

Level 4: Baltinglass



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

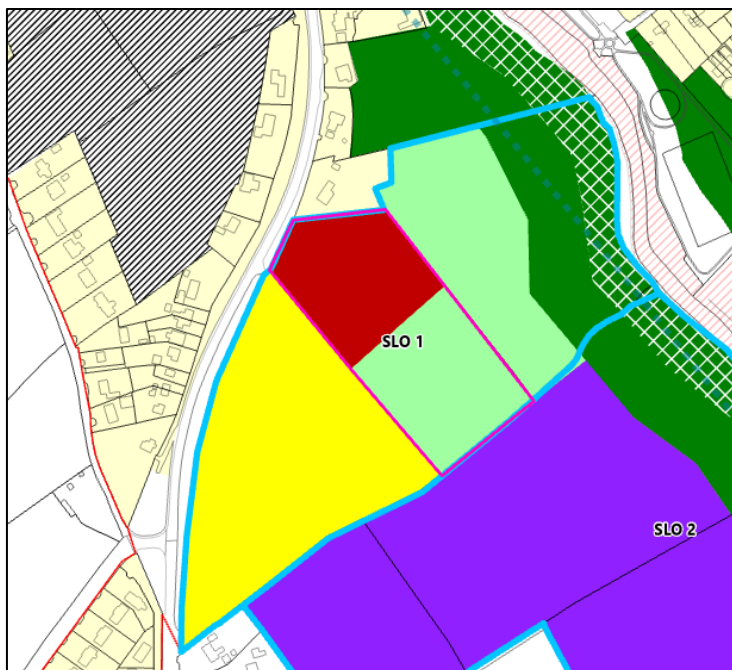
Baltinglass Town Plan

Proposed Variation Number	ID	Location	Area	R	AOS	OS1/2	CE	Other
BG 1	4	Baltinglass	2.7	2.7				
BG 2	82	Baltinglass	8.9	5.4	3.4			0.1 SLB to RE

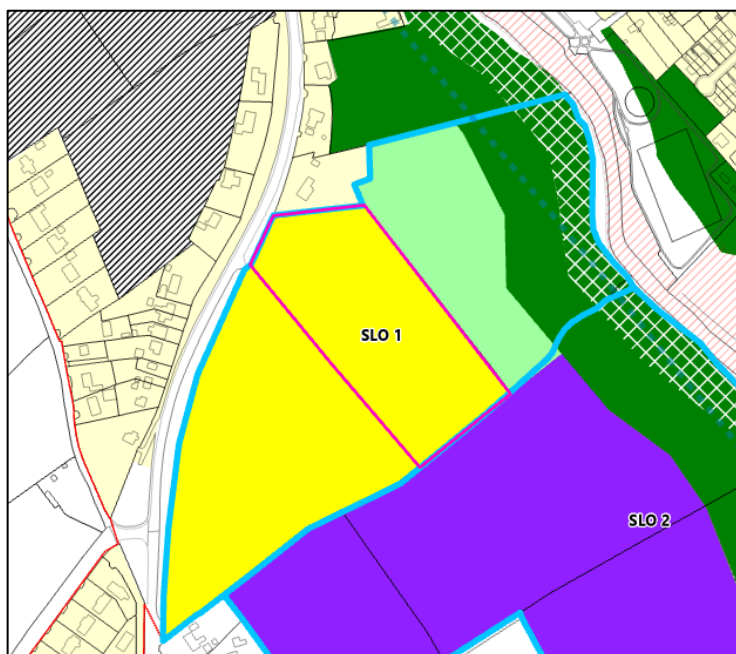
Note: This table states the new/uplift in zoning as a result of the Proposed Variation. Where an existing SLO is being amended, these figures may differ from those stated in the text; this is because the SLO will state the overall zonings contained in the area (i.e. both proposed zonings and land not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

PROPOSED VARIATION ID	BG 1
LOCATION	BAWNOGUE (NORTH)
SUBMISSION NUMBER	4
ZONING CHANGE	YES
NEW SLO / AA	NO
AMENDED SLO / AA	YES (SLO1)
PROPOSED ZONING CHANGE	
Change c. 1.3ha from MU – Mixed Use to RN – New Residential	
Change c. 1.4ha from AOS – Active Open Space to RN – New Residential	
MAP	

Change from:



Change to:



Amend 'SLO 1 – Specific Local Objective' as follows:

SLO1

This area is located on lands west of the River Slaney, accessed off the N81 national secondary route. The subject lands measure c. 10.5ha and include c. 3.8ha c. 6.6ha zoned for new residential development, 1.3ha zoned for 'mixed use' and 4.95ha c. 3.9ha zoned for open spaces use (AOS, OS1, OS2).

Permission was granted in 2019 for 55 housing units on part of the lands zoned for 'new residential', which are nearing completion. Any further applications for permission or amendments to the parent permission in this SLO area shall comply with the provisions of this updated town plan.

This SLO shall be developed in accordance with the following criteria:

- The residential element of the action area shall be designed and laid out in a manner which addresses the N81 national secondary route, providing for an open space green area adjoining the western boundary.
- Access into these lands shall be so located and designed as to provide for access from the N81 into SLO-2.
- ~~The mixed use zone shall be reserved for the development of a discount foodstore.~~
- No further permission shall be granted in SLO-1 unless accompanied by a programme for the delivery of an active open space zone of not less than 2ha on lands zoned AOS which shall be 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:

- Fully equipped playing pitches / courts / tracks (including MUGA (Mixed Use Games Area) of not less than 1,050sqm and a playground,
- Adequate lighting and drainage to serve the facility.

No residential units that may be permitted on foot of the RN zoning may be occupied until this facility is fully developed and is available for community use.

- Lands zoned OS1 shall be developed as ~~reserved for possible future development of~~ a riverine park. No residential units that may be permitted on foot of the RN zoning may be occupied until this park is fully developed and is available for community use;
- Developments adjoining the designated and future open spaces shall be laid out and designed in such a way as to safeguard the integrity of the route of the old railway line as part of a possible longer amenity route and so designed and units so orientated as to allow for passive supervision and easy access to the open spaces; in particular, no structures shall back onto open spaces and residential open spaces shall be designed where possible to flow into the larger open space areas.
- The development of the SLO action area shall ensure adequate protection and enhancement of the open space and conservation area adjoining the River Slaney. Measures for the protection of Qualifying Interests of the nearby Slaney River SAC, shall be incorporated into development proposals, as necessary, depending on the outcomes of ecological surveying at these lands.
- Without exception, to require the provision of childcare facilities in all new residential developments comprising 75 houses or more in this SLO (including local authority and social housing schemes). In accordance with Department of Environment, Heritage & Local Government guidelines, childcare places shall be provided at a ratio of 20 places per 75 residential units, having regard to cumulative effects of permitted development. The combination of childcare requirements into larger creche facilities (+100 places) will be supported where justification is provided.

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

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

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

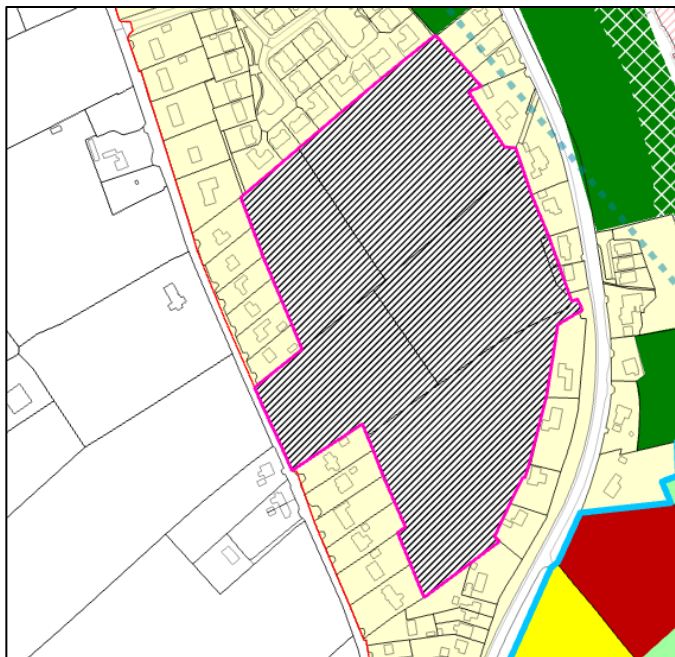
PROPOSED VARIATION ID	BG 2
LOCATION	BAWNOGUE (WEST)
SUBMISSION NUMBER	82
ZONING CHANGE	YES
NEW SLO / AA	YES
AMENDED SLO / AA	NO

PROPOSED ZONING CHANGE

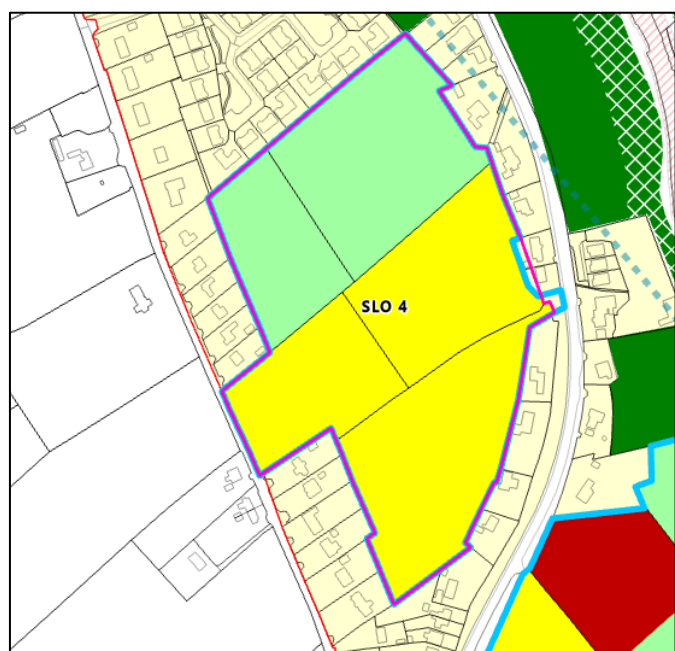
Change c. 8.9ha from SLB – Strategic Land Bank to c. 5.4ha RN – New Residential, c. 3.4ha AOS – Active Open Space, and c. 0.1ha RE – Existing Residential.

MAP

Change from:



Change to:



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

SLO4

This SLO is located in the townland of Bawnogue and measures c. 8.9ha. This SLO is comprised of:

- c. 5.4ha zoned RN 'New Residential'.
- c. 3.4ha zoned AOS 'Active Open Space'.
- c. 0.02ha zoned RE 'Existing Residential'.

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

- The development shall provide for a new residential community well served by on-site facilities and well connected to the wider settlement, including high quality pedestrian and cycling links to existing schools, community infrastructure, transport services, recreational amenity and the Town Centre. The frontage along the L-7398 shall continue pedestrian infrastructure in line with the Design Manual for Urban Roads and Streets.
- A total area of c. 5.4ha is zoned for new housing development which shall include a wide range of housing types and sizes to meet the needs of all in society, including units suitable for older persons or people with accessibility needs. The privacy and residential amenity of existing residential dwellings surrounding the lands shall be preserved or improved in the development of the lands, insofar as is possible.
- Any new residential development proposals for the RN lands shall be accompanied by proposals for the concurrent development of community sports facility on lands zoned AOS measuring not less than c. 3.4ha, 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:
 - Fully equipped playing pitches / courts / tracks (including MUGA (Mixed Use Games Area) of not less than 1,050sqm and a playground
 - A clubhouse/changing facility of not less than 200sqm
 - Adequate lighting and drainage to serve the facility.

The internal road layout should seek to ensure that vehicular access to this sports facility is independent of local residential streets.

No dwelling units that may be permitted on foot of the RN zoning may be occupied until this community sports facility is fully developed suitable for community sports use (including necessary buildings/structures, layout, drainage, surfacing, lighting, access and car parking) and is available for community use.

- Maximum protection of mature trees and hedgerows will be expected throughout the SLO area; any application for development shall include the submission of a detailed tree and hedgerow survey prepared by a qualified arboriculturist, and shall detail and justify any mature tree or hedgerow removal proposed.
- Measures for the protection of Qualifying Interests of the nearby Slaney River SAC, shall be incorporated into development proposals, as necessary, depending on the outcomes of ecological surveying at these lands.
- Without exception, to require the provision of childcare facilities in all new residential developments comprising 75 houses or more in this SLO (including local authority and social housing schemes). In accordance with Department of Environment, Heritage & Local Government guidelines, childcare places shall be provided at a ratio of 20 places per 75 residential units, having regard to cumulative effects of permitted development. The combination of childcare requirements into larger creche facilities (+100 places) will be supported where justification is provided.

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

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

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

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

Map No. 5A - Baltinglass
Existing Land Use Zoning
Objectives



- LEGEND**
- Rezoning Boundary
 - Specific Local Objective (SLO)
 - Settlement Boundary
 - RN: New Residential
 - RE: Existing Residential
 - TC: Town Centre
 - MU: Mixed Use
 - PU: Public Utility
 - CE: Community & Education
 - T: Tourism
 - SLB: Strategic Land Bank
 - E: Employment
 - AOS: Active Open Space
 - OS1: Open Space
 - OS2: Natural Areas
 - SAC - Special Area of Conservation
 - Route of old railway line - Possible Greenway Route

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

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

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

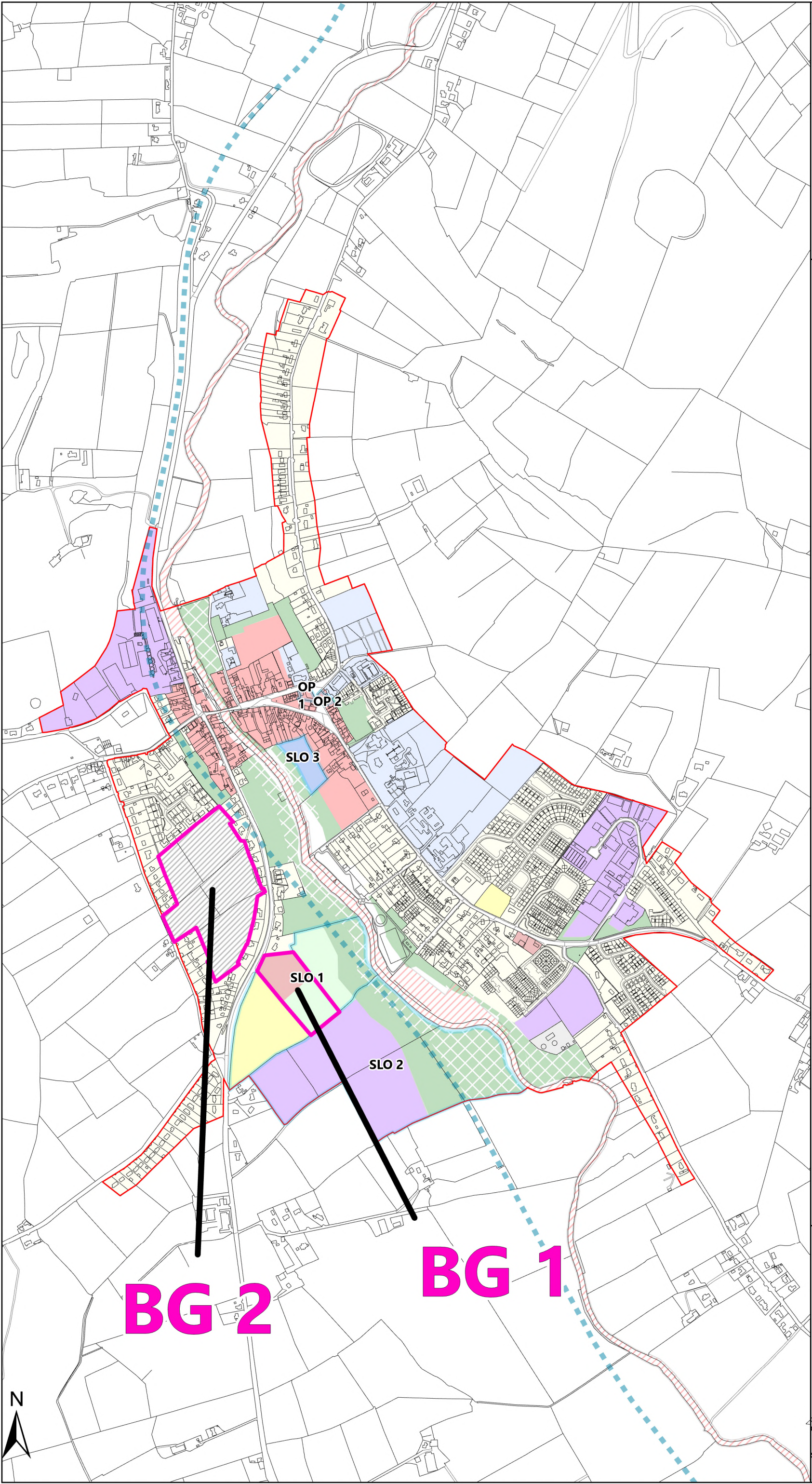
WICKLOW COUNTY
DEVELOPMENT PLAN
2022-2028



Wicklow County Council
Planning Department

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Proposed
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Map No. 5B - Baltinglass
Proposed Land Use
Zoning Objectives



- LEGEND**
- Rezoning Boundary
 - Specific Local Objective (SLO)
 - Settlement Boundary
 - RN: New Residential
 - RE: Existing Residential
 - TC: Town Centre
 - MU: Mixed Use
 - PU: Public Utility
 - CE: Community & Education
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WICKLOW COUNTY
DEVELOPMENT PLAN
2022-2028



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