sequential approach:

- Development should extend outwards from the town centre with undeveloped land closest to the centre and public transport routes (if available) being given preference, i.e. 'leapfrogging' to peripheral areas should be avoided;
- A strong emphasis should be placed on encouraging infill opportunities and better use of under-utilised lands; and
- Areas to be developed should be contiguous to existing developed areas.

Only in exceptional circumstances should the above principles be contravened, for example, where a barrier to development is involved. Any exceptions must be clearly justified by local circumstances and such justification must be set out in any planning application proposal.

The Council may, in certain cases, phase permitted development where this is considered necessary for the following:

- i. the promotion of an appropriate balance of employment, residential and service facilities (schools, shopping, community facilities etc.) and other uses that are required to increase the self-sufficiency of the settlement, or
- ii. ensuring the delivery of infrastructural services in tandem with development, including water, sewerage and road infrastructure, that is required to safeguard the environmental quality and public safety of the area.

European Sites

There are a number of 'European Sites' (SACs / SPAs) located in or in proximity to the plan area. The sites themselves are protected from inappropriate development through the legal provisions of the Habitats and Birds Directives, as well as the Planning Act. Such sites, where they are located within the plan boundary, are shown on the land use map and the heritage map associated with the plan as SAC / SPA as appropriate.

In a number of locations, there are lands adjoining European Sites, which while not being included in the legally designated site, are linked to the site in terms of similar or supporting habitats, water flows or other characteristics which render them important to protect from inappropriate development which may have a direct or indirect effect on the designated site itself³.

The approach to zoning lands adjoining European Sites has been as follows:

1. No lands within the actual European Site have been zoned.

³ In accordance with Article 10 of the Habitats Directive, the aim is to protect and maintain linear landscape features which act as ecological corridors, such as watercourses (rivers, streams, canals, ponds, drainage channels, etc), woodlands, hedgerows and road and railway margins, and features which act as stepping stones, such as marshes and woodlands, which taken as a whole help to improve the coherence of the European network

2. Where there is existing developed areas, the lands have been zoned for their existing use, which will essentially allow for the continuation of the existing use and its enhancement. In accordance with the provisions of the EU Habitats Directive 1992 and the Planning & Development Act, any proposed development with potential to impact upon the integrity of a European Site shall be subject to an Appropriate Assessment;
3. Where there is existing undeveloped lands, the lands have only be zoned for new development where it can be justified that such zoning and development arising therefrom is essential for the town to achieve its development vision and strategic objectives. In accordance with the provisions of the EU Habitats Directive 1992 and the Planning & Development Act, any proposed development with potential to impact upon the integrity of a European Site shall be subject to an Appropriate Assessment;
4. Where there is existing undeveloped lands, and the development of these lands is not essential for the achievement of the development vision and strategic objectives for the town, the land will be zoned 'OS2' – **natural areas**. The only developments that will be considered in such area are those which contribute to the objective of the natural areas zone (detailed in this plan) and that can be shown to not diminish the role and function of such areas, will not result in adverse impacts on the integrity of any EU protected site and will not diminish the biodiversity value of the lands or the ability of plants and animals to thrive and move through the area.

European Sites Objectives

To protect European Sites and a suitable buffer area from inappropriate development.

Projects giving rise to adverse effects on the integrity of European Sites (cumulatively, directly or indirectly) arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall not be permitted on the basis of this plan⁴.

Ensure that development proposals, contribute as appropriate towards the protection and where possible enhancement of the ecological coherence of the European Site network and encourage the retention and management of landscape features that are of major importance for wild fauna and flora as per Article 10 of the EU Habitats directive. All projects and plans arising from this Plan will be screened for the need to undertake Appropriate Assessment under Article 6 of the Habitats Directive.

In order to ensure the protection of the integrity of European Sites, the planning authority is not limited to the implementation of the above objectives, and shall implement all other relevant objectives of the CDP and LAP as it sees fit.

Amendment No. 1 proposed by Cllr. P. Stapleton, seconded by Cllr. P. Mahon and agreed by all present.

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| PROPOSED MATERIAL ALTERATION NO. 2 |
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Alter Map 1 Land use Zoning for the Blessington LAP

[This Proposed Material Alteration to the Proposed Variation relates to the land use zoning changes proposed to the Draft LAP via:

- Proposed Material Amendment 19 to the Draft LAP
- Proposed Material Amendment 21 to the Draft LAP
- Proposed Material Amendment 22 to the Draft LAP
- Proposed Material Amendment 23 to the Draft LAP
- Proposed Material Amendment 24 to the Draft LAP
- Proposed Material Amendment 25 to the Draft LAP
- Proposed Material Amendment 26 to the Draft LAP
- Proposed Material Amendment 27 to the Draft LAP
- Proposed Material Amendment 28 to the Draft LAP
- Proposed Material Amendment 29 to the Draft LAP
- Proposed Material Amendment 30 to the Draft LAP]

Amendment No. 2 proposed by Cllr. P. Glennon, seconded by Cllr. J. Mulhall and agreed by all present.

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| PROPOSED MATERIAL ALTERATION NO. 3 |
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Alter Map 4 Indicative Flood Zones Maps for the Blessington LAP

Amendment No. 3 proposed by Cllr. J. Mulhall, seconded by Cllr. P. Glennon and agreed by all present.

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| PROPOSED MATERIAL ALTERATION NO. 4 |
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Alter Transport Strategy Maps for the Blessington LAP

Amendment No. 4 proposed by Cllr. A. Cronin, seconded by Cllr. P. Mahon and agreed by all present.

It was proposed by Cllr. A. Cronin and seconded by Cllr. G. O'Neill that;

'Having considered the Variation, the Proposed Material Alterations, the Chief Executive's Reports on Consultations and the

- *Strategic Environmental Assessment screening report and associated determination for the Proposed Variation and the Addendum I to the SEA Screening Report*
- *Appropriate Assessment screening report and associated determination for the Proposed Variation and Addendum I to the AA Screening Report for the Proposed Variation*
- *Screening for Strategic Environmental Assessment (SEA) Determination for the Proposed Material Alterations*
- *Screening for Appropriate Assessment (AA) Determination for Proposed Material Alterations*
- *Written submissions relating to SEA and AA made during the variation preparation process*
- *Ongoing advice on SEA and AA from the Council's agents / staff*
- *The final AA Determination*

in accordance with the provisions of Section 13 (6) of the Planning and Development Act 2000 (as amended), the members agree, by resolution, to make Variation Number 3 to the Wicklow County Development Plan 2022 -2028:

- *with the proposed alterations that have been agreed today,*
- *with any proposed alterations that have been agreed to be made with minor modifications today,*
- *without any proposed alterations that were not agreed today,*
- *with any changes consequent required as result of the agreed alterations and with any minor data or document updates that have arisen during the adoption of the variation*

and to proceed in accordance with Section 13 (8) of the Planning and Development Act 2000 (as amended) to publish notice of the making of the Variation'.

Was put to a vote and following a role call was passed by a margin of 25 for and 7 not present viz:-

| | |
|------------------------|--|
| FOR (25) | CLLRS. D. ALVEY, J. BEHAN, S. BOURKE, M. CORRIGAN, A. CRONIN, M. DUDDY, L. FENELON GASKIN, P. FITZGERALD, T. FORTUNE, P. GLENNON, P. KENNEDY, P. LEONARD, P. MAHON, J. MULHALL, I. NEARY, D. O'BRIEN, P. O'BRIEN, G. O'NEILL, G. RICHMOND, L. SCOTT, J. SNELL, P. STAPLETON, S. STOKES, N. WHELAN AND C. WINSTANLEY |
| AGAINST (0) | |
| NOT PRESENT (7) | CLLRS. M. BARRY, E. DOYLE, G. DUNNE, O. FINN, S. LANGRELL, M. MURPHY AND W. O'TOOLE |

THIS CONCLUDED THE BUSINESS OF THE MEETING

**CLLR. MELANIE CORRIGAN
CATHAOIRLEACH
WICKLOW COUNTY COUNCIL**

**MS. HELEN PURCELL
A/DIRECTOR OF SERVICES/
MEETINGS ADMINISTRATOR**

Confirmed at meeting of Wicklow County Council held on Monday the 7th July 2025