



DRAFT
**GREYSTONES-DELGANY
& KILCOOLE LOCAL PLANNING
FRAMEWORK 2025**
GREEN INFRASTRUCTURE AUDIT



Greystones-Delgany and Kilcoole Local Planning Framework 2025-2031 Green Infrastructure (GI) Audit

CONTENTS

	Page
1. Introduction to Green Infrastructure (GI)	1
2. Green Infrastructure Data Sources	3
3. Green Infrastructure Elements Identification	4
4. Approach to GI and Land-Use Zoning in Greystones-Delgany and Kilcoole	20
5. Green Infrastructure Land-Use Zoning in Greystones-Delgany and Kilcoole	25
6. Green Infrastructure Specific Local Objectives in Greystones-Delgany and Kilcoole	27

1. Introduction to Green Infrastructure

Chapter 18 of the Wicklow County Development Plan 2022-2028 sets out the policies and objectives applicable to Greystones-Delgany & Kilcoole with regard to Green Infrastructure.

It states that Green Infrastructure (GI) can be broadly defined as *'an interconnected network of green space that conserves natural ecosystem values and functions and provides associated benefits to human populations. Green Infrastructure is the ecological framework needed for environmental, social and economic sustainability – in short it is a nation's natural life sustaining system'*.

GI can include varying land uses - pasture lands, croplands, woodlands, heath, bog, scrubland, quarries, parks, formal and informal green spaces, active and passive spaces, areas around domestic and non-domestic buildings, brownfield areas, waterways, waterbodies, waterway corridors, wetlands, coastal areas and community/institutional lands such as hospitals, schools, graveyards, allotments and community gardens. Heritage sites, European sites and NHAs are also important GI sites.

Specifically County Policy Objective 18.5 states that it is an objective of Wicklow County Council:

'To identify and facilitate the provision of linkages along and between green / river corridors within the county and adjoining counties to create inter connected routes, and develop riverside parks and create linkages between them to form 'necklace' effect routes including development of walkways, cycleways, bridleways and wildlife corridors where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of European sites.'

Therefore, in the development of GI mapping for Greystones-Delgany & Kilcoole, primarily watercourse-based green corridors have been identified to form the core of ecological corridors in the area. Other areas of potential biodiversity value were also identified, and thereafter potential linkages between same were evaluated in order to connect the individual sites into a coherent, interlinked network of ecological corridors and 'necklace' effect routes.

In the identification of watercourse-based green corridors, particular regard has been had to CPO 17.26 of the Wicklow County Development Plan, which requires a 25m riparian buffer zone along watercourses in line with guidance issued by Inland Fisheries Ireland.

Other areas of value that have been included as sites in the ecological corridor network have been informed by the Wicklow County Development Plan 2022-2028, with a particular focus on the County Policy Objectives set out in Chapter 17 'Natural Heritage & Biodiversity', combined with the data sources listed to follow. Such sites could include:

- Significant existing areas of forestry or woodland, as identified by GIS mapping, aerial imagery or visual inspection;
- European sites (SACs, SPAs) and land with high ecological connectivity to such, i.e. lands in close proximity and visibility;
- Other protected sites, e.g. NHAs or pNHAs, and land with high ecological connectivity to such, i.e. lands in close proximity and visibility;
- Existing hedgerows, linear tree stands, and 'stepping stone' areas that provide connectivity between sites;
- Areas identified as areas of local biodiversity value in previous studies. Such studies include the 'Biodiversity Action Plan for Greystones' prepared by Faith Wilson Ecological Consultants in 2021, the 'Preliminary Biodiversity Appraisal of Three Trouts Stream, Delgany' prepared by ALCnature in 2019, and the 'Ecological Assessment of the Kilcoole Stream' prepared by Altamar Marine & Environmental Consultancy in 2018;
- Where relevant, existing 'green' land use zonings as per the Greystones-Delgany & Kilcoole Local Area Plan 2013.

The resultant green infrastructure asset maps are shown to follow.

Note that the inclusion or exclusion of individual hedgerows/linear tree stands does not speak to the biodiversity value, or lack thereof, or any individual such feature. Rather, it indicates hedgerows/linear tree stands of particular relevance for connectivity between larger sites of ecological importance.

Other non-contiguous features have been included in the green infrastructure asset mapping to follow. Such standalone features (which could include residential open space and other open areas of appropriate land cover) could act as important 'stepping stones' between different branches of ecological corridors.

While existing roadways do cross the identified ecological corridors, some level of permeability may be possible through culverts. Where permeability is poor, e.g. narrow, long sections of pipe culverts, it may be possible to ameliorate / improve culverts to more permeable features. Such features could include box culverts with wildlife ledges, or indeed clear-span bridges in place of culverts, etc.

While the green infrastructure asset mapping is not intended as a land use map (see below), it is to be used to inform and guide the written and land use zoning objectives to be included in the new Greystones-Delgany & Kilcoole Local Planning Framework to ensure the maintenance of the biodiversity value and ecological connectivity of identified (or otherwise) GI assets.

2. Green Infrastructure Data Sources

In the creation of Green Infrastructure mapping, regard was had to the following sources of information:

Tailte Éireann Prime 2 Mapping:

WATER_LINE

WATER_SINGLE_STREAM_LINE

WATER_POLY

VEGETATION_POLY (FUNC_ID = Managed Woodland)

VEGETATION_POLY (FUNC_ID = Unmanaged Woodland)

VEGETATION_POLY (FUNC_ID = Green Space)

VEGETATION_POLY (FUNC_ID = Cemetery)

VEGETATION_POLY (FUNC_ID = Graveyard)

EPA OGC Web Mapping Service:

River Waterbodies

National Parks & Wildlife Service OGC Web Map Service:

Special Protection Area (SPA)

Proposed Natural Heritage Area (pNHA)

Bluesky Mapping:

National Tree Map

Other Datasets:

Local Biodiversity Areas¹

Historical Mapping & Aerial Imagery:

Geohive.ie

Google Earth

Google Maps

Environmental Impact Assessment Reports, Natura Impact Assessment Reports (Appropriate Assessment), Ecological Assessments and Other Assessments of recent and historical planning applications, as relevant.

Site Visits

Greystones-Delgany & Kilcoole Local Area Plan 2013 – existing zonings

¹ Several environmental and biodiversity reports have been prepared for the approximate plan area in recent years, by a variety of organisations. Where possible, the identification of areas of particular biodiversity value has been considered in the crafting of land use zoning objectives in the draft Greystones-Delgany & Kilcoole LPF 2025.

3. Green Infrastructure Elements Identification

Green Infrastructure Asset Mapping – Greystones-Delgany Aerial Imagery



Green Infrastructure Asset Mapping – Kilcoole Aerial Imagery



Greystones-Delgany &
Kilcoole
Local Planning
Framework 2025

Aerial Imagery - Kilcoole



Legend

WICKLOW COUNTY
DEVELOPMENT PLAN
2022-2028

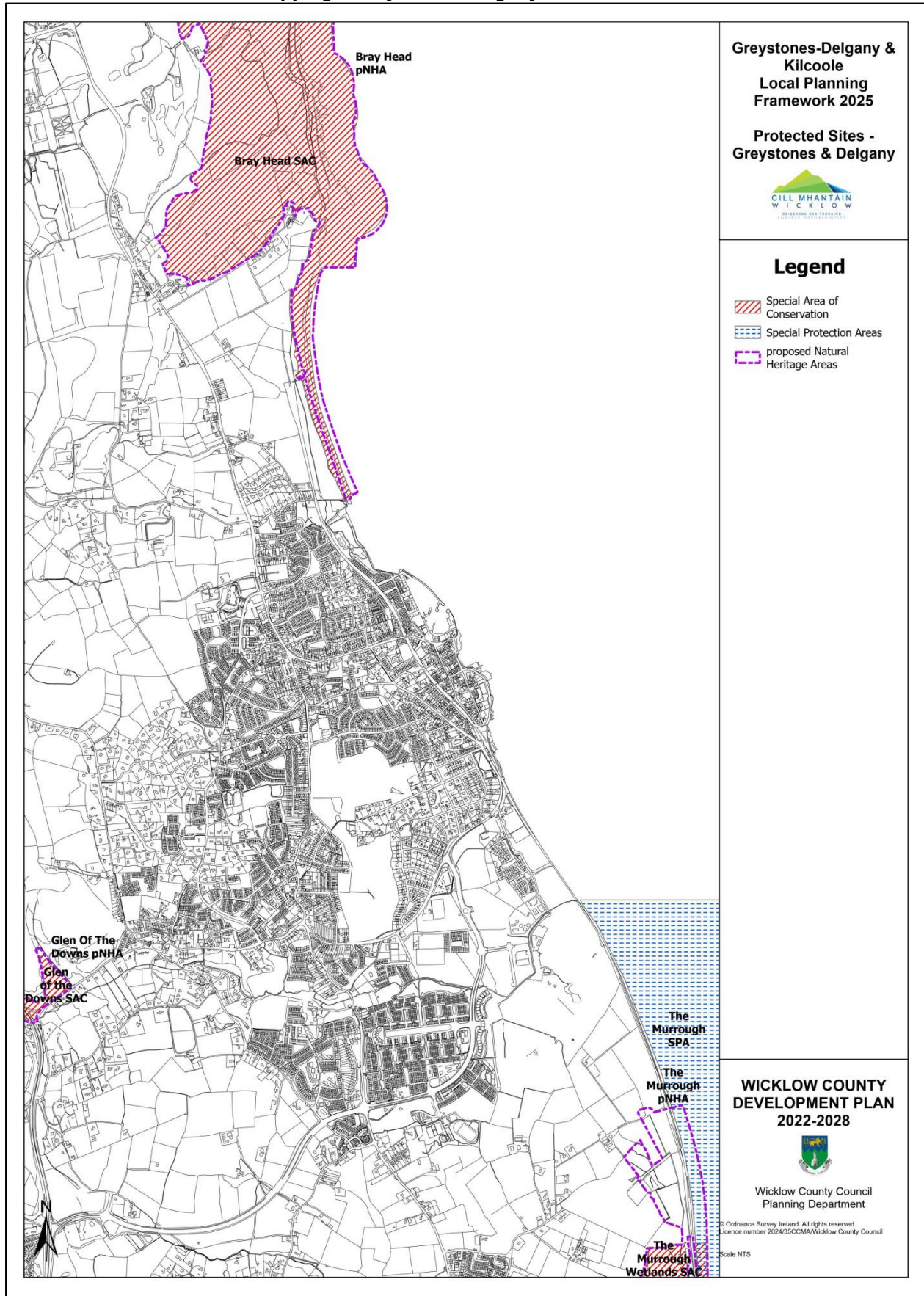


Wicklow County Council
Planning Department

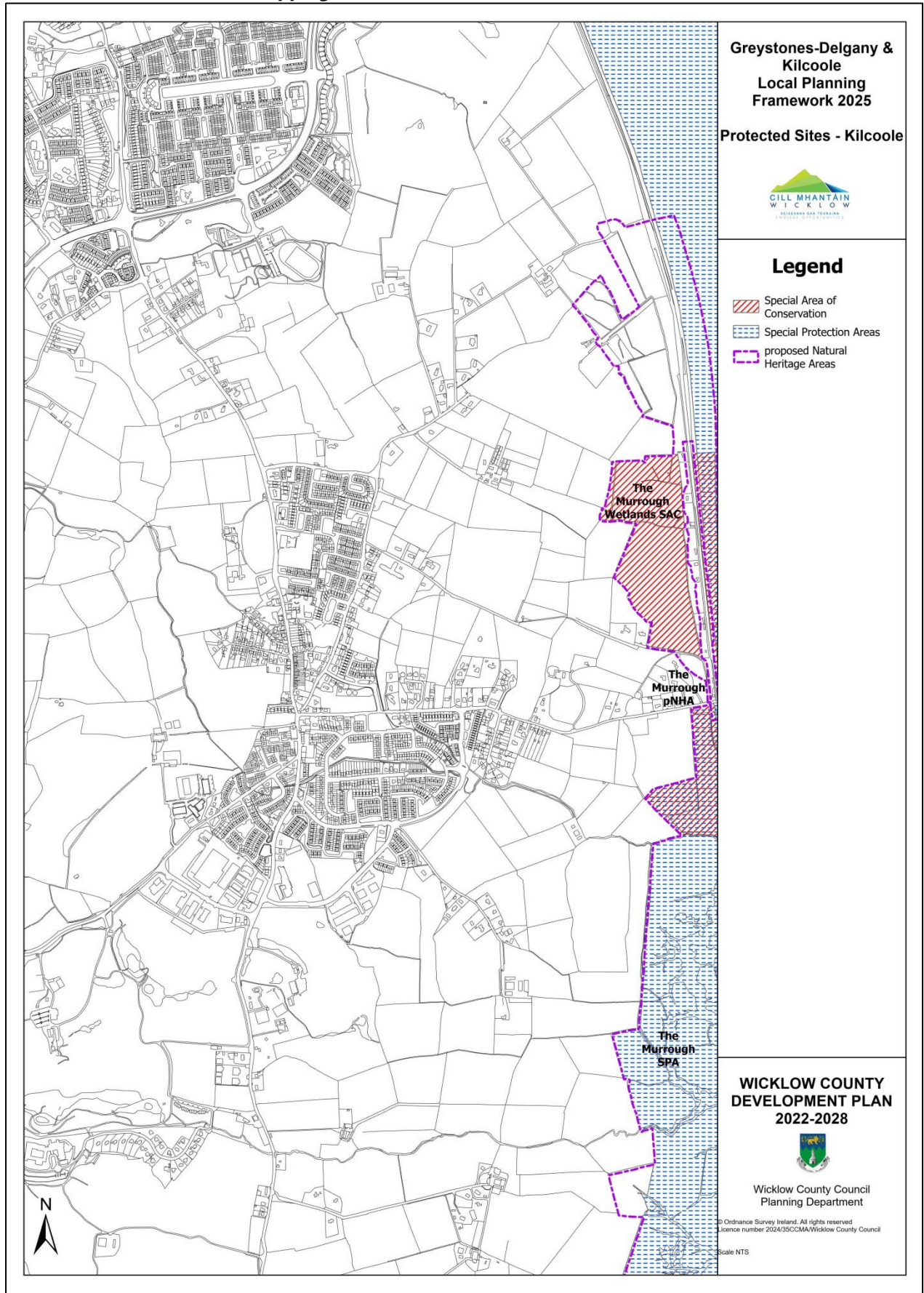
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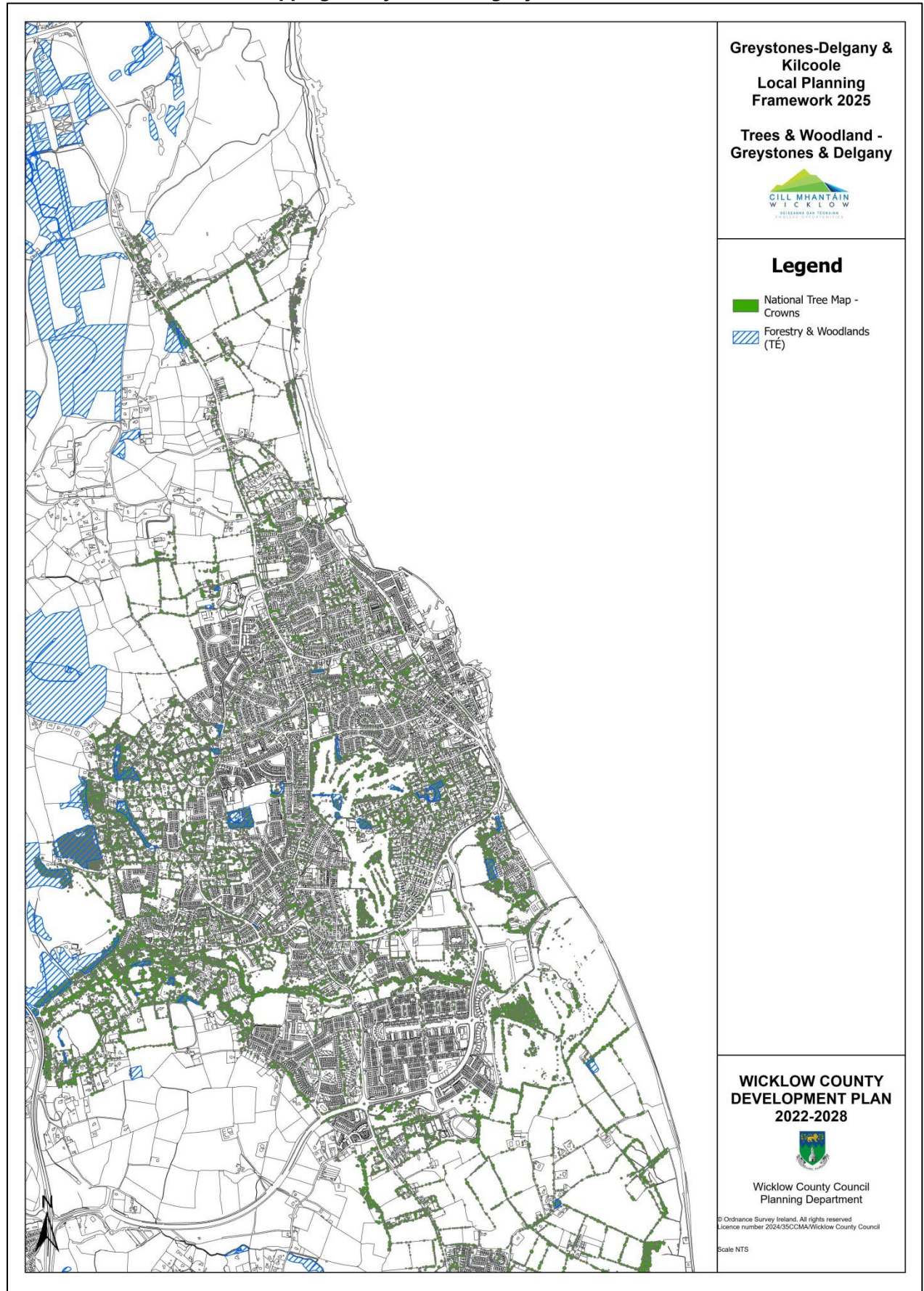
Green Infrastructure Asset Mapping – Greystones-Delgany Protected Sites



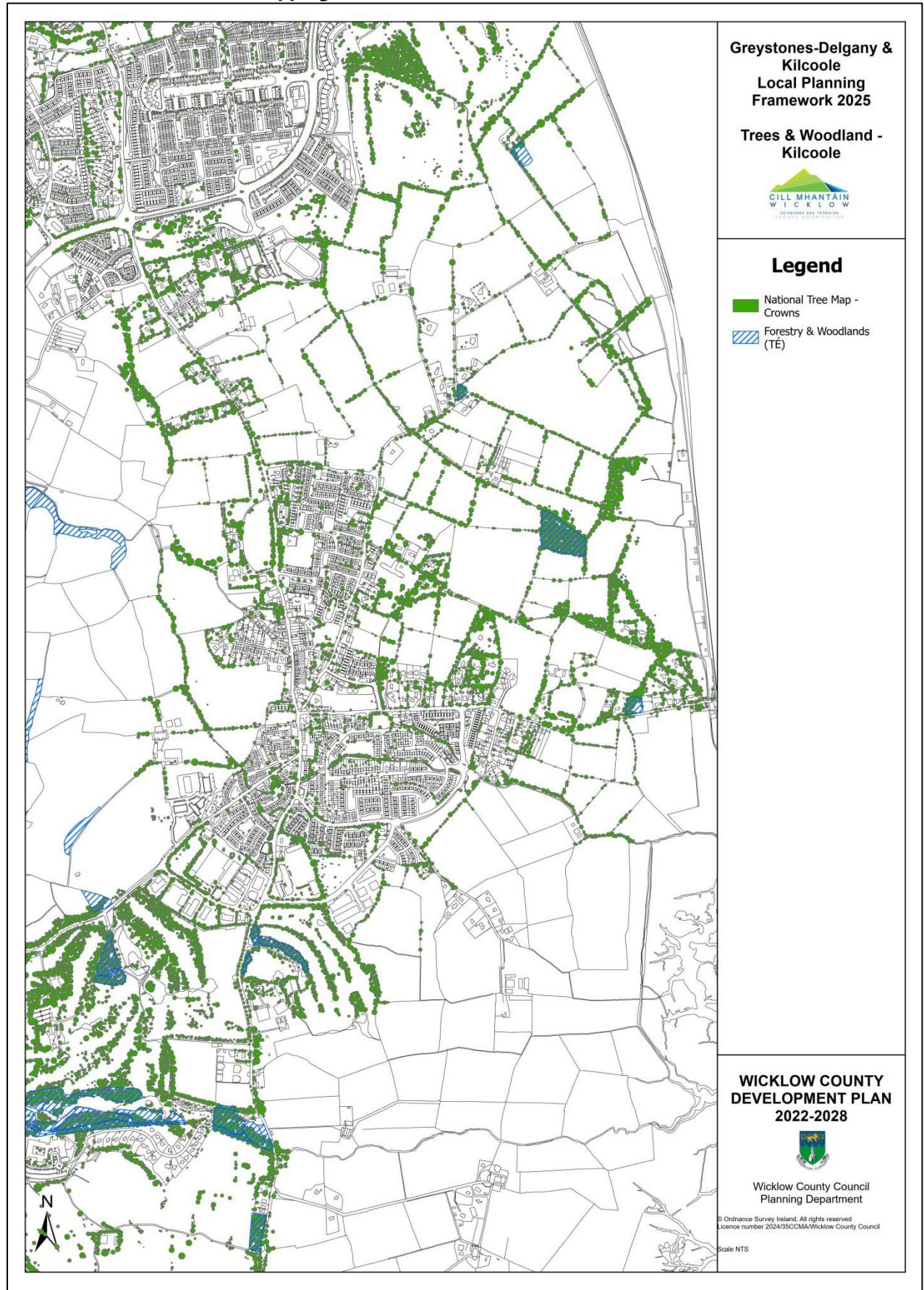
Green Infrastructure Asset Mapping – Kilcoole Protected Sites



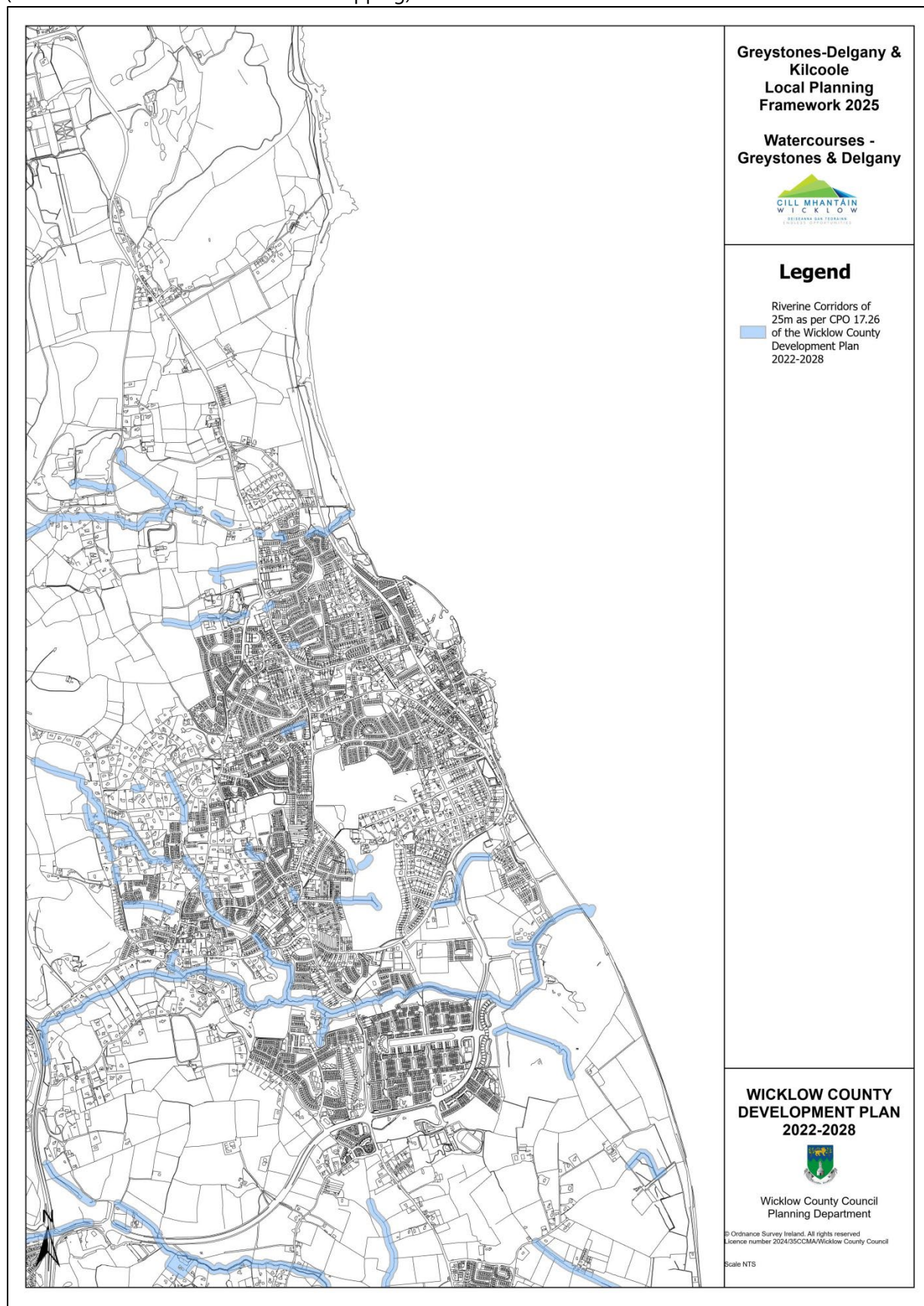
Green Infrastructure Asset Mapping – Greystones-Delgany Trees & Woodland



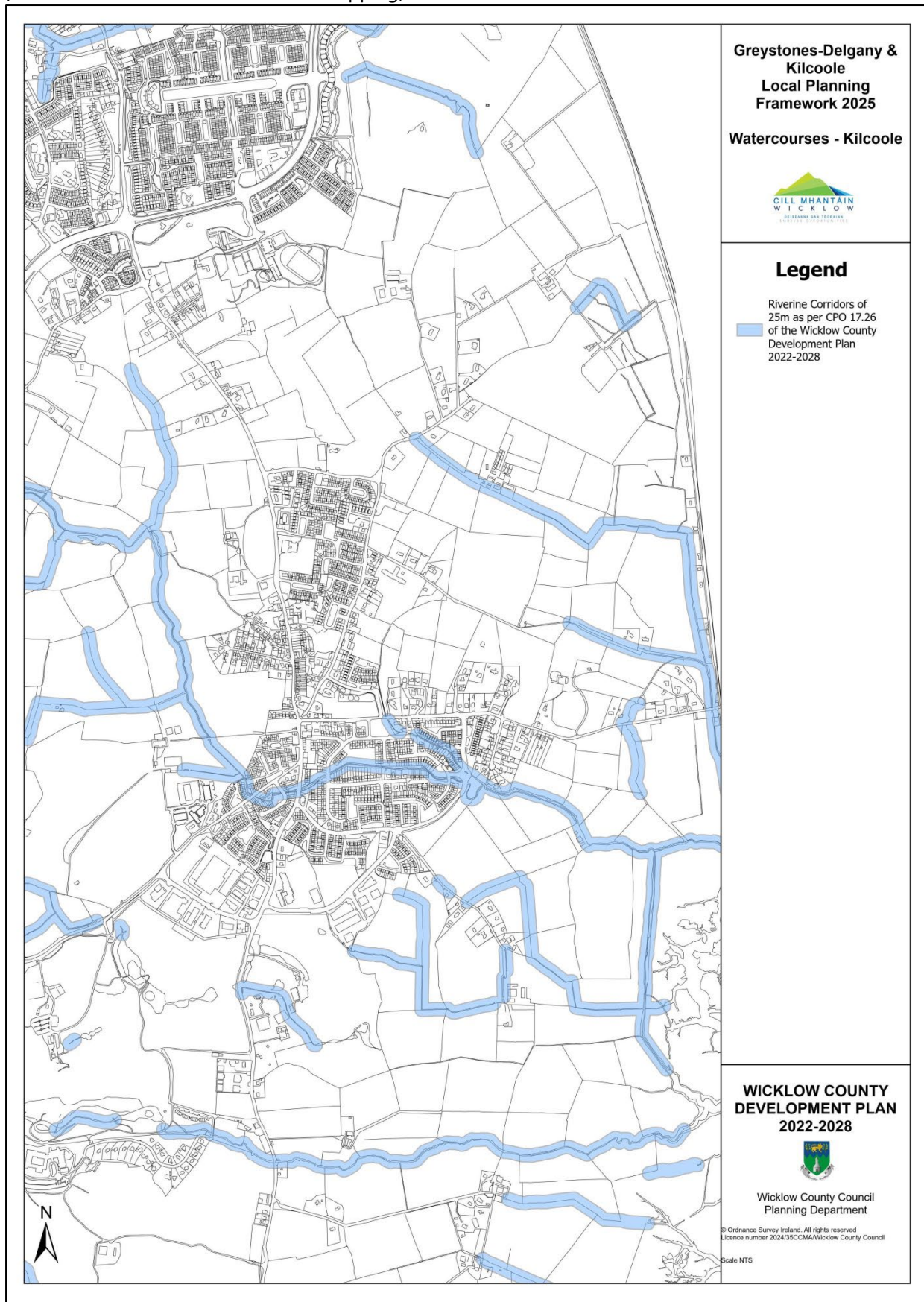
Green Infrastructure Asset Mapping – Kilcoole Trees & Woodland



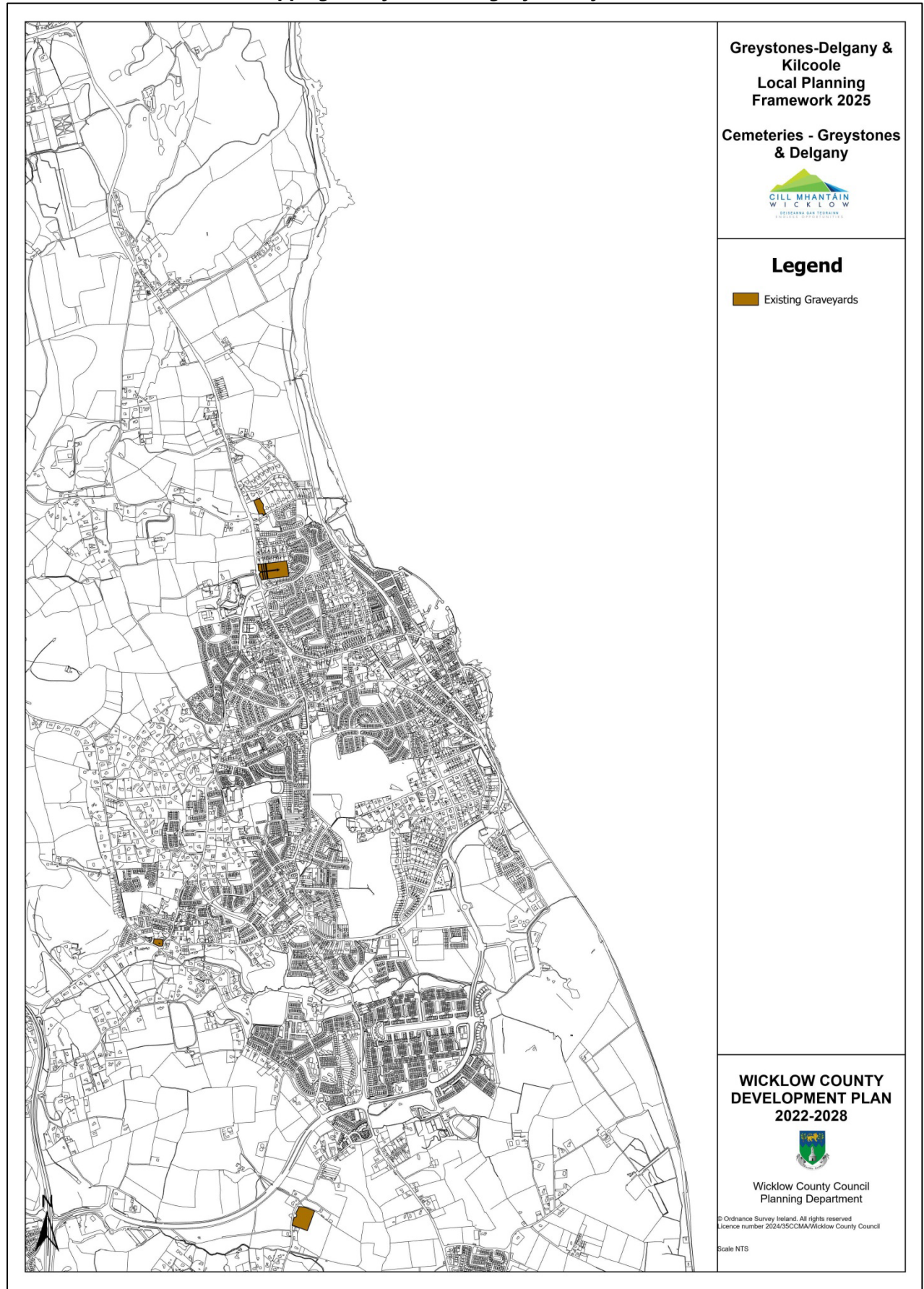
Green Infrastructure Asset Mapping – Greystones-Delgany Watercourse Riverine Corridors
(as derived from Tailte Éireann base mapping)



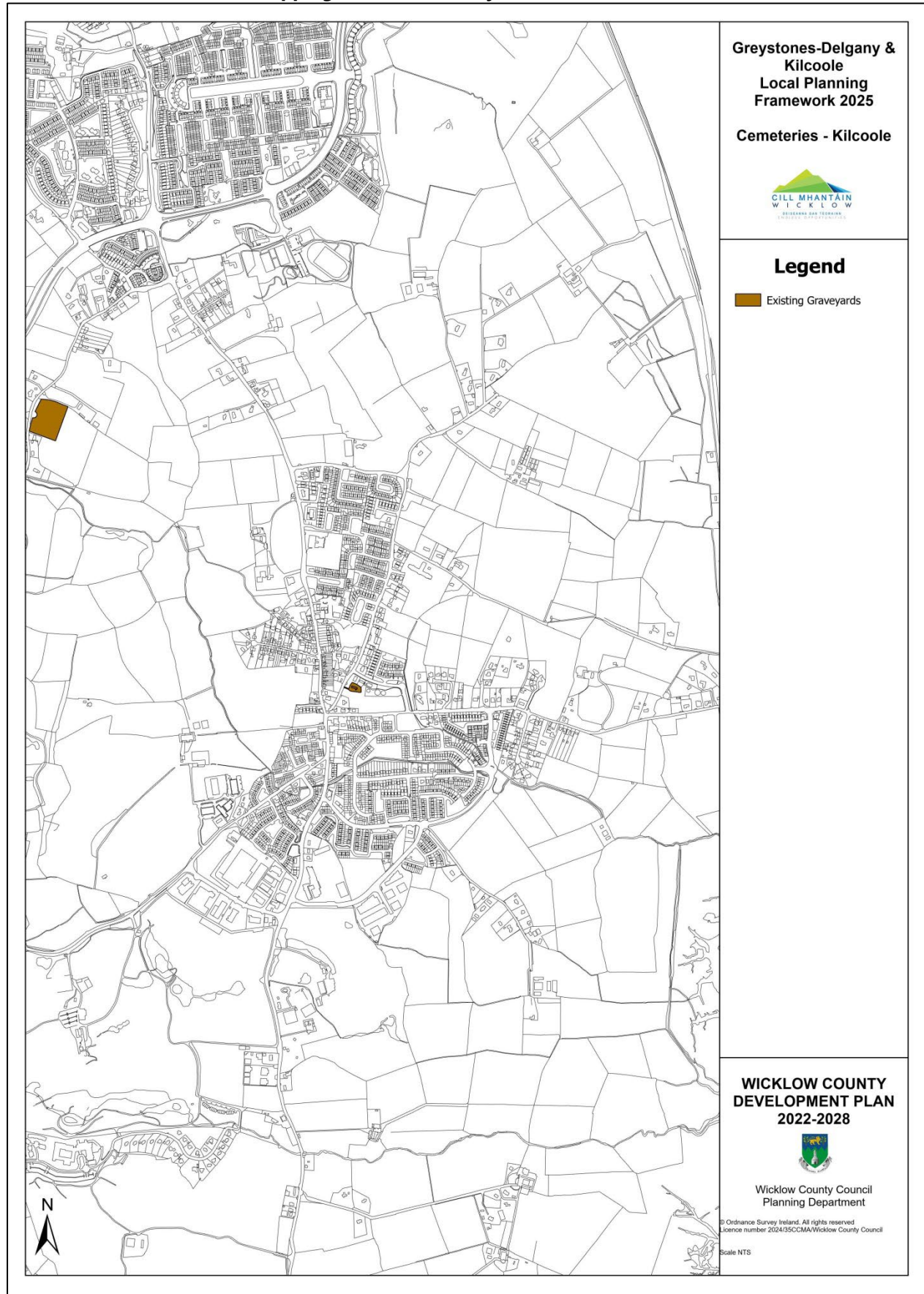
Green Infrastructure Asset Mapping – Kilcoole Watercourse Riverine Corridors
(as derived from Tailte Éireann base mapping)



Green Infrastructure Asset Mapping – Greystones-Delgany Graveyards

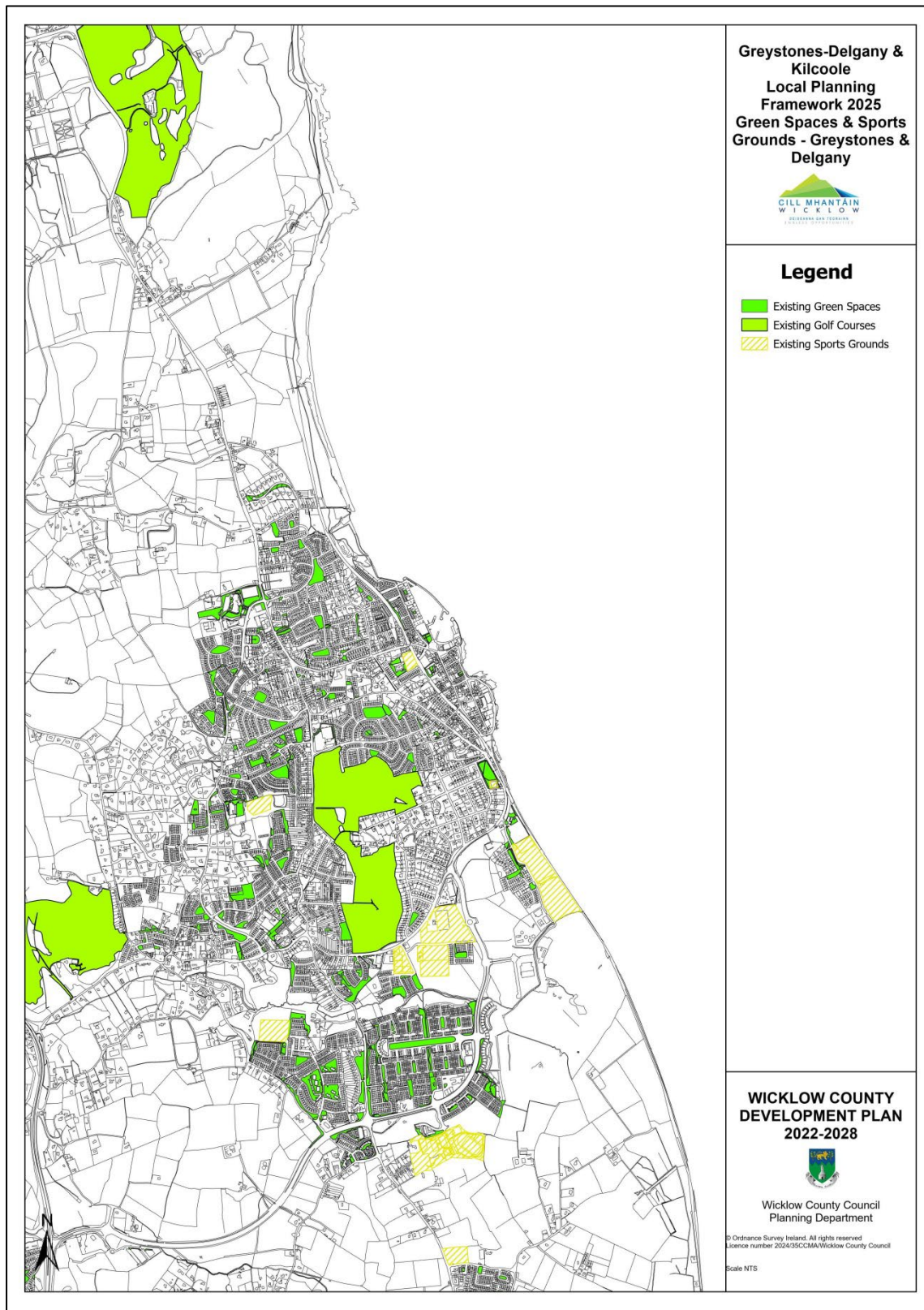


Green Infrastructure Asset Mapping – Kilcoole Graveyards



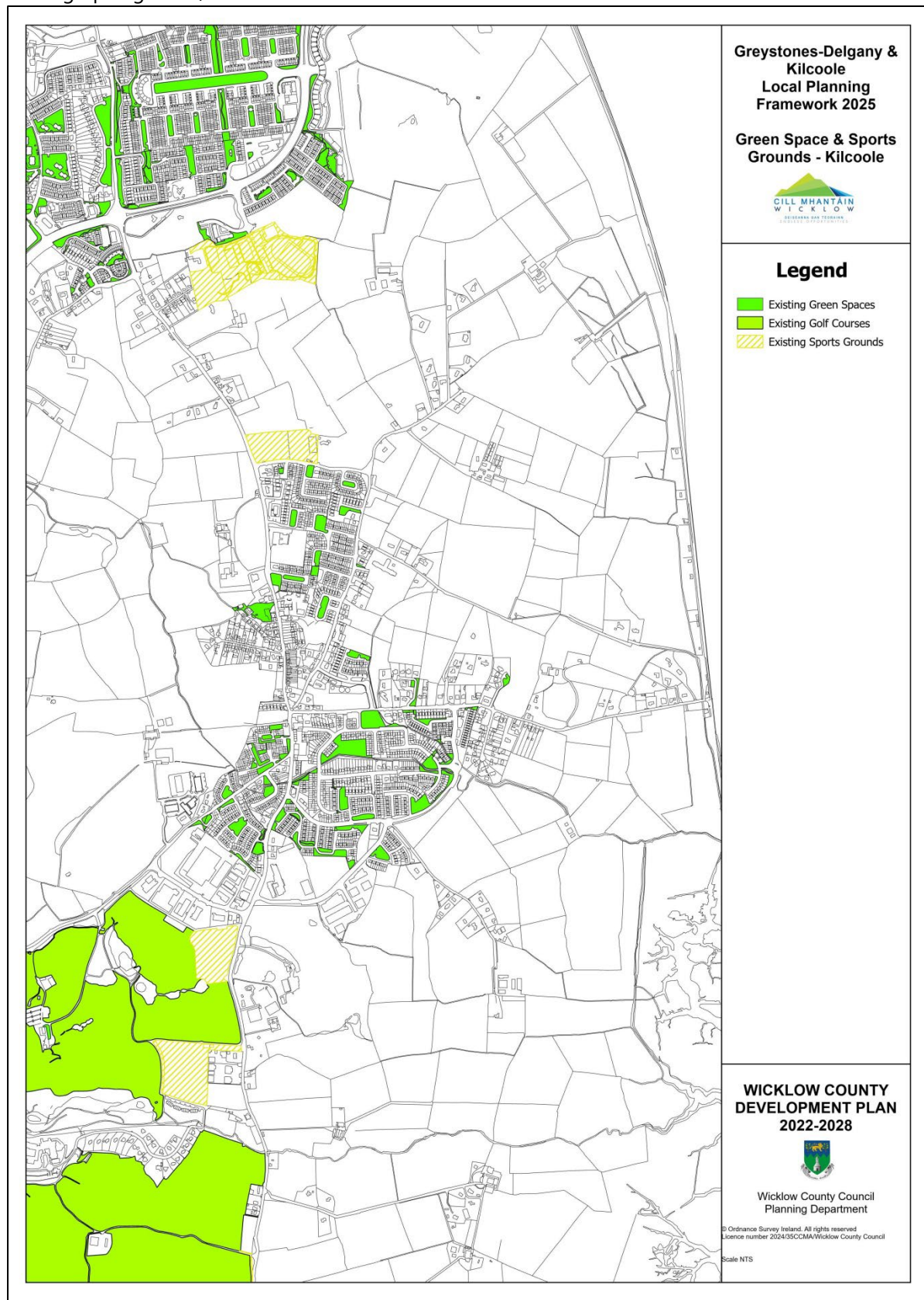
Green Infrastructure Asset Mapping – Greystones-Delgany Green Spaces & Sports Grounds

Note that 'Green Spaces' refers to developed green areas as usually found in residential and other areas, as opposed to any existing open ground/fields.

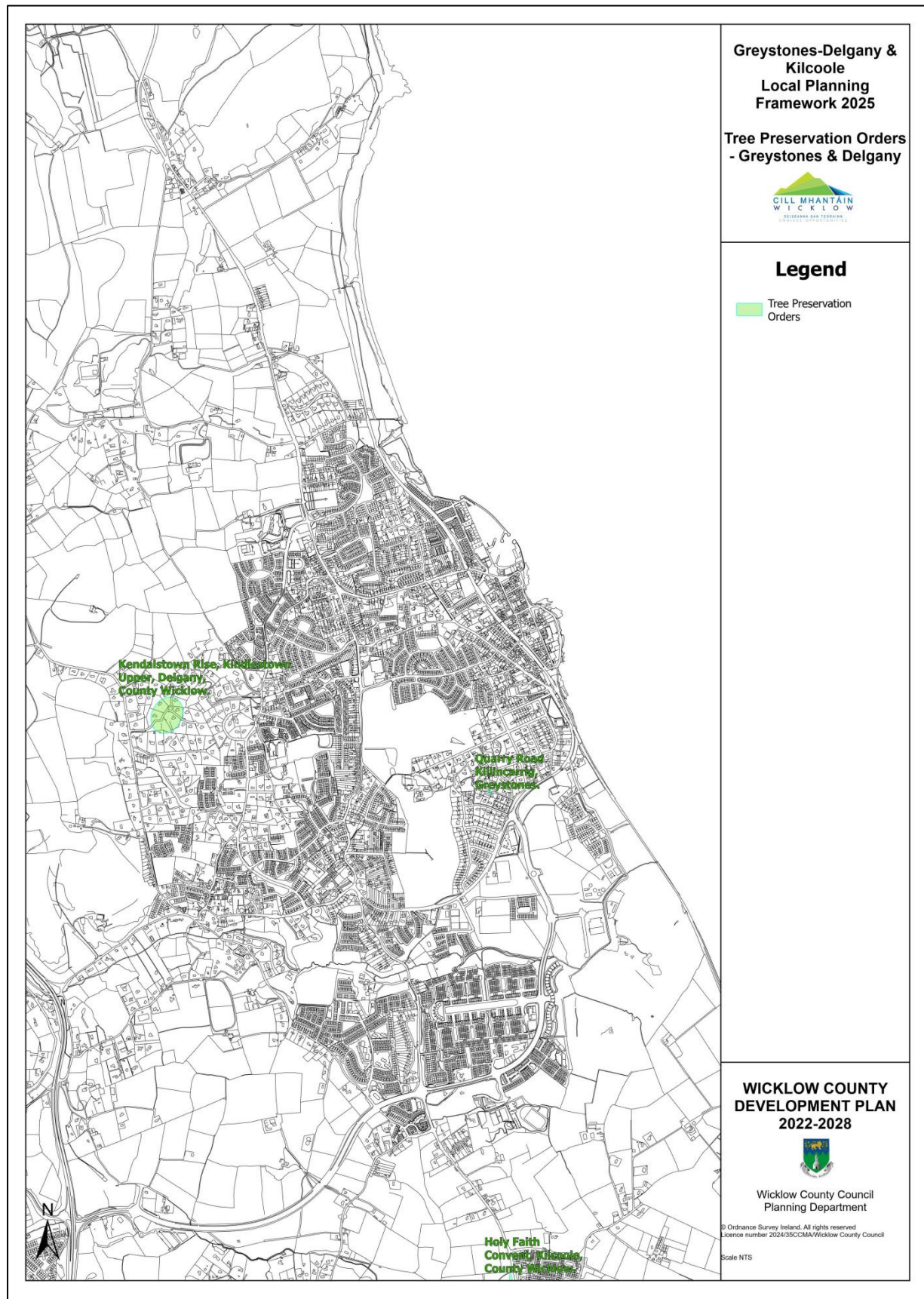


Green Infrastructure Asset Mapping – Kilcoole Green Spaces & Sports Grounds

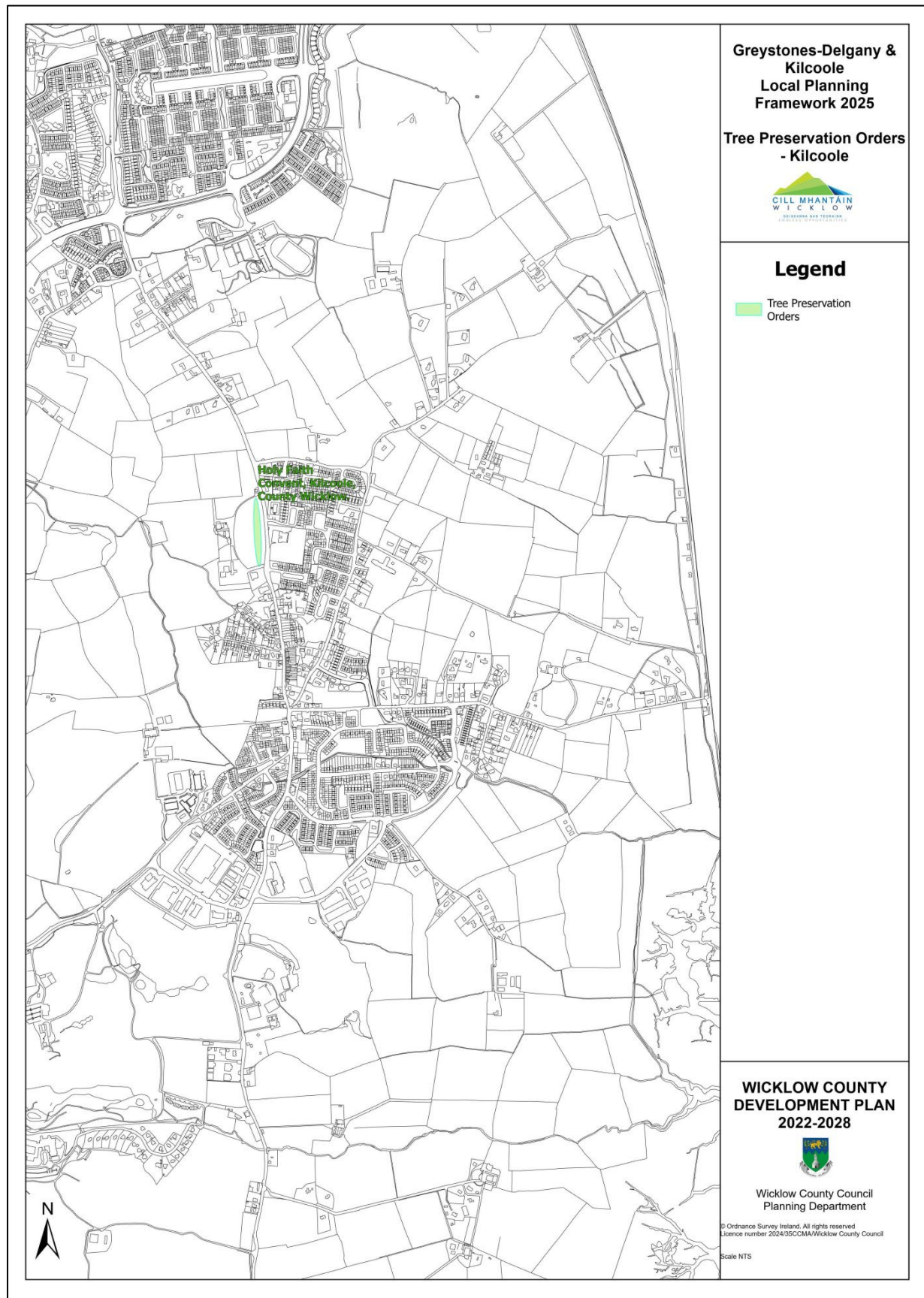
Note that 'Green Spaces' refers to lawns as usually found in residential and other areas, as opposed to any existing open ground/fields.



Green Infrastructure Asset Mapping – Greystones & Delgany Tree Preservation Orders



Green Infrastructure Asset Mapping – Kilcoole Tree Preservation Orders



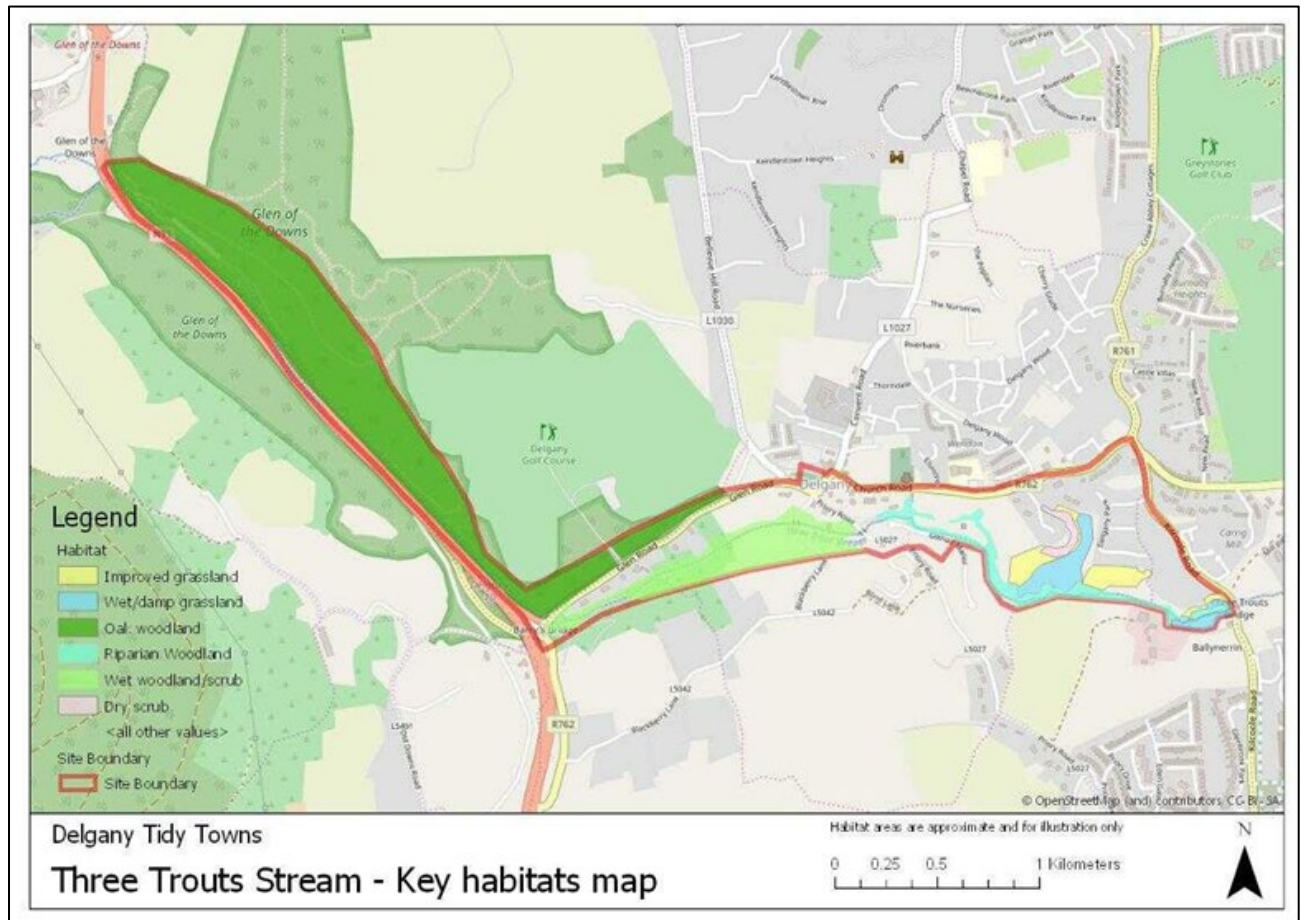
Green Infrastructure Asset Mapping – Greystones-Delgany Local Biodiversity Areas

(as identified in the 'Biodiversity Action Plan for Greystones' prepared by Faith Wilson Ecological Consultants in 2021)



Green Infrastructure Asset Mapping – Key habitats along the Three Trouts Stream

(as identified in the 'Preliminary Biodiversity Appraisal of Three Trouts Stream, Delgany' prepared by ALCnature in 2019)



4. Approach to GI & Land Use Zoning in Greystones-Delgany & Kilcoole

The above green infrastructure asset mapping indicates key existing green infrastructure assets in the LPF area.

In some cases, it may be appropriate to zone such areas for a land use category that would ensure the protection of such GI assets, e.g. OS2 'Natural Areas' zoning, while in other cases this may not be wholly essential or may be too prescriptive or unwieldy to 'zone' the GI assets on a land use map (e.g. the asset may be a narrow hedgerow or it may be the case that the asset type can be adequately protected by objectives rather than 'zoning').

It is proposed to transpose GI assets as necessary into land use zoning objectives utilising the following approach:

- 25m riparian buffer zones on both sides of a watercourse, where largely undeveloped, will generally be specifically protected via an appropriate 'open space' land use zoning objective, as per CPO 17.26 of the Wicklow County Development Plan 2022-2028.
- Defined European, or other, protected sites will not be zoned.
- Necessary buffers around defined European, or other, protected sites, will generally be protected via an appropriate 'open space' land use zoning objective.
- Significant areas of existing woodland/forestry will, where deemed necessary, generally be protected via an appropriate 'open space' land use zoning objective, as per CPO 17.18-17.23 of the Wicklow County Development Plan 2022-2028.
- Hedgerows and linear tree stands will generally **not** be protected via land use zoning objectives but will rather be protected via the application of County Development Plan and LPF objectives in the development management process.
- GI assets that form part of existing permitted open spaces, e.g. the permitted public open space for a residential development that would usually be zoned RE 'Existing Residential' in previous local area plans, will generally be specifically protected via an appropriate 'open space' land use zoning objective where contiguous to riparian corridors or other areas of biodiversity value.
- GI assets that form part of other existing permitted developments will be included or excluded as land use zoning objectives on a case-by-case basis. Where not included, they can be protected as needed through the application of County Development Plan and LPF objectives in the development management process.

Those assets identified as warranting protection via an appropriate land use zoning objective may have a variety of specific land use zoning objectives assigned to them. A precautionary approach will generally be followed, where land use zonings will be considered in the following order of preference: OS2 'Natural Areas' zoning objectives as a first preference, followed by a preference for OS1 'Open Space' or AOS 'Active Open Space' zoning objectives, followed by zoning objectives that could involve the development of structures on the land.

Note that this document addresses lands zoned for reasons of green infrastructure/ecological connectivity/biodiversity only, and does not preclude the planning authority from zoning other lands as OS2 'Natural Areas', OS1 'Open Space', AOS 'Active Open Space', etc., as deemed appropriate, for example due to flood risk.

The objective and description of various 'open space' land use zoning objectives within the draft plan area are as follows:

ZONING	OBJECTIVE	DESCRIPTION
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 and provide for recreational open space	Subject to the protection and enhancement of natural biodiversity, To facilitate the further development and improvement of existing parks and casual play areas, to facilitate opportunities for the development of new high quality amenity open areas and to restrict developments / activities (such as the use or development of such lands for formal sports grounds for organisations that are not available for a broad range of the public) that would reduce the opportunities for use by the wider public.
OS2: Natural Areas	To protect and enhance existing open, undeveloped lands	To protect, enhance and manage existing open, undeveloped lands that comprise flood plains, buffer zones along watercourses and rivers, steep banks, green breaks between built up areas, green corridors and areas of natural biodiversity.
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 in accordance with the County Development Plan policies and objectives relating to rural areas.

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 subject to objective GDK39 of this LPF.

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 **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.

All of the above land use zonings would facilitate actions to protect and improve biodiversity, e.g. pollinator friendly planting opportunities, and would generally consist of open lands conducive to the movement of fauna. The primary differentiation between the land use zoning would be the intensity of use by humans and the likelihood of significant levels of lighting being required, generally increasing as the land use changes from OS2 'Natural Areas' to OS1 'Open Space', and on to AOS 'Active Open Space'.

Although the majority of other land use zonings set out in the draft LPF facilitate the physical development of the lands, the Wicklow County Development Plan 2022-2028 sets out a number of objectives to protect/enhance the GI assets on all sites where development is proposed, e.g. as set out in Chapter 17 'Natural Heritage and Biodiversity', Chapter 18 'Green Infrastructure', or Appendix 1 'Development and Design Standards'.

Key objectives of the County Development Plan that will ensure all green assets are appropriately protected in the development management process are as follows:

CPO 17.1	To protect, sustainably manage and enhance the natural heritage, biodiversity, geological heritage, landscape and environment of County Wicklow in recognition of its importance for nature conservation and biodiversity and as a non-renewable resource.
CPO 17.2	Ensure the protection of ecosystems and ecosystem services by integrating full consideration of these into all decision making
CPO 17.5	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 plan ² .
CPO 17.6	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.
CPO 17.7	To maintain the conservation value of all proposed and future Natural Heritage Areas (NHAs) and to protect other designated ecological sites ³ in Wicklow.
CPO 17.8	Ensure ecological impact assessment is carried out for any proposed development likely to have a significant impact on proposed Natural Heritage Areas (pNHAs), Natural Heritage Areas (NHAs), Statutory Nature Reserves, Refuges for Fauna, Annex I habitats, or rare and threatened species including those species protected by law and their habitats. Ensure appropriate avoidance and mitigation measures are incorporated into development proposals as part of any ecological impact assessment.
CPO 17.11	To preserve lands at 'The Rocks', Kilcoole (as shown on Map 17.12) in its existing state; to allow no development of these lands; to protect the lands as a natural habitat and biodiversity area; to protect the open nature and landscape quality of the lands
CPO 17.12	To protect non-designated sites from inappropriate development, ensuring that ecological impact assessment is carried out for any proposed development likely to have a significant impact on locally important natural habitats, species or wildlife corridors. Ensure appropriate avoidance and mitigation measures are incorporated into development proposals as part of any ecological impact assessment.

² Except as provided for in Article 6(4) of the Habitats Directive, viz. there must be: a) no alternative solution available, b) imperative reasons of overriding public interest for the project to proceed; and c) adequate compensatory measures in place.

³ Along with SACs, SPAs and pNHA these include Salmonid Waters; Flora Protection Order sites; Wildfowl Sanctuaries (see S.I. 192 of 1979); Freshwater Pearl Mussel catchments; and Tree Preservation Orders (TPOs).

CPO 17.13	To facilitate, in co-operation with relevant stakeholders, the ongoing identification and recording of locally important biodiversity areas and species in County Wicklow, not otherwise protected by legislation and ensure that consideration is given to these in the development management process.
CPO 17.14	Ensure that development proposals support the protection and enhancement of biodiversity and ecological connectivity within the plan area in accordance with Article 10 of the Habitats Directive, including linear landscape features like watercourses (rivers, streams, canals, ponds, drainage channels, etc), woodlands, trees, hedgerows, road and railway margins, semi-natural grasslands, natural springs, wetlands, stonewalls, geological and geo-morphological systems, features which act as stepping stones, such as marshes and woodlands, other landscape features and associated wildlife where these form part of the ecological network and/or may be considered as ecological corridors or stepping stones that taken as a whole help to improve the coherence of the European network in Wicklow.
CPO 17.15	To protect and enhance wetland sites that are listed as being of C+ or higher importance in the County Wicklow wetlands survey and any subsequent updates or revisions thereof and to implement the recommendations of the County Wicklow wetlands survey
CPO 17.16	Require pollinator friendly landscape management and planting within new developments and on Council owned land ⁴ .
CPO 17.17	Work with statutory authorities to prevent and control the spread of invasive plant and animal species and require, where appropriate Invasive Species Management Plans to be prepared as part of the development management process where necessary
CPO 17.18	To promote the preservation of trees, groups of trees or woodlands in particular native tree species, and those trees associated with demesne planting, in the interest of the long-term sustainability of a stable ecosystem amenity or the environment generally, as set out in Schedule 17.05 and Maps 17.05 and 17.05A - H of this plan.
CPO 17.20	Development that requires the felling of mature trees of environmental and/or amenity value, even though they may not have a TPO in place, will be discouraged.
CPO 17.21	To strongly discourage the felling of mature trees to facilitate development and encourage tree surgery rather than felling if such is essential to enable development to proceed.
CPO 17.22	To require and ensure the preservation and enhancement of native and semi-natural woodlands, groups of trees and individual trees, as part of the development management process, and require the planting of native broad leaved species, and species of local provenance in all new developments.
CPO 17.23	To require the retention, wherever possible, of hedgerows and other distinctive boundary treatment in the County. Where removal of a hedgerow, stone wall or other distinctive boundary treatment is unavoidable, provision of the same type of boundary will be required of similar length and set back within the site in advance of the commencement of construction works on the site (unless otherwise agreed by the Planning Authority).
CPO 17.24	To ensure and support the implementation of the <i>EU Groundwater Directive</i> and the <i>EU Water Framework Directive</i> and associated River Basin and Sub-Basin Management Plans and Blue Dot Catchment Programme, to ensure the protection, improvement and sustainable use of all waters in the County, including rivers, lakes, ground water, coastal and estuarine waters, and to restrict development likely to lead to a deterioration in water quality. The Council will also have cognisance of, where relevant, the EU's Common Implementation Strategy Guidance Documents No. 20 and 36 which provide guidance on exemptions to the environmental objectives of the Water Framework Directive.
CPO 17.25	Ensure that floodplains and wetlands are retained for their biodiversity and ecosystems services value and resist development and activities that would interfere with the natural water cycle to a degree that would interfere with the survival and stability of these natural habitats.

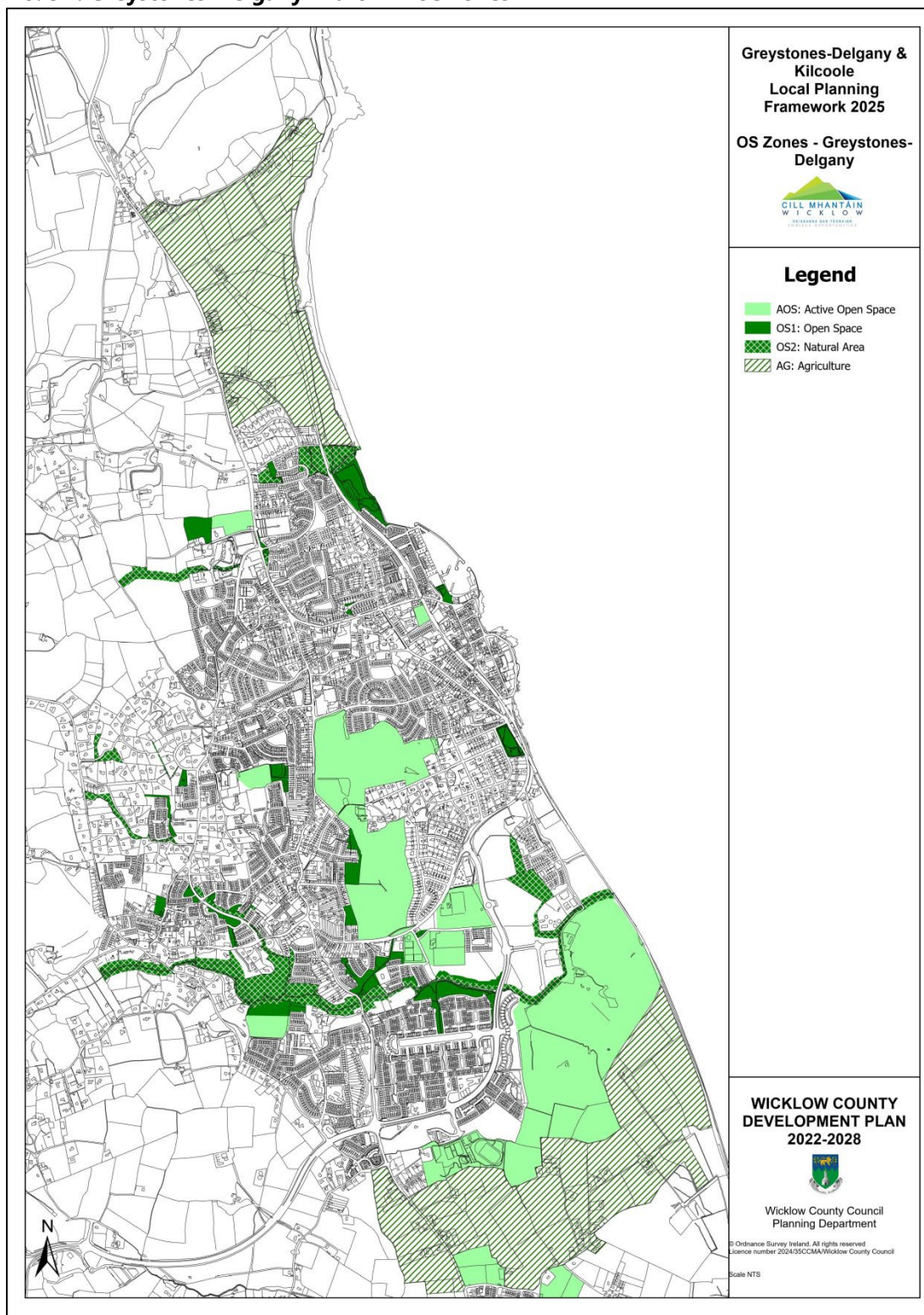
⁴ Land utilised for such planting spaces may include the smaller spaces / strips of open space in new residential development that are not large or wide enough to be counted as part of the 15% amenity open space.

CPO 17.26	Protect rivers, streams and other water courses by avoiding interference with river / stream beds, banks and channels and maintaining a core riparian buffer zone of generally 25m along watercourses (or other width, as determined by the Planning Authority having particular regard to 'Planning for Watercourses in the Urban Environment' by Inland Fisheries Ireland for urban locations) free from inappropriate development, with undeveloped riparian vegetation strips, wetlands and floodplains generally being retained in as natural a state as possible. Structures such as bridges should be clear span, and designed and built in accordance with Inland Fisheries Ireland guidance.
CPO 18.1	To recognise the importance and contribution of Green Infrastructure for the maintenance of biodiversity and ecosystem services, ensuring that the region and county will be better able to adapt and respond to climate change issues.
CPO 18.2	To protect existing Green Infrastructure resources and to facilitate, in consultation with relevant stakeholders, the development of green infrastructure that recognises the benefits that can be achieved with regard to the following: <ul style="list-style-type: none"> ▪ provision of open space amenities, ▪ sustainable management of water, ▪ protection and management of biodiversity, ▪ protection of cultural heritage, and ▪ protection of protected landscape sensitivities.
CPO 18.3	New development and redevelopment proposals shall wherever possible, integrate nature based solutions to the design, layout and landscaping of development proposals, and in particular to the delivery of linear parks and connected open spaces along watercourses in order to enhance the existing green infrastructure of the local area. All such proposals will be subject to ecological impact assessment.
CPO 18.4	To facilitate the development and enhancement of suitable access to and connectivity between areas of interest for residents, wildlife and biodiversity, with focus on promoting river corridors, European sites, nature reserves and other distinctive landscapes as focal features for linkages between natural, semi natural and formalised green spaces where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of European sites.
CPO 18.5	To identify and facilitate the provision of linkages along and between green / river corridors within the county and adjoining counties to create inter connected routes and develop riverside parks and create linkages between them to form 'necklace' effect routes including development of walkways, cycleways, bridleways and wildlife corridors where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of European sites.
CPO 18.6	To promote and facilitate the development of coastal trails linking up with existing recreational trails, creating new linkages between coastal sites and inward linkages to settlements and green spaces in built up areas and extensions to existing facilities where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of European sites.
CPO 18.7	To facilitate the development of green bridges / wildlife crossings over existing physical transport barriers to repair fragmentation of the Green Infrastructure network caused by such grey infrastructure developments.
CPO 18.8	To require the integration of Green Infrastructure principles and inclusion of native planting schemes in all development proposals in landscaped areas, open spaces and areas of public space.
CPO 18.13	To facilitate greater public recreational access to the Wicklow coast and improved linkages between the coast and the coast road, subject to full ecological and heritage impact assessment and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of European sites.

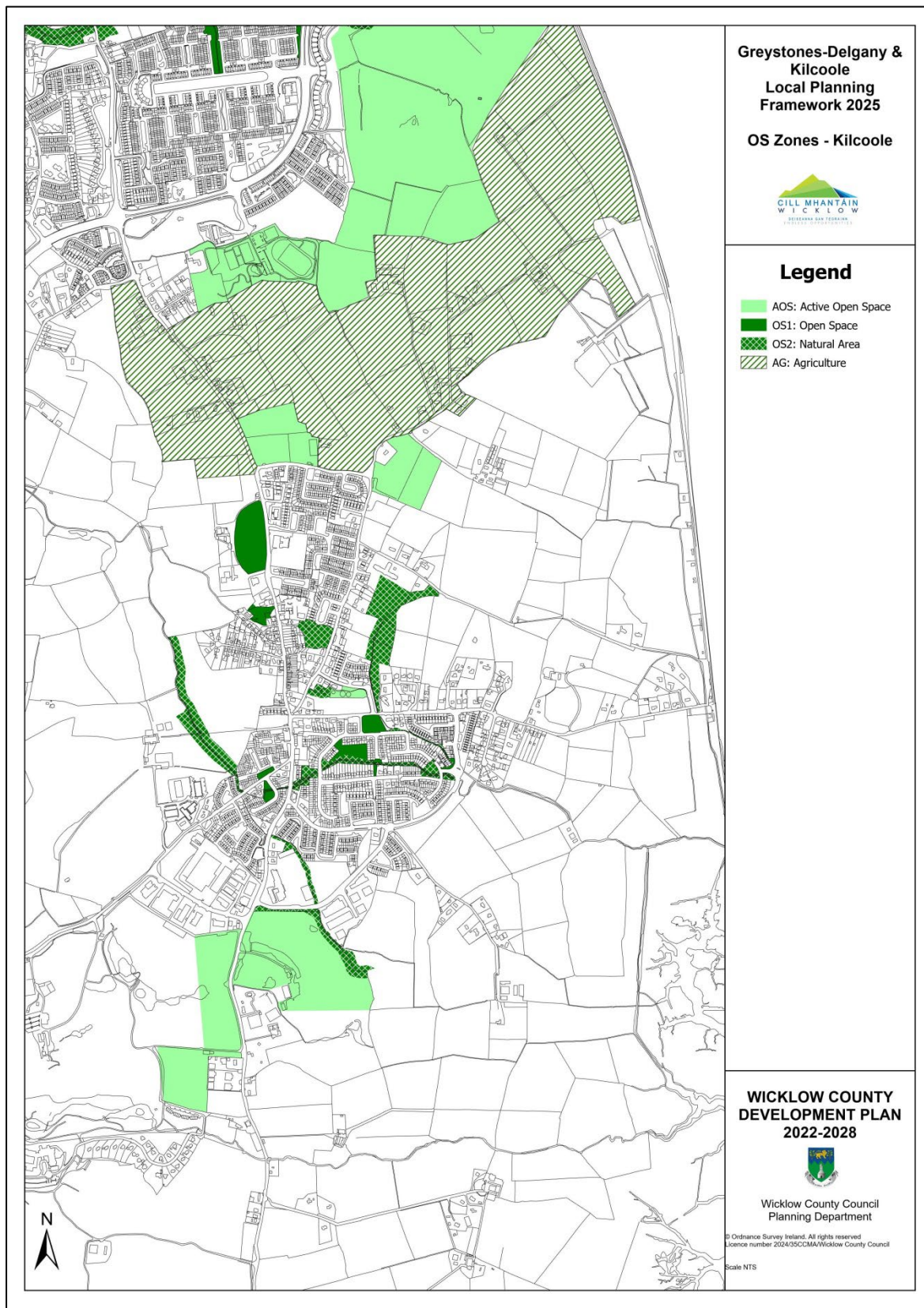
5. Green Infrastructure Land Use Zoning in Greystones-Delgany & Kilcoole

Taking into account the GI asset identification process and approach to zoning detailed above, and combined with additional 'OS' zoning identified as appropriate as result of the Strategic Flood Risk Assessment carried out for the draft plan (see Appendix 3), the draft Local Planning Framework provides for the following 'OS' zones:

No. 3A: Greystones-Delgany Draft LPF OS zones



MAP No. 3B: Kilcoole Draft LPF OS zones



6. Green Infrastructure Specific Objectives in Greystones-Delgany and Kilcoole

In addition to the GI / biodiversity objectives of the Wicklow County Development Plan that will be applicable in the LPF area, the following addition provisions are recommended on foot of the assessment detailed above.

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 plan ⁵ .
Ensure that development proposals support the protection and enhancement of biodiversity and ecological connectivity within the LPF area in accordance with Article 10 of the Habitats Directive, including linear landscape features like watercourses (rivers, streams, canals, ponds, drainage channels, etc), woodlands, trees, hedgerows, road and railway margins, semi-natural grasslands, natural springs, wetlands, stonewalls, geological and geo-morphological systems, features which act as stepping stones, such as marshes and woodlands, other landscape features and associated wildlife where these form part of the ecological network and/or may be considered as ecological corridors or stepping stones that taken as a whole help to improve the coherence of the European network in Wicklow.
To protect non-designated sites including identified GI corridors, from inappropriate development, ensuring that ecological impact assessment is carried out for any proposed development likely to have a significant impact on locally important natural habitats, species or wildlife corridors. Ensure appropriate avoidance and mitigation measures are incorporated into development proposals as part of any ecological impact assessment.
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 promote the preservation of trees, groups of trees or woodlands in particular native tree species, and those trees associated with demesne planting, whether subject to TPO or not, where considered to be viable, safe and in line with sound arboricultural management principles. To require and ensure the preservation and enhancement of native and semi-natural woodlands, groups of trees and individual trees, as part of the development management process, and require the planting of native broad leaved species, and species of local provenance in all new developments.
To require the retention, wherever possible, of hedgerows and other distinctive boundary treatment in the LPF area. Where removal of a hedgerow, stone wall or other distinctive boundary treatment is unavoidable, provision of the same type of boundary will be required of similar length and set back within the site in advance of the commencement of construction works on the site (unless otherwise agreed by the Planning Authority).
To enforce a general presumption against the culverting of watercourses within the LPF area, except where absolutely necessary and justified. 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.
To facilitate the development and enhancement of suitable access to and connectivity between areas of interest for residents, wildlife and biodiversity, with focus on promoting river corridors, European sites, nature reserves and other distinctive landscapes as focal features for linkages between natural, semi natural and formalised green spaces where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of European sites. In particular, to promote the maintenance of existing and the development of new open spaces and

⁵ Except as provided for in Article 6(4) of the Habitats Directive, viz. there must be: a) no alternative solution available, b) imperative reasons of overriding public interest for the project to proceed; and c) adequate compensatory measures in place.

recreational areas linked by green corridors as follows:

- a) Along the full coastal area from Greystones to Kilcoole as follows:
Bray Head – Bray to Greystones cliff walk and the coastal zone to the east of same including new marina park – Greystones north beach, marina, harbour – Greystones coastal route and beaches (the Cove, south beach) – Ballygannon – the Murrough European Site at Kilcoole.
- b) Linking Delgany to Kilquade and Kilcoole along St. Patrick's river route and the Mass Path
- c) Along Three Trouts Stream from Glen Road, Delgany to the sea
- d) From the R761 at Three Trouts Bridge to Mill Road
- e) Linking Coolagad to Kindlestown Woods

The Council recognises the recreational and heritage conservation importance of the preservation, protection, enhancement, maintenance and improvement, for the common good, of public rights of way providing access to seashores, mountains, lakeshores, riverbanks or other places of natural beauty or recreational utility by ensuring that new developments do not materially restrict or block the routes [pathways/trackways/laneways] of those PROWs. Developments will not be permitted where the established recreational utility or otherwise of a PROW would be compromised or lost altogether, unless specific proposals are made by the developer as part of a planning application to:

- a) Develop a new route-way to replace the route-way of the existing PROW in full or to realign a section of such a route-way, in manner that ensures that new routeway/ realigned section of route-way is of similar character, capacity and function of the route/part of a route of the PROW that it is to replace; and
- b) Appropriate legal procedures have been undertaken to extinguish the existing PROW (or part thereof) and to establish an entirely new route way or a realigned section of the existing route of a PROW.

There are a number of locations with the LPF area where site specific development objectives are detailed in the LPF, to be implemented via the Development Management process. Where GI / biodiversity issues have been identified in this audit on these sites, additional objectives have been included in the LPF as follows:

Location	GI Objective
SLO1 Mill Road – South Beach	An attractive, supervised and easily accessible green link shall be shall be to the forefront of any overall design linking the lands to the north (to Greystones town centre, beach and station) and to the south (linking to SLO3 lands), which could form part of the Greystones to Wicklow coastal greenway.
SLO2 Mill Road	Mature trees on the eastern and southern boundaries of the site shall be retained; an area of c. 0.5ha along the Woodlands Road occupied by mature trees shall be developed as part of any development proposals as a local woodland park. If feasible within the retained trees along the southern boundary, development proposals shall provide for a new open stream channel for the existing watercourse currently culverted along the southern site boundary.
SLO3 Charlesland	<ul style="list-style-type: none"> ▪ Natural biodiversity areas, mature trees and flood management zones shall be maintained throughout the area and in particular along the Three Trouts Stream, the size and layout of which shall be determined following ecological and site specific flood risk assessment; ▪ A 'green link' including walking/cycling infrastructure shall be to the forefront of the overall design and shall be determined prior to any redevelopment / reorganisation of the space, linking the lands with the SLO1 lands to the north and Shoreline Sports Park to the west. Any such route shall also link with options for the Greystones – Wicklow coastal greenway. The green link should be an attractive, supervised and easily accessible link that is a planted and well-landscaped open space.

SLO4 Coolagad	<ul style="list-style-type: none"> ▪ The lands identified as OS2 along a watercourse shall be reserved in as natural a condition as possible with appropriate undeveloped buffer zones. Any development on these SLO lands shall protect the water courses by avoiding interference with the stream bed, banks and channel and maintaining a core riparian buffer zone of at least 25m along each side free from development. Road / cycleway / footpath crossings over / through the OS2 corridor shall be minimised to that absolutely necessary for access; any such crossing shall be via a clean span bridge over the watercourse that maintains its natural character. ▪ Green links shall be provided throughout the area to link residential areas with community infrastructure, schools, adjoining housing lands and the Blacklion neighbourhood centre, along with providing a link to Kindlestown Hill/Bellevue Woods
SLO5 Bullford	<p>An undisturbed riparian corridor of at least 25m set back from the river (zoned OS2) shall be provided and any existing natural habitats, trees and hedgerows in this area shall be maintained.</p>
SLO6 Ballydonarea	<ul style="list-style-type: none"> ▪ A central green area shall be provided along the watercourse and encompassing a natural wooded area to the north-west of same, of not less than 3.6ha in area. ▪ Within this space, a 'natural' undisturbed area of not less than 10m shall be maintained either side of the stream and existing trees and hedgerows shall be maintained. Cycleway / footpath crossings over / through the watercourses, or tree / hedgerow lines, shall be minimised to that absolutely necessary for access; any such stream crossing shall be via a clean span bridge that maintains its natural character. ▪ Where following ecological assessment, it is found that there are areas within this OS2 zone suitable for re-development, said lands shall be laid out for recreational purposes, including suitable play spaces, walks, seating area etc ▪ The open space shall link fully through from Sea Road to Ballydonarea Lane.
SLO7 Three Trouts	<p>Within the OS2 zone, a 'natural' undisturbed area of not less than 25m shall be maintained along the river and existing trees and hedgerows shall be maintained. Where following ecological assessment, it is found that there are areas within the OS2 zone suitable for re-development, said lands shall be laid out for recreational purposes, including suitable play spaces, walks, seating area etc. Cycleway / footpath crossings over / through the watercourses, or tree / hedgerow lines, shall be minimised to that absolutely necessary for access; any such stream crossing shall be via a clean span bridge that maintains its natural character. This Open Space area shall connect with and complement the planned future amenity / biodiversity park on the north side of the river and with the existing riverine open area to the east of the site (part of the adjoining <i>Cois Droichid</i> housing development);</p>

DRAFT

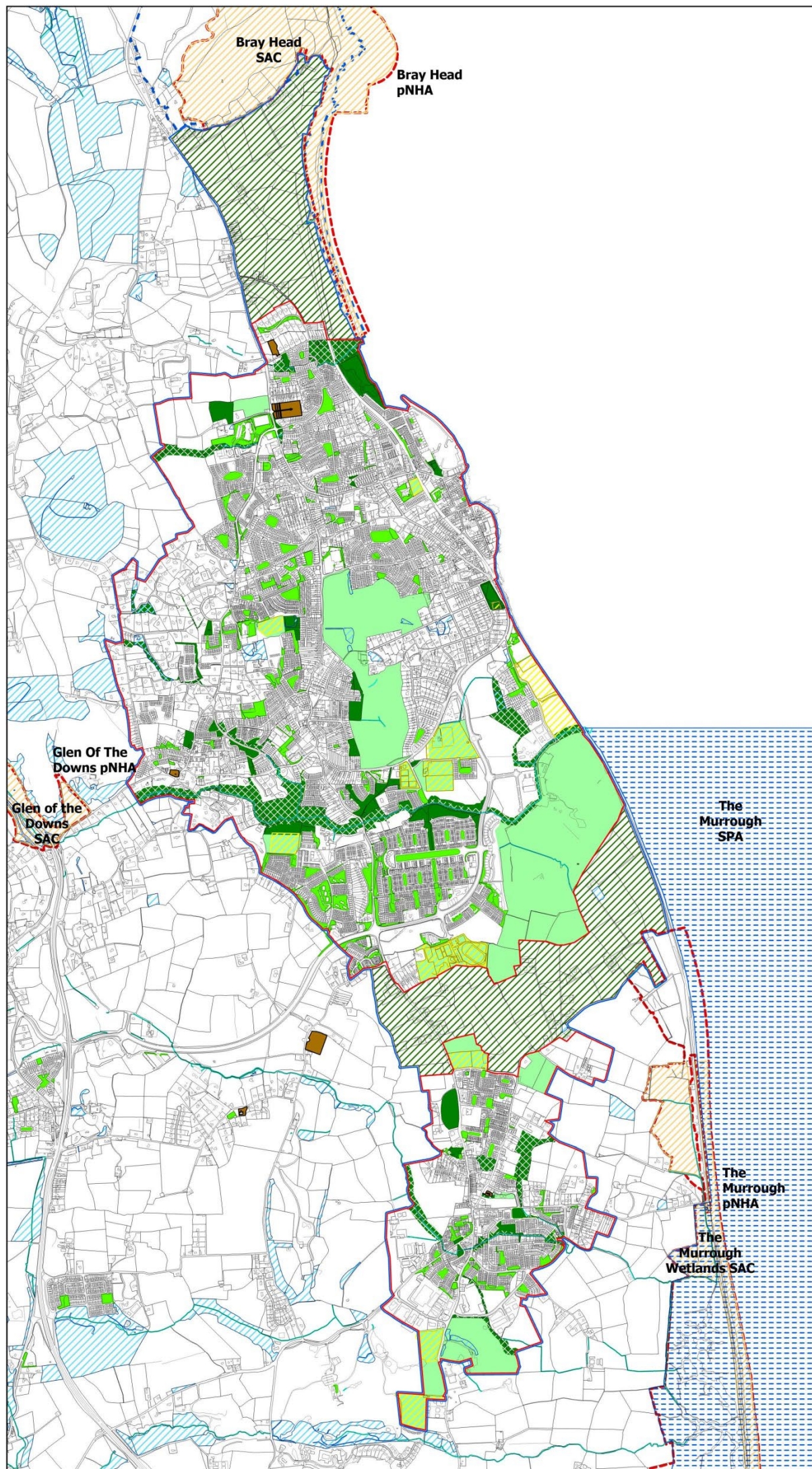
Greystones-Delgany &
Kilcoole
Local Planning Framework
2025

Map No. 3
Key Green Infrastructure



LEGEND

- Settlement Boundary
- Local Planning Framework (LPF) Boundary
- AOS: Active Open Space
- OS1: Open Space
- OS2: Natural Area
- AG: Agriculture
- Existing Forestry & Woodlands (TÉ)
- Existing Sports Grounds
- Existing Graveyards
- Existing Green Spaces
- Proposed National Heritage Area (pNHA)
- Bray Head Special Amenity Area Order (SAAO)
- Special Area of Conservation SAC
- Special Protection Areas (SPA)
- Watercourses (TÉ)



WICKLOW COUNTY
DEVELOPMENT PLAN
2022-2028



Wicklow County Council
Planning Department

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Scale NTS



W I C K L O W

ENDLESS OPPORTUNITIES