



WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028 (as varied)

PROPOSED VARIATION NO. 7

Part 1: Proposed Variation to Settlement Plans and Zoning Maps

Contents

Level 1: Bray	3
Level 2: Wicklow Town -Rathnew	12
Level 3: Greystones-Delgany	35
Level 3: Blessington	44
Level 4: Baltinglass	50
Level 4: Enniskerry.....	55
Level 4: Kilcoole.....	63
Level 4: Newtownmount-kennedy.....	67
Level 4: Rathdrum	74
Level 5: Ashford.....	82
Level 5: Aughrim	94
Level 5: Carnew	98
Level 5: Dunlavin.....	101
Level 5: Tinahely.....	110
Level 6: Donard	115
Level 6: Roundwood.....	117

Level 1: Bray



Proposed Variation No. 7 to Volume 2, Part 5 of the Wicklow County Development Plan 2022-2028:

Bray Municipal District Local Area Plan

Proposed Variation Number	ID	Location	Area	R	MU	AOS	OS1/2	CE	other
BR 1	172	Vevay	1.2	1.2					
BR 2	76	AO Smith	3.2		n/a				
BR 3	114	Fassaroe	3.9	3.9					
BR 4	129	Dell	3.8		n/a				

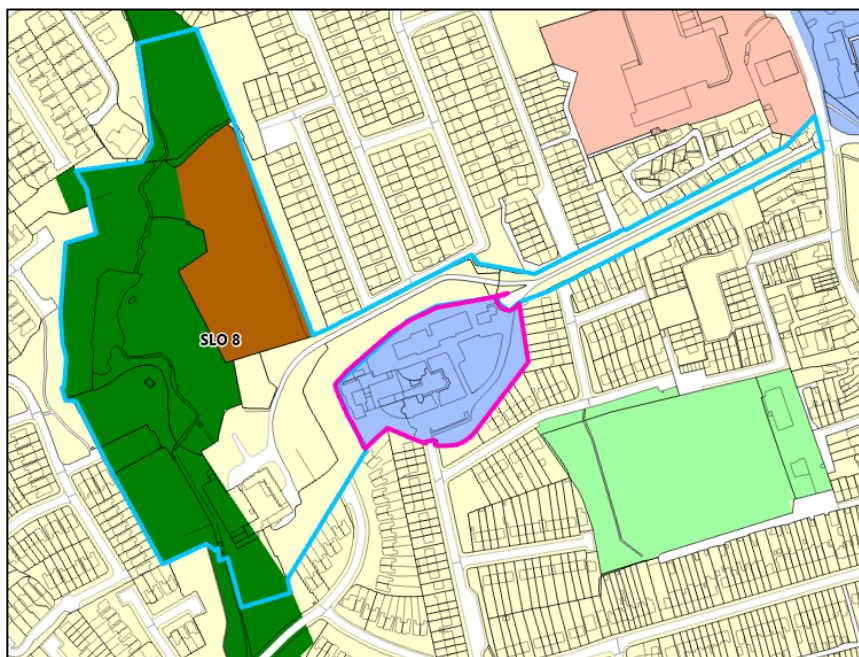
Note: This table states the new/uplift in zoning as a result of the Proposed Variation. Where an existing SLO is being amended, these figures may differ from those stated in the text; this is because the SLO will state the overall zonings contained in the area (i.e. both proposed zonings and land not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

PROPOSED VARIATION ID	BR 1
LOCATION	VEVAY HOUSE
SUBMISSION NUMBER	172
ZONING CHANGE	YES
NEW SLO / AA	YES
AMENDED SLO / AA	NO
PROPOSED ZONING CHANGE	

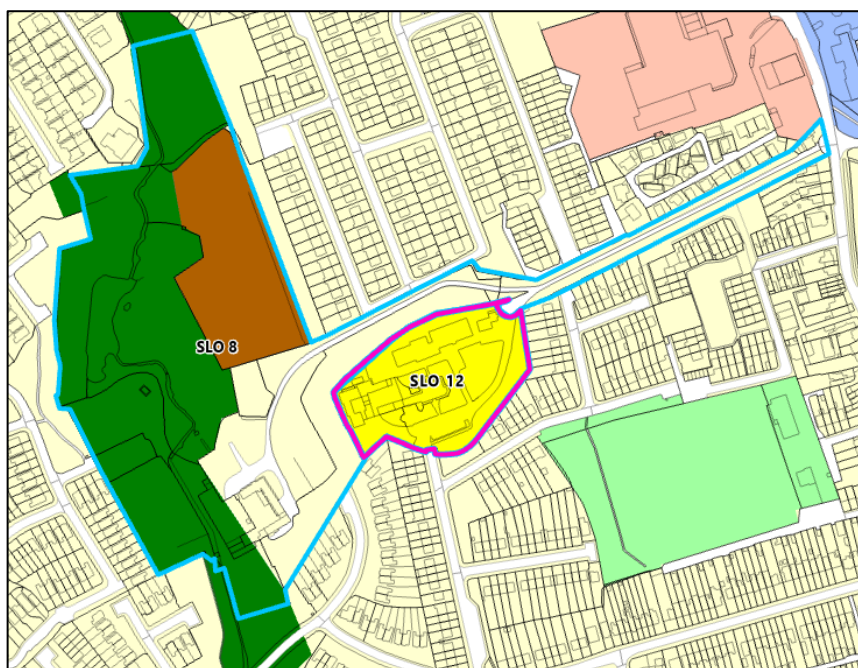
Change c. 1.2ha at Vevay House from CE - Community & Education' to RN – New Residential

MAP

Change from:



Change to:



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

SLO 12

This SLO is located in the townland of Oldcourt and measures c. 1.2ha. The SLO comprises lands zoned RN 'New Residential' in the grounds of Vevay House.

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

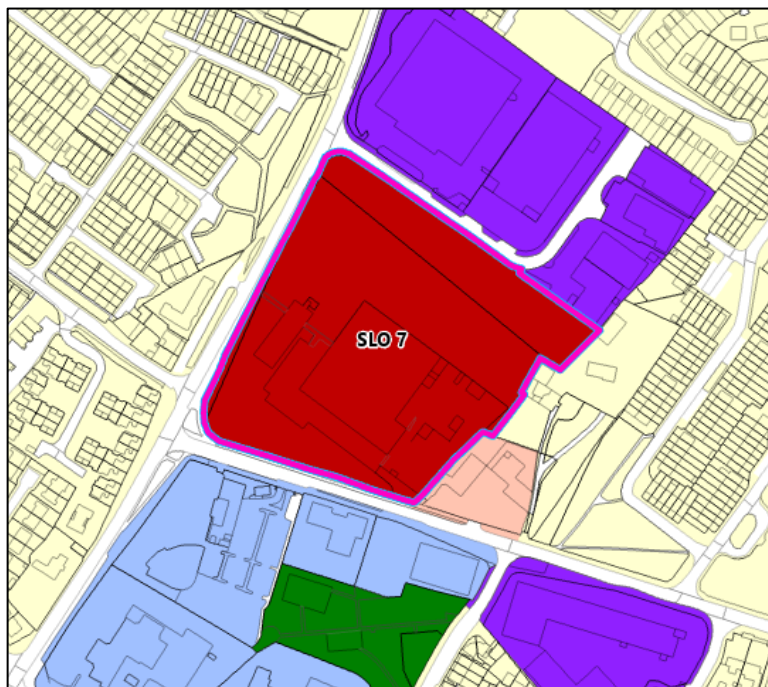
- Development shall retain and conserve the Registered Protected Structure of Vevay House and the historic structures within its curtilage. Development shall adopt a heritage-led layout that incorporates the historic structures and preserves and enhances their special architectural and historic interest, and their setting. Any application for development shall include the submission of a detailed heritage assessment prepared by a qualified professional, and shall detail conservation measures. The removal of, or harm to, any historic features shall be robustly justified.
- Maximum protection of mature trees and hedgerows will be expected throughout the SLO area including but not limited to those trees subject to a Tree Preservation Order. 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. Retained trees shall not be interfered with during any construction or operational phases of any development.

PROPOSED VARIATION ID	BR 2
LOCATION	AO SMITH SITE
SUBMISSION NUMBER	76
ZONING CHANGE	NO
NEW SLO / AA	NO
AMENDED SLO / AA	YES (SLO7)

PROPOSED ZONING CHANGE

None – land remains zoned MU – Mixed Use – subject to SLO7

MAP



AMEND SLO7 as follows

This SLO (measuring c. 3.2ha) is located at the junction of Boghall Road and Killarney Road and is zoned for mixed use. ~~Part of this SLO has been developed as a supermarket. This is considered an important development site that has lain vacant for many years and is in need of regeneration. Given that this site is surrounded by both residential and employment uses,~~ It is considered that a mixed-use residential-led, high intensity employment and residential scheme would be suitable on the remainder of these lands, in accordance with the following criteria:

- The development shall be delivered in a high density format. Building heights shall respect the existing amenity of existing residential areas surrounding the site. and in particular, shall have a plot ratio of not less than 1:1. Development of up to 4 storeys may be considered;
- ~~The employment element shall be in high employment intensity format and low density manufacturing / warehousing / retail will not be considered; on the basis of achievement of a 1:1 plot ratio, a total employment floor space yield of at least 18,000sqm is desired;~~
- ~~Use of part of the required employment floor space may be considered for supermarket / discount retail use, subject to satisfying all relevant retail objectives of this plan, the County Retail Strategy and the Retail Planning Guidelines. Stand-alone single or 2-storey, low density retail buildings will not be considered suitable on these lands; any retail use shall be integrated into a larger 3-4 storey structure which provides for other commercial or residential uses overhead;~~
- At least 10% of the future total floorspace shall be developed for community / education use, such as education/training facilities, community / cultural centres / spaces, nursing homes / health related developments, subject to at least 50% of said floor space being dedicated to public community and cultural uses.

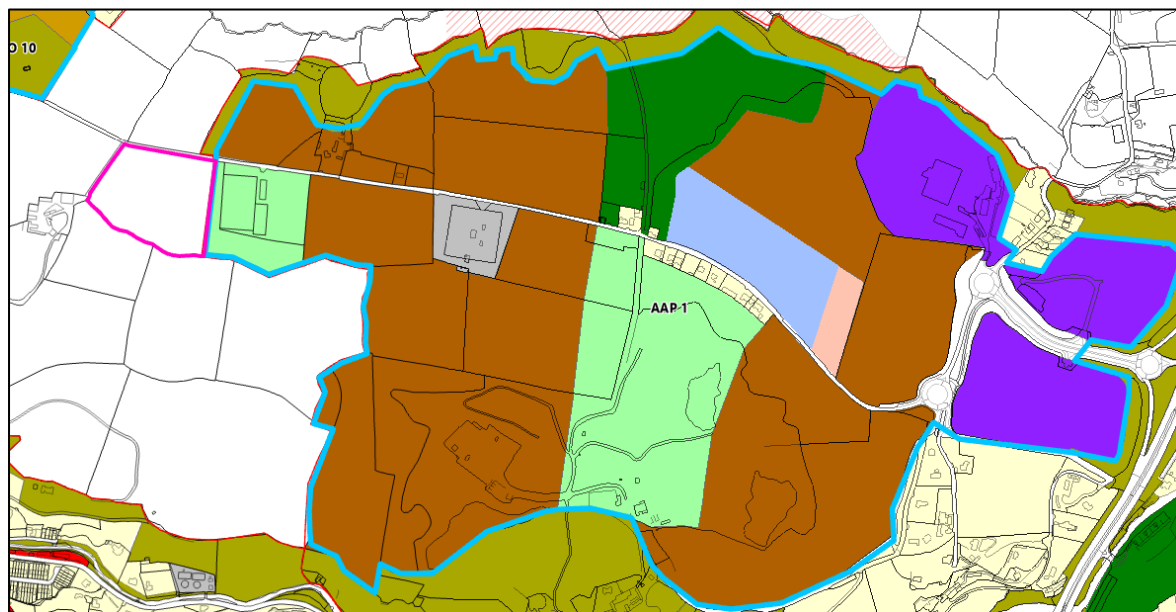
- The balance of space between cultural and community use, and the management structure of said space, shall be determined at application stage based on an evidence base/audit of the area. Such spaces must be designed to meet identified need and be ready for occupation prior to the occupation of the second 50% of the residential units.
 - Any residential development proposals shall be accompanied by the development of a suitably sized and equipped playground and MUGA (Mixed Use Games Area) in the public open space area, which shall be available for public use upon occupation of the first unit.
 - ~~Not more than 40% of total floor space shall be devoted to residential use; depending on the range of unit sizes and formats, at least 120 units is desired (c. 10,000sqm – 12,000sqm);~~
 - Any planning application shall include a detailed phasing programme that ensures the timely delivery of all elements of the SLO. ~~In order to 'kick start' the development, a first phase of housing, comprising not more than 50% of the total housing programme, may be developed as a 'Phase 1' of the overall development, strictly on the basis of the remaining housing being delivered in tandem with the employment element.~~
 - The development shall be of a high quality design appropriate to its prominent urban location with active road frontage, hard and soft landscaped public open space, and passive surveillance of public routes and open spaces.
 - 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	BR 3
LOCATION	FASSAROE
SUBMISSION NUMBER	114
ZONING CHANGE	NO
NEW SLO / AA	NO
AMENDED SLO / AA	YES (AA1)
PROPOSED ZONING CHANGE	

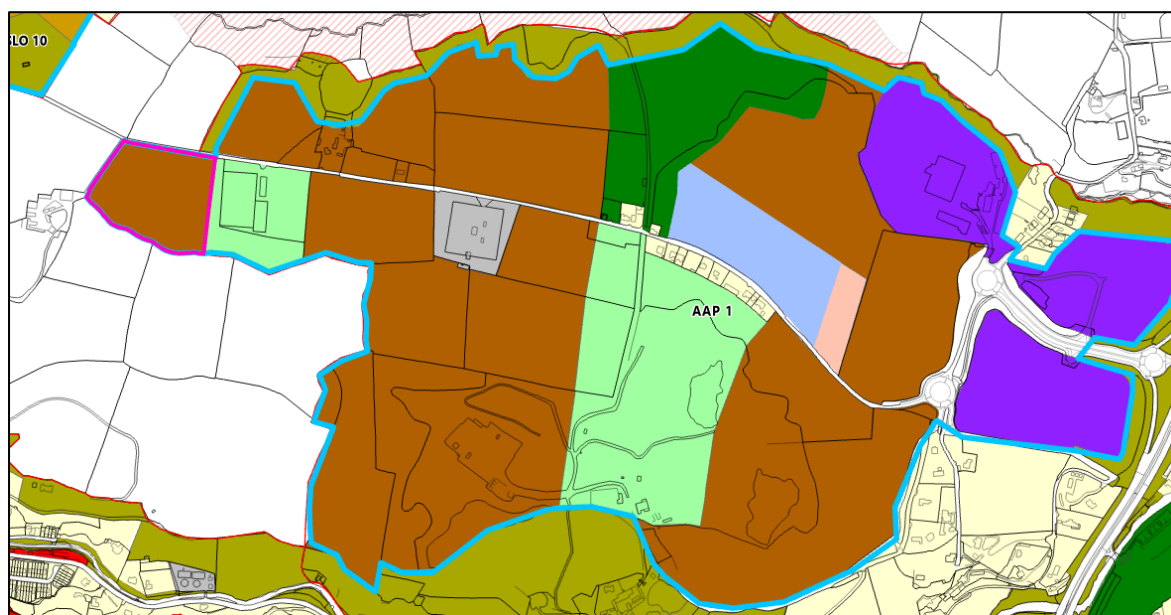
Change c. 3.9ha of lands at Fassaroë from unzoned land outside the settlement boundary to R-HD - New Residential

MAP

Change from:



Change to:



Amend Action Area Plan 1: Fassaroe (text) as follows:

1. Amend Action Area Plan 1: Fassaroe (text) generally to include these lands.
2. Amend Action Area Plan 1: Fassaroe (text) as follows

Replace AAP 1 Objective 10:

~~10. All development proposals within the Fassaroe Action Area shall take cognisance of the requirement to maintain the rate, quality and general areas where groundwater recharge occurs in order to maintain or enhance the recharge supplying the groundwater-dependent habitats of Ballyman Glen SAC. This shall be through the review of existing hydrogeological assessment(s) and the carrying out of new hydrogeological assessment to inform the development of an appropriate SuDS system(s) throughout any development site and taking into account the cumulative in-combination impact of other development.~~

10. All proposed projects in this AAP shall have full regard to the Habitats Directive (with particular regard for the Ballyman Glen SAC) including being subject to Appropriate Assessment, as necessary, that identifies, addresses, and mitigates any adverse effects on the European Site. In doing so, proposed projects and associated Appropriate Assessment in this area shall, as relevant:

- Be informed by appropriately targeted ecological and hydrogeological survey(s) and assessment(s) of the Qualifying Interests of the SAC.
- Be subject to detailed hydrological/hydrogeological assessment which defines appropriate design/mitigation measures for maintaining the flow rate and quality of waters entering the SAC, including measures relating to the servicing and maintenance of surface water and wastewater systems.
- Give due consideration to any requirement for project level mitigation that arises from the surveying and assessment described above, ensuring that prescribed mitigation measures are proven, robust and address the need for certainty in achievement of mitigation of potentially adverse effects. Notably this should include a presumption to achieve significant net benefit to the features which may otherwise be impacted.

To avoid the potential for impacts on the key components of nearby the European Site, any development must adequately address the management of surface water run-off and drainage and wastewater treatment and disposal at the construction and operational phases to ensure that no adverse effects may occur to the European Site.

It should be recognised that this may require significant exceedance of any existing measures to ensure that any development provides a net benefit over its life, to the nearby European Site and wider environment.

Add additional AAP1 objective:

12. Without exception, to require the provision of childcare facilities in all new residential developments comprising 75 houses or more in this AAP (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.

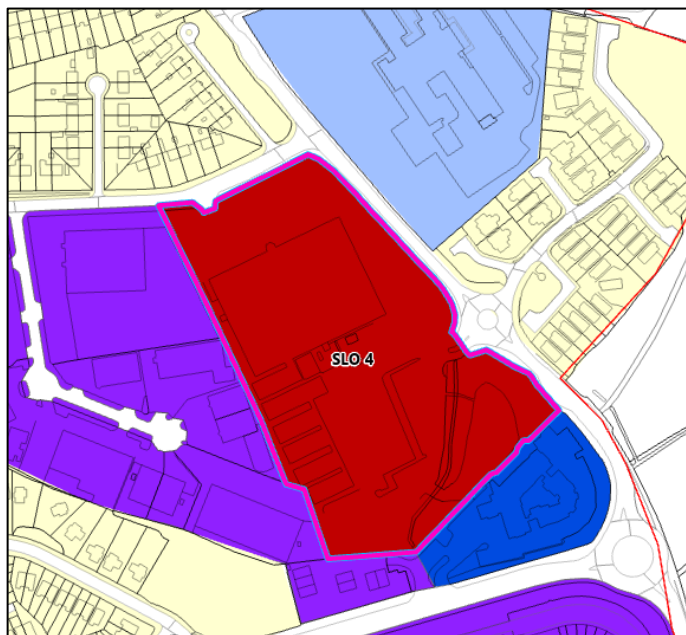
Without substantial cause, it is the policy of the Planning Authority not to allow a change of use of these premises within five years of first occupation of the development.

PROPOSED VARIATION ID	BR 4
LOCATION	FORMER DELL SITE, VEVAY ROAD – BOGHALL ROAD
SUBMISSION NUMBER	129
ZONING CHANGE	NO
NEW SLO / AA	NO
AMENDED SLO / AA	YES (SLO4)

PROPOSED ZONING CHANGE

None – land remains zoned MU – Mixed Use – subject to SLO4

MAP



AMEND SLO4 as follows

SLO 4

This site was formerly occupied by computer company Dell and has been vacant for some years. The site is occupied by a large manufacturing building and surrounding grounds and car parking, measuring c. 3.75 ha. ~~While there is a demand for additional housing in Bray, it is not considered appropriate that any and every vacant employment site should be considered for solely residential redevelopment as it is not sustainable to only deliver significant new housing at the expense of employment opportunities.~~

~~Given that this site is surrounded by both residential and employment uses,~~ It is considered that a mixed-use residential-led scheme, high intensity employment and residential scheme would be suitable on these lands, in accordance with the following criteria:

- The development shall be delivered a high density format. ~~and in particular, shall have a plot ratio of not less than 1:1. Development of up to 4 storeys~~ Taller elements may be considered on the western and southern parts of the site, with heights on the northern and eastern parts of the site being more consistent with and respecting the existing amenity of existing residential areas surrounding the site;
- ~~The employment element shall be in a high employment intensity format and low density manufacturing / warehousing will not be considered; on the basis of achievement of a 1:1 plot ratio, a total employment floor space yield of at least 20,000sqm is desired;~~
- Not more than ~~40%~~ 75% of total floor space shall be devoted to residential use; ~~depending on the range of unit sizes and formats, at least 150 units is desired (c. 15,000sqm);~~ the remaining floor space shall be developed for community / education use, such as education / training facilities, community / cultural centres / spaces, nursing homes / health related developments, subject to at least 50% of said floor space being dedicated to public community and cultural uses.

The balance of space between cultural and community use, and the management structure of said space, shall be determined at application stage based on an evidence base/audit of the area. Such spaces must be designed to meet identified need and be ready for occupation prior to the occupation of the second 50% of the residential units.

- Any residential development proposals shall be accompanied by the development of a suitably sized and equipped playground and MUGA in the public open space area, which shall be available for public use upon occupation of the first unit.
- ~~A nursing home and / or health care facility will be considered subject to such use not comprising more than 50% of the employment floorspace requirement on site and being delivered in conjunction with the remaining employment elements;~~
- Any planning application shall include a detailed phasing programme that ensures the timely delivery of all elements of the SLO. In order to 'kick start' the development, a first phase of housing, comprising not more than 50% of the total housing programme, may be developed as a 'Phase 1' of the overall development, strictly on the basis of the remaining housing being delivered in tandem with the **non-residential** element.
- 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.

Level 2: Wicklow

Town - Rathnew



Proposed Variation No. 7 to Volume 2, Part 5 of the Wicklow County Development Plan 2022-2028:

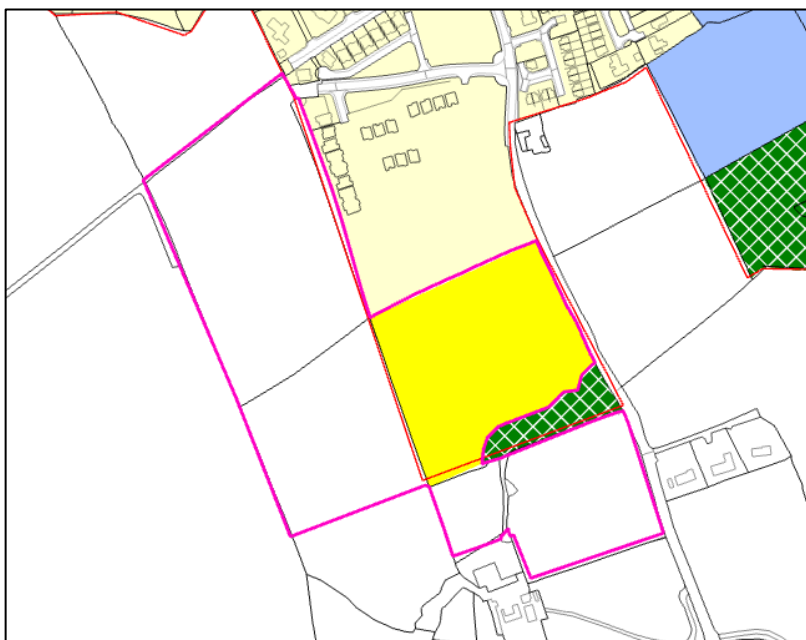
Wicklow Town-Rathnew Local Area Plan

Proposed Variation Number	ID	Location	Area	R	AOS	OS1/2	CE	Other
WR 1	11/18	Dunbur	11.9	7.9		0.9		3.1 RN to RE
WR 2	77	Ballynerrin North	16.9	14.8	2.1			
WR 3	110	Ballynerrin Lw	0.4	0.4				
WR 4	121	Broomhall	3.8	1.5				2.3 RN to RE
WR 5	123	Merrymeeting	3.6	3.4		0.1		0.1 PU
WR 6	131	Dunbur Lw	18.0	10.4	2.7	4.9		
WR 7	148/160	Kirvin Hill	5.9	5.9				
WR 8	183	Ashtown Lane	9.7	9.2		0.5		
WR 9	185	Ballynabarney	3.3	3.3				
WR 10	186	Dunbur	3.9	3.2		0.7		

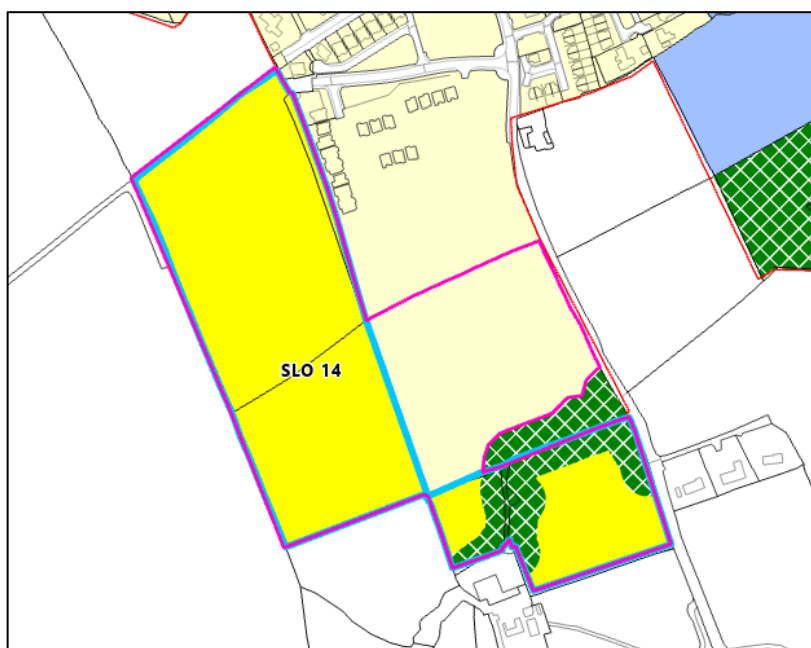
Note: This table states the new/uplift in zoning as a result of the Proposed Variation. Where an existing SLO is being amended, these figures may differ from those stated in the text; this is because the SLO will state the overall zonings contained in the area (i.e. both proposed zonings and land not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

PROPOSED VARIATION ID	WR 1
LOCATION	BALLYGUILLE MORE
SUBMISSION NUMBER	11, 18
ZONING CHANGE	YES
NEW SLO / AA	YES
AMENDED SLO / AA	NO
PROPOSED ZONING CHANGE	
Change c. 7.9ha from unzoned to RN – New Residential	
Change c. 0.9ha from unzoned to OS2 – Natural Areas	
Change c. 3.1ha from RN – New Residential to RE – Existing Residential	
MAP	

Change from:



Change to:



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

SLO14

This SLO is located in the townland of 'Ballyguile More', south of Wicklow Town and is accessed via local road L-5103. The overall SLO measures c. 8.8ha. This SLO shall be delivered as a residential and open space development in accordance with the following criteria:

- 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 areas and retail in Wicklow Town;
- A total area of c. 7.9ha is zoned for new housing development which shall include a wide range of house types and sizes to meet the needs of all in society, including units suitable for older persons or people with accessibility needs.
- In designing the development of residential areas attention shall be paid to mitigating the visual impact of the development on the higher lands and maintaining views from Wicklow Head. Development shall be of a design and layout that is appropriate to the topography of the site and the necessity to ensure there is a visual transition between these development lands and the unzoned agricultural lands to the south and west.
- Any residential development proposals for the RN lands shall be accompanied by proposals for the concurrent development of a MUGA (Mixed Use Games Area) of not less than 1,050sqm and a playground. No dwelling 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 (including necessary structures, layout, drainage, surfacing, lighting, access).
- Lands zoned OS2 located along watercourse shall be reserved free of all development, shall be left in a natural condition and shall not be interfered with during any construction or operational phases of any development (with a long term goal for the provision of an uninterrupted natural corridor along this watercourse from Ballyguile More and Dunbur Lower). Suitable design and mitigation measures will be incorporated into development proposals at these lands to avoid and prevent significant adverse effects on the Dunbar Lower stream and its riparian zone situated along the northern boundary of the site.
- Maximum retention 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.
- 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.

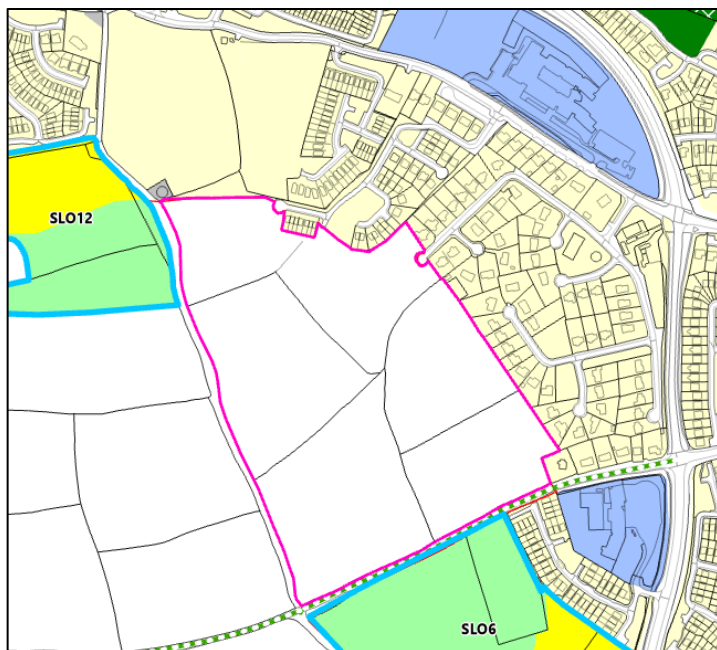
Where such childcare facilities are required as part of new developments, they shall be:

- 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.

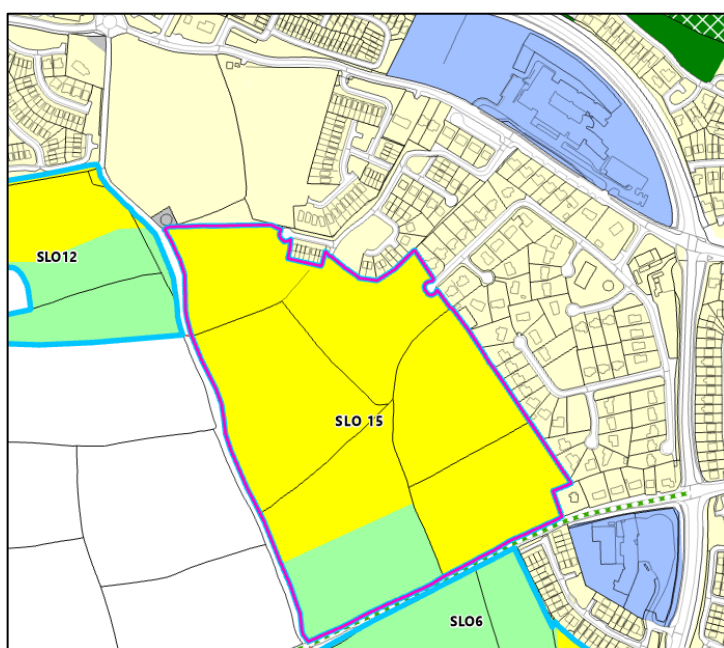
Without substantial cause, it is the policy of the Planning Authority not to allow a change of use of these premises within five years of first occupation of the development.

PROPOSED VARIATION ID	WR 2
LOCATION	BALLYNERRIN NORTH
SUBMISSION NUMBER	77
ZONING CHANGE	YES
NEW SLO / AA	YES
AMENDED SLO / AA	NO
PROPOSED ZONING CHANGE	
Change c. 14.8ha from unzoned to RN – New Residential	
Change c. 2.1ha from unzoned to 'AOS – Active Open Space'	
MAP	

Change from:



Change to:



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

SLO15

This SLO is located in the townland of Ballynerrin and measures c. 16.9ha. The SLO comprises lands zoned 'New Residential' (RN) and 'Active Open Space' (AOS).

Any development proposal shall comply with the County Development Plan, this Local Area 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 areas and retail in Wicklow Town and Rathnew.
- A total area of c.14.8ha is zoned for new housing development which shall include a wide range of house types and sizes to meet the needs of all in society, including units suitable for older persons or people with accessibility needs.
- In designing the development of residential areas attention shall be paid to mitigating the visual impact of the development on the higher lands and maintaining views towards / of Ballynerrin from the north and east. Development shall be of a design and layout that is appropriate to the topography of the site and the necessity to ensure there is a visual transition between these developed lands and the unzoned agricultural lands to the south of the site.
- Any development in this SLO shall include the provision of a new distributor link road through the SLO from L-1098 (Merrymeeting – Friarshill Road) to the L-5099 (Rocky Road) to facilitate access to the new developments from the existing road network and to achieve good traffic circulation in the area.
- Any residential development proposals for the RN lands shall be accompanied by proposals for the concurrent development of playing pitches / courts / tracks on lands zoned AOS measuring not less than 2.1ha, of a format to be agreed with the Planning Authority but which shall include at a minimum:
 - Surfaced and equipped playing pitches / courts / tracks
 - a 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.

No dwelling units that may be permitted on foot of the RN zoning may be occupied until these AOS lands are fully developed suitable for sports use (including appropriate layout, drainage, lighting, access, service buildings and car parking) and are available for community use.

- 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.

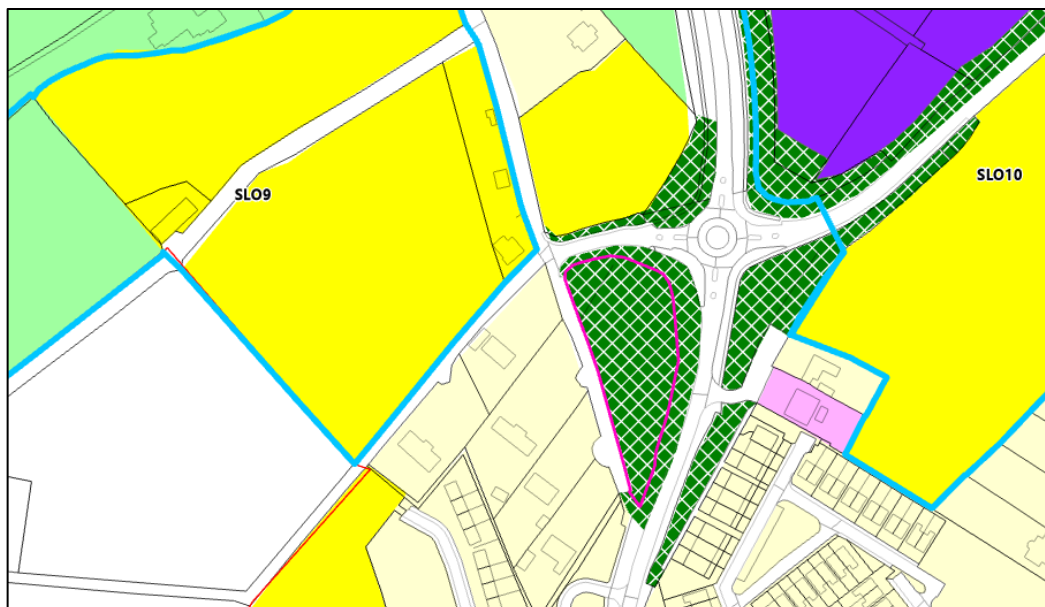
Without substantial cause, it is the policy of the Planning Authority not to allow a change of use of these premises within five years of first occupation of the development.

- The development shall include the provision of a development 'centre', that provides a local community 'focal point', that clusters / combines the required community facilities set out in these objectives. This centre shall also include any other local services as needed by the future residents of the SLO (including small scale convenience retail, retail services), which shall be determined following the carrying out of a Social Infrastructure Audit and a Retail Impact Assessment of the area, that examine in particular the accessibility of existing local services and local convenience shops by foot / cycling to future residents of this SLO.

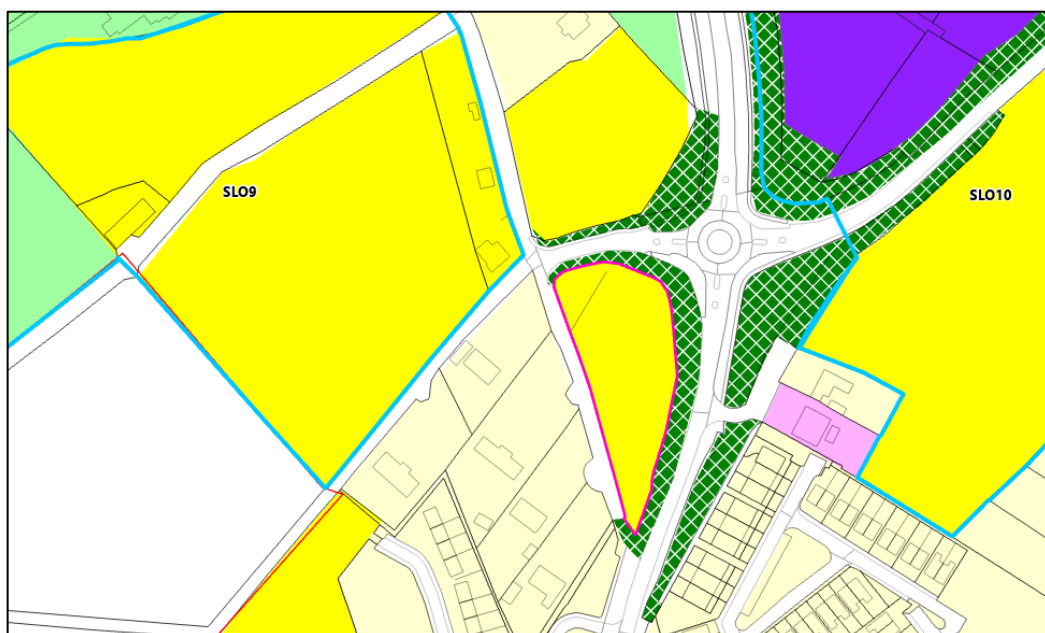
- The design and layout of the overall SLO, in particular the residential element, shall address and provide for passive supervision of the public open space areas. At no point should the design or layout allow for housing backing onto such public open space areas.
- Any development on these lands shall be so designed and constructed to maximise tree and hedgerows retention; any application for development shall include the submission of a detailed tree survey prepared by a qualified arboriculturist, and shall detail and justify any mature tree removal proposed.

PROPOSED VARIATION ID	WR 3
LOCATION	BALLYNERRIN LOWER
SUBMISSION NUMBER	110
ZONING CHANGE	YES
NEW SLO / AA	NO
AMENDED SLO / AA	NO
PROPOSED ZONING CHANGE	
Change c. 0.4ha from OS2 - Natural Areas to RN – New Residential	
MAP	

Change from:

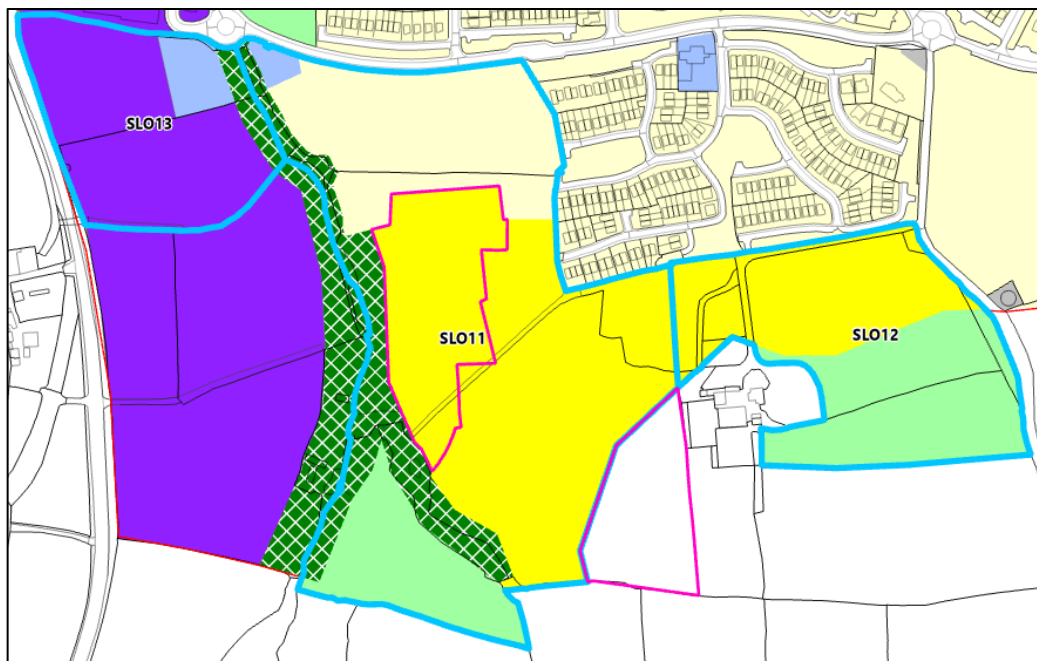


Change to:

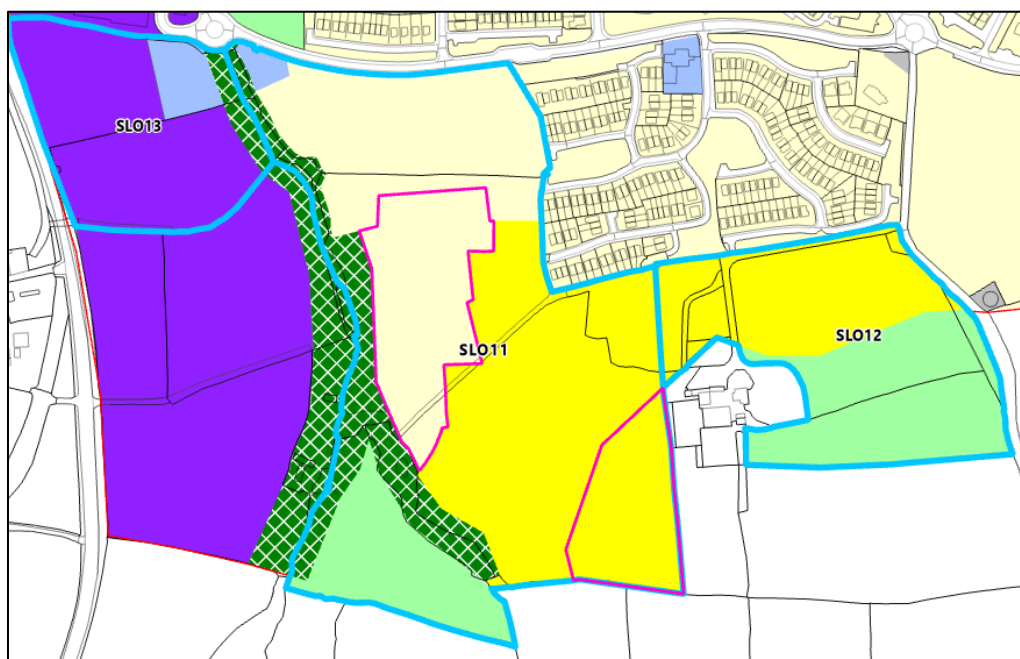


PROPOSED VARIATION ID	WR 4
LOCATION	BROOMHALL
SUBMISSION NUMBER	121
ZONING CHANGE	YES
NEW SLO / AA	NO
AMENDED SLO / AA	YES (SLO11)
PROPOSED ZONING CHANGE	
Change c. 2.3ha from RN – New Residential to RE – Existing Residential	
Change c. 1.5ha from unzoned to RN – New Residential	
MAP	

Change from:



Change to:



Amend 'SLO 11 – Specific Local Objective' as follows:

This SLO is located in the townland of Broomhall and measures c. ~~14.1ha~~ **c. 15.9ha**. This SLO comprises lands zoned:

- **c. 5.6ha zoned** 'Existing Residential' (RE)
- **c. 6.6ha zoned** RN 'New Residential' (RN)
- **c. 0.1ha zoned** 'Community / Education' (CE)
- **c. 1.9ha zoned** 'Natural Areas' (OS2),
- **c. 1.7ha zoned** 'Active Open Space' (AOS).

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

- Any residential development proposals for the RN lands shall be accompanied by proposals for the concurrent development of playing pitches / **courts / tracks** on lands zoned AOS measuring not less than 1.7ha **of a format to be agreed with the Planning Authority but which shall include at a minimum:**
 - **Surfaced and equipped playing pitches / courts / tracks**
 - **a 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.**
- No dwelling units that may be permitted on foot of the RN zoning may be occupied until these AOS lands are fully developed suitable for sports use (including appropriate layout, drainage, lighting, access, **service buildings** and car parking) and are available for community use;
- Any development on these lands shall make provision for possible future pedestrian / cycling connectivity between Friarshill and Rocky Road;
- 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 and shall maintain a core riparian buffer zone of at least 25m; the only development that will be considered across this area is that which provides access to the AOS area. No piping of watercourses will be permitted – crossing shall be clear span and designed and built in accordance with Inland Fisheries Ireland guidance.
- **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.**

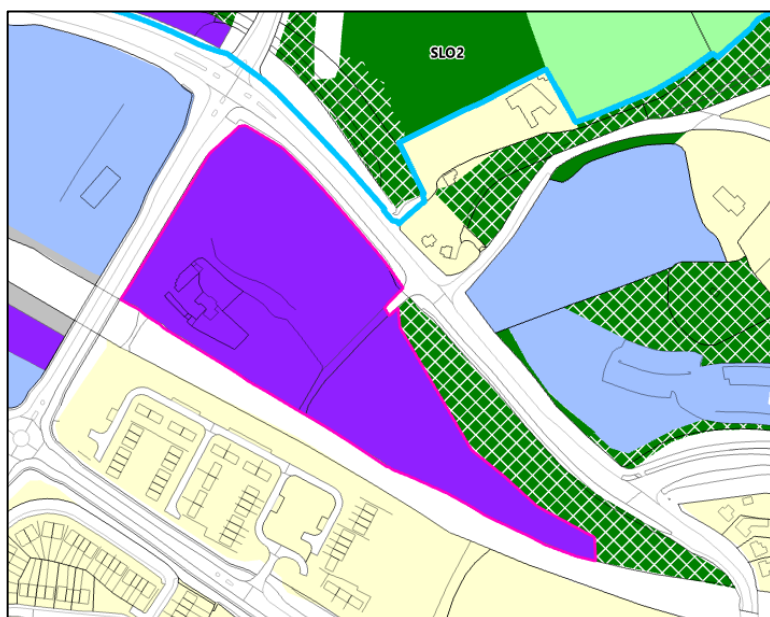
Where such childcare facilities are required as part of new developments, they shall be:

 - **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.**

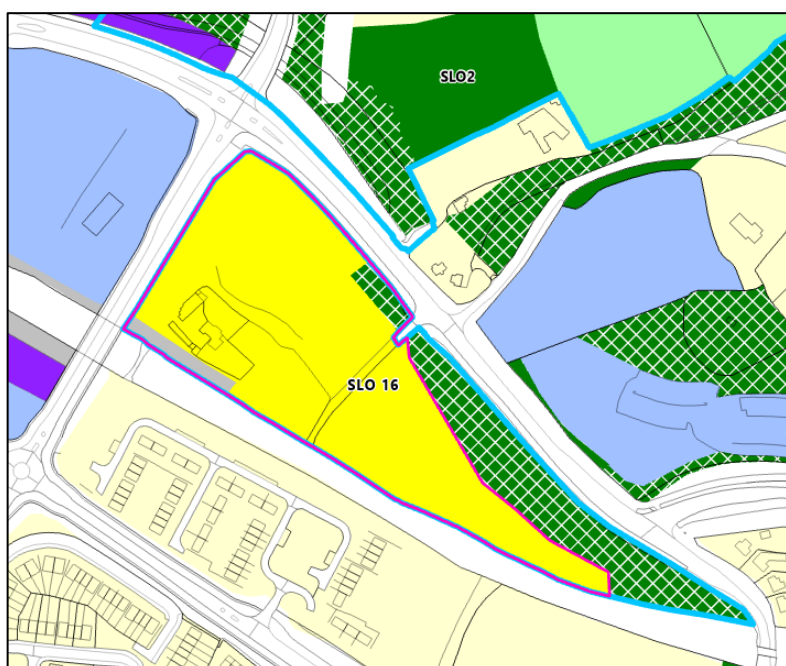
Without substantial cause, it is the policy of the Planning Authority not to allow a change of use of these premises within five years of first occupation of the development.

PROPOSED VARIATION ID	WR 5
LOCATION	MERRYMEETING
SUBMISSION NUMBER	123
ZONING CHANGE	YES
NEW SLO / AA	YES
AMENDED SLO / AA	NO
PROPOSED ZONING CHANGE	
Change c. 3.4ha from E – Employment to RN – New Residential	
Change c. 0.1ha from E – Employment to OS2 – Natural Areas	
Change c. 0.1ha from E – Employment to PU – Public Utility	
MAP	

Change from:



Change to:



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

SLO16

This SLO is located in the townlands of Merrymeeing and Burkeen and measures c. 4.6ha. This SLO is comprised of:

- c. 3.4ha zoned RN 'New Residential'
- c. 1.1ha zoned OS2 'Natural Areas',
- c. 0.1ha zoned PU 'Public Utility'

Any development proposal shall comply with the County Development Plan, this Local Area 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.
- A total area of c. 3.4ha is zoned for new housing development which shall including 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.
- Any residential development proposals for the RN lands shall be accompanied by proposals for the concurrent development of a MUGA (Mixed Use Games Area) of not less than 1,050sqm and a playground. No dwelling 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 (including necessary structures, layout, drainage, surfacing, lighting, access).
- Include a land reservation to facilitate the future provision of the Rathnew Inner Relief Road (RIRR), in particular alterations to its junction with the R750. The RIRR shall be developed in accordance with the delivery programme set out in the future Wicklow Town – Rathnew Local Transport Plan;
- Lands zoned OS2 located along the eastern boundary shall be reserved free of all development, shall be left in a natural condition and shall not be interfered with during any construction or operational phases of any development.
- 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.
- Development within the SLO will only be considered where the development surface water drainage arrangements accord with Wicklow County Council's Sustainable Urban Drainage (SUDs) Policy **and** an overall Surface Water Management Plan for the area which addresses the capacity of the area network and obviates flood risk in the area around the R750.
- Any application for development shall include the submission of a detailed archaeology and heritage assessment of existing structures / features on the site, prepared by a qualified professional and shall detail conservation measures if required. The removal of any historic features shall be robustly justified.
- Reserve land zoned PU 'Public Utility' to facilitate the future provision of a future train station, in accordance with the adjoining lands to the west, and allow for the future use of the existing railway underpass.
- 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.

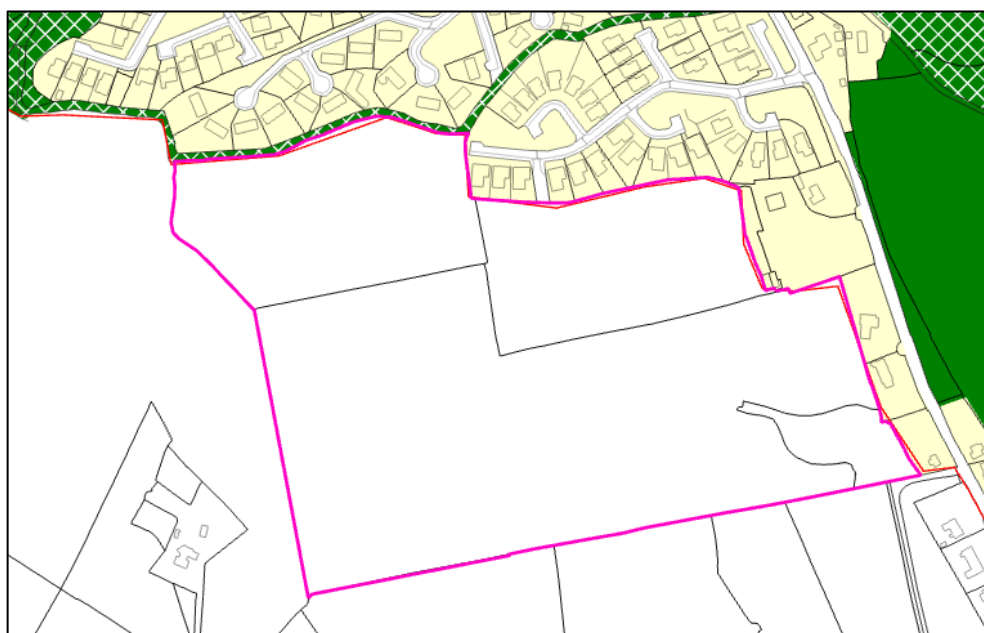
PROPOSED VARIATION ID	WR 6
LOCATION	DUNBUR LOWER
SUBMISSION NUMBER	131
ZONING CHANGE	YES
NEW SLO / AA	YES
AMENDED SLO / AA	NO

PROPOSED ZONING CHANGE

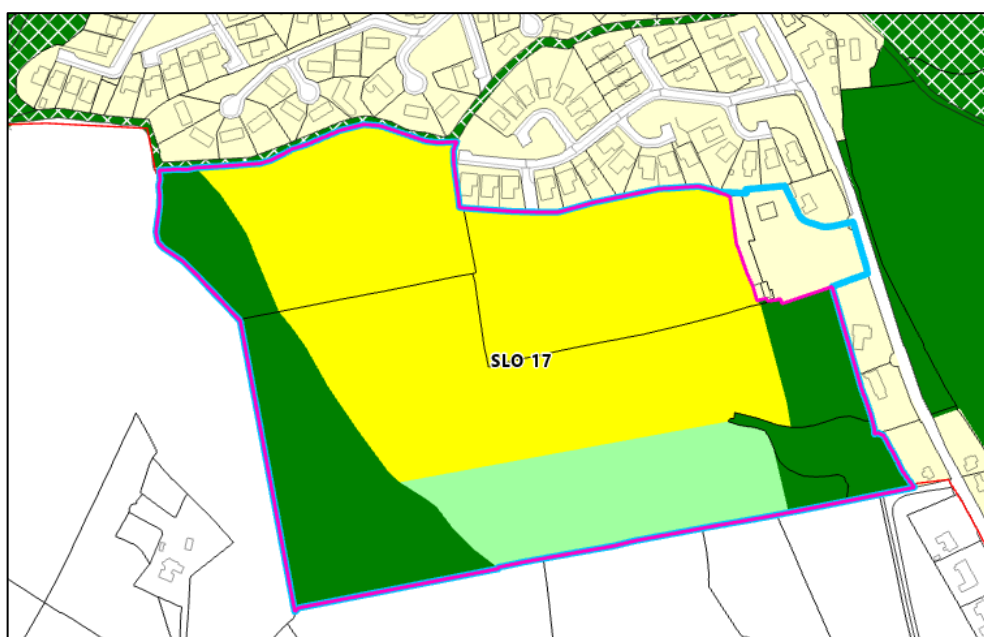
Change c. 10.4ha from unzoned to RN – New Residential
Change c. 2.7ha from unzoned to AOS – Active Open Space
Change c. 4.9ha from unzoned to OS1 – Open Space

MAP

Change from:



Change to:



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

SLO17

This SLO is located in the townland of 'Dunbur Lower' south of Wicklow Town and is accessed via regional road R750. The overall SLO measures c. 18.9ha as shown below. This SLO shall be delivered as a residential and open space development in accordance with the following criteria:

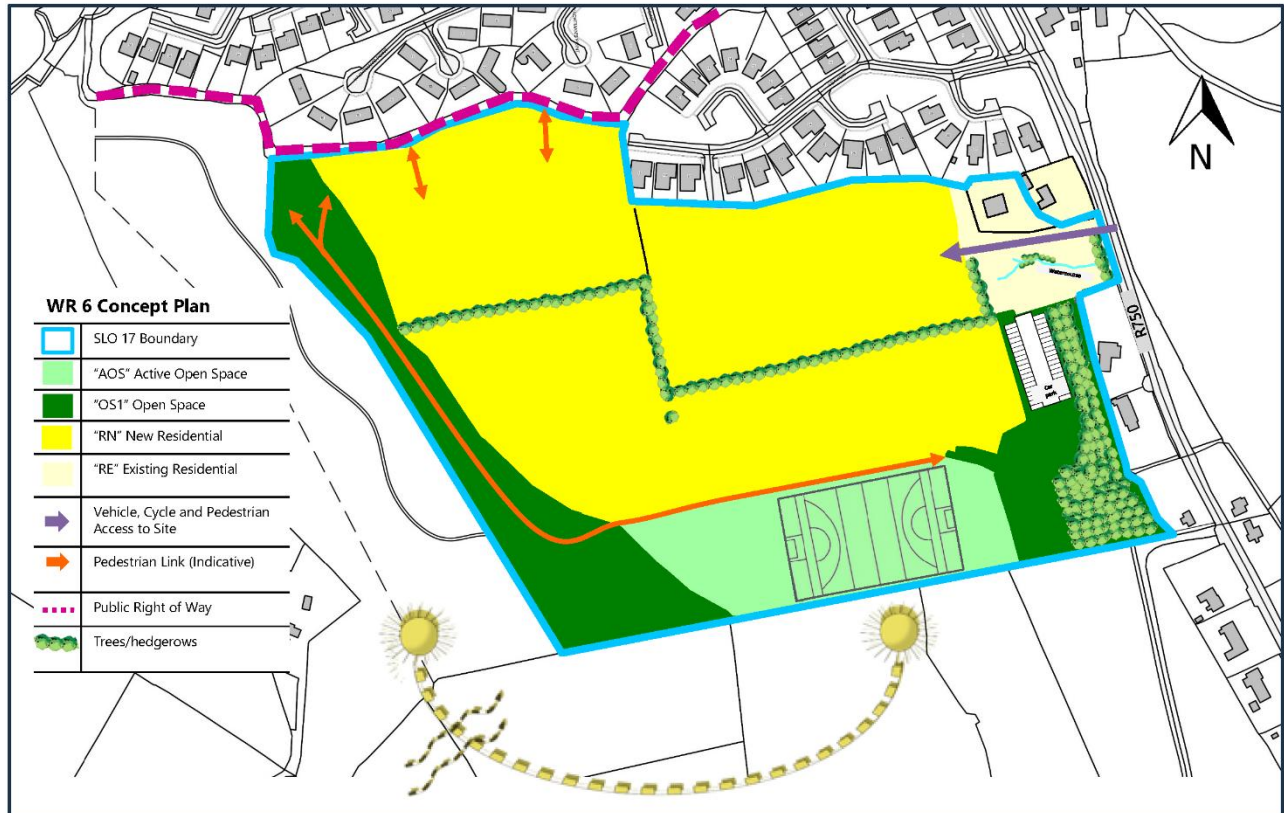
- The development shall provide for a new residential community well served by on-site facilities and well connected to the wider settlement, including high quality pedestrian and cycling links to existing schools, community infrastructure, transport services, recreational amenity areas and retail in Wicklow Town.
- A total area of c. 10.4ha is zoned for new housing development which shall include a wide range of house types and sizes to meet the needs of all in society, including units suitable for older persons or people with accessibility needs.
- In designing the development of residential areas attention shall be paid to mitigating the visual impact of the development on the higher lands. Development shall be of a design and layout that is appropriate to the topography of the site and the necessity to ensure there is a visual transition between these development lands and the unzoned agricultural lands to the south and west, and zoned OS2 lands east of the site.
- Development within the RE zone on the eastern part of the SLO shall be designed to preserve the existing trees and watercourse insofar as is possible.
- The 'open space' zoned lands shall be developed as follows:
 1. Lands zoned AOS shall be developed for active sport use 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:
 - Surfaced equipped playing pitches / courts / tracks of not less than 2.7ha
 - A clubhouse/changing facility of not less than 200sqm
 - Adequate lighting and drainage to serve the facility.
 2. Lands zoned OS1 located along the eastern boundary shall be laid in a manner to be agreed with the Planning Authority, but which shall include at a minimum:
 - a minimum 25m wide heavily planted tree belt between the eastern boundary of the SLO and the adjoining houses on the coast road;
 - a car park of not less than 50 spaces (serving this area and the AOS lands adjacent);
 - the remaining OS1 land shall be developed as a park / recreation area, including a playground, a MUGA (Mixed Use Games Area) of not less than 1,050sqm, tracks and features / furniture.
 3. Lands zoned OS1 to the west of the SLO shall be developed as amenity parkland, with appropriate landscaping, which provides for pedestrian links between the AOS zone and the public Right-Of-Way to the north, and potential future connections to the west.
- No dwelling units that may be permitted on foot of the RN zoning may be occupied until these community open space areas (including sports facility) are fully developed and are available for community use (including necessary buildings/structures, layout, drainage, surfacing, lighting, access and car parking).
- The development shall include the provision of a development 'centre', that provides a local community 'focal point', that clusters / combines the required community facilities set out in these objectives. This centre shall also include any other local services as needed by the future residents of the SLO (including small scale convenience retail, retail services), which shall be determined following the carrying out of a Social Infrastructure Audit and a Retail Impact Assessment of the area, that examine in particular the accessibility of existing local services and local convenience shops by foot / cycling to future residents of this SLO.
- Maximum retention of mature trees and hedgerows will be expected throughout the SLO area; Any proposed development shall take account of Public Right of Way (PROW4), preserve it and ensure it remains open and usable as a public amenity throughout the construction and occupation stages of the development.
- 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.
- 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.

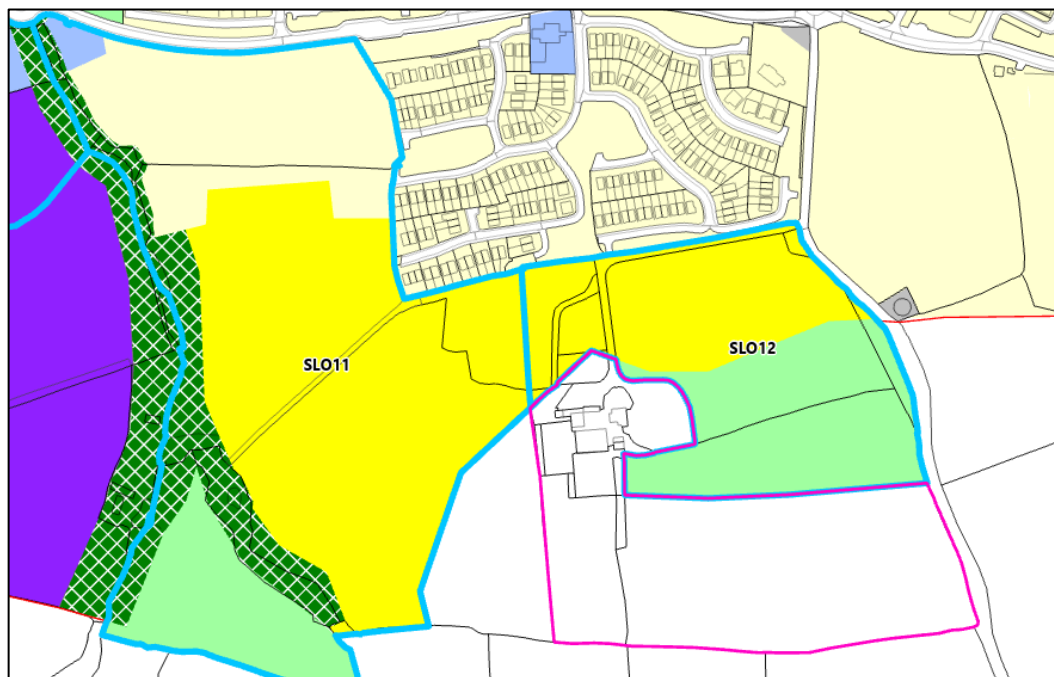


PROPOSED VARIATION ID	WR 7
LOCATION	SOUTH OF KIRVIN HILL AND HAWKS BAY
SUBMISSION NUMBER	148, 160
ZONING CHANGE	YES
NEW SLO / AA	NO
AMENDED SLO / AA	YES (SLO12)
PROPOSED ZONING CHANGE	

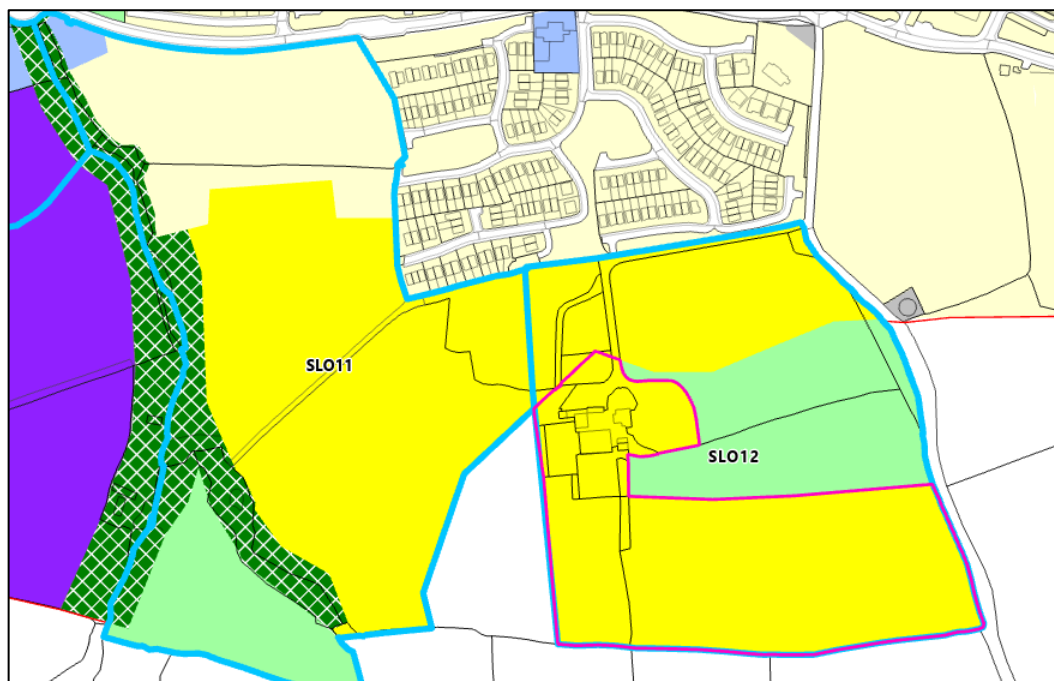
Change c. 5.9ha from unzoned to RN – New Residential

MAP

Change from:



Change to:



Amend 'SLO 12 – Specific Local Objective' as follows:

SLO12

This SLO is located in the townland of Broomhall, south of the Kirvin Hill and Hawks Bay developments and measures c. 11.4ha ~~5.5ha~~. The SLO comprises lands zoned:

- c. 8.6ha RN 'New Residential' (RN).
- c. 2.8ha AOS 'Active Open Space' (AOS)

As of 2026, development has already been permitted and is underway on an area of c. 5.5ha including 87 unit residential development and sports facility (pitch and clubhouse).

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

- ~~▪ Any residential development proposals for the RN lands shall be accompanied by proposals for the concurrent development of playing pitches on lands zoned AOS measuring not less than 2.8ha;~~
 - ~~▪ No dwelling units that may be permitted on foot of the RN zoning may be occupied until these AOS lands are fully developed suitable for sports use (including appropriate layout, drainage, lighting, access, and car parking) and are available for community use;~~
 - No further dwelling units that may be permitted on foot of the RN zoning may be occupied until
 - the AOS lands are fully developed suitable for sports use (including appropriate layout, drainage, lighting, access, service buildings and car parking) and are available for community use;
 - a MUGA (Mixed Use Games Area) of not less than 1,050sqm and a playground are developed and are available for community use. These facilities may be located in the AOS zone where adequate space is available.
 - The design and layout of the overall SLO, in particular the residential element, shall address and provide for passive supervision of the public open space areas. At no point should the design or layout allow for housing backing onto such public open space areas.
 - Any development on these lands shall make provision for possible future pedestrian / cycling connectivity between Friarshill and Rocky Road.
 - Any application for development shall include the submission of detailed archaeology, heritage and landscape assessments prepared by a qualified professional, and shall detail conservation measures. The removal of any historic features shall be robustly justified.
 - Development of these lands shall retain and conserve historic structures at Broomhall House and gardens, in particular the traditional stone outbuildings, historic boundary walls and the original core of the farmhouse. These structures shall be integrated into any development of the site, sensitively adapted for reuse where feasible. Development shall adopt a heritage-led layout that incorporates surviving historic structures as focal points and respects the alignment of the boundary wall. The completed development shall include on-site interpretation, available to the public, outlining the layered development history of Broomhall. The design of new structures adjacent to the historic structures shall be appropriate to the character of the historic structures, referencing traditional building vernacular.
 - 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.
 - In designing the development of residential areas attention shall be paid to mitigating the visual impact of the development on the higher lands. Development shall be of a design and layout that is appropriate to the topography of the site and the necessity to ensure there is a visual transition between these development lands and the unzoned agricultural lands to the south of the site.
 - 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	WR 8
LOCATION	ASHTOWN LANE
SUBMISSION NUMBER	183
ZONING CHANGE	YES
NEW SLO / AA	NO
AMENDED SLO / AA	YES

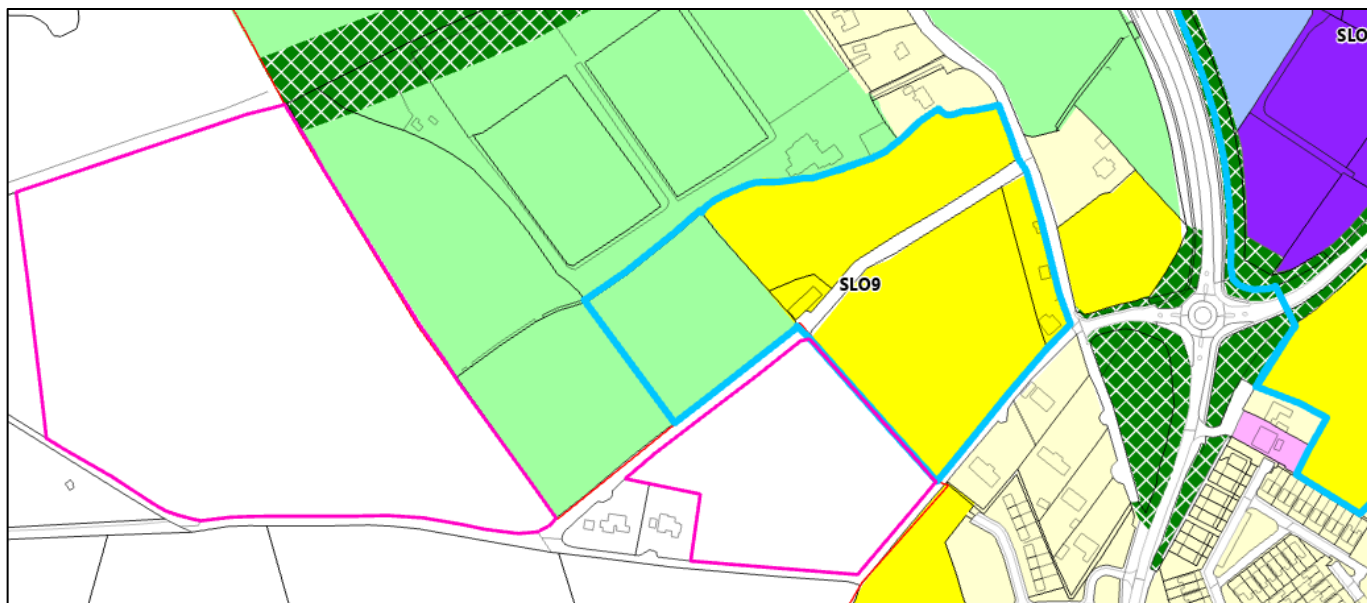
PROPOSED ZONING CHANGE

Change c. 9.2ha from unzoned to RN – New Residential

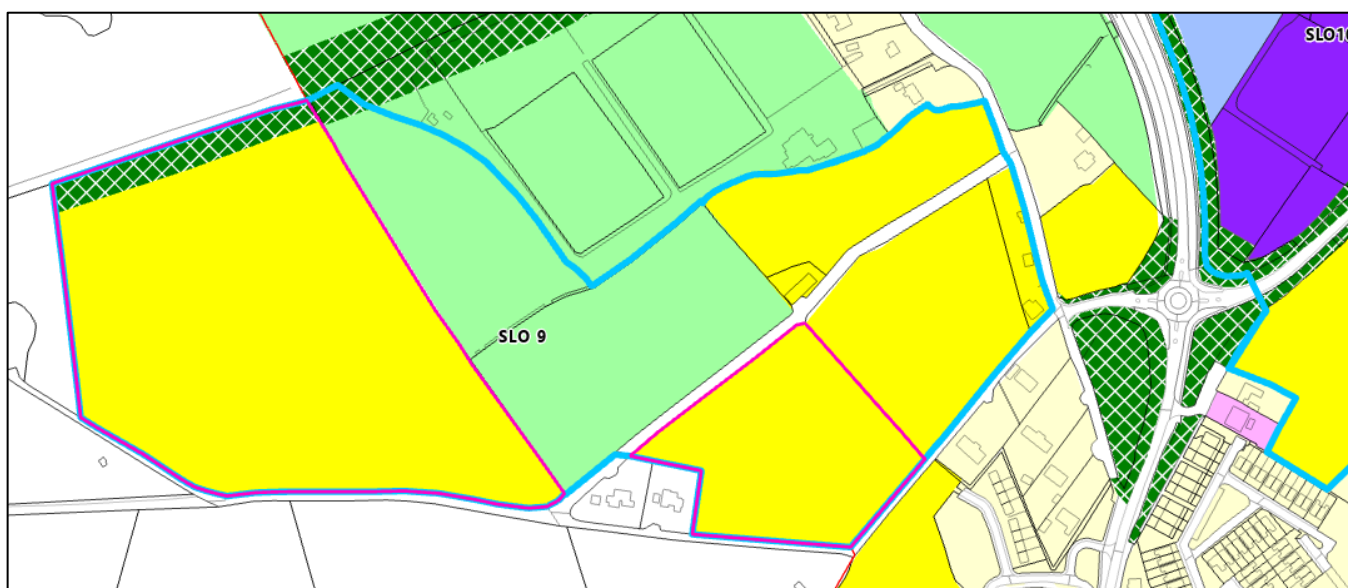
Change c. 0.5ha from unzoned to OS2 – Natural Areas

MAP

Change from:



Change to:



Amend 'SLO 9 – Specific Local Objective' as follows:

SLO9

This SLO is located in the townland of Hawkestown Lower on Ashtown Lane and measures c. ~~5ha~~ 18.1ha. The SLO comprises lands zoned 'New Residential' (RN), and 'Active Open Space' (AOS) and 'Natural Areas' (OS2).

Any development proposal shall comply with the County Development Plan, this Local Area 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 areas and retail in Wicklow Town and Rathnew.
- A total area of c. 12.9ha is zoned for new housing development which shall include a wide range of house types and sizes to meet the needs of all in society, including units suitable for older persons or people with accessibility needs. Development shall be of a design and layout that is appropriate to the topography of the site and an appropriate visual transition to the unzoned agricultural lands to the west of the SLO.
- This SLO and the access roads therein shall be so laid out and designed as to provide for an alternative vehicular access to Wicklow RFC from Ashtown Lane.
- Any residential development proposals for the RN lands shall be accompanied by proposals for the concurrent development of playing pitches / courts / tracks on lands zoned AOS measuring not less than ~~1ha~~ 4.3ha, of a format to be agreed with the Planning Authority but which shall include at a minimum:
 - Surfaced and equipped playing pitches / courts / tracks
 - A clubhouse/changing facility of not less than 200sqm
 - a MUGA (Mixed Use Games Area) of not less than 1,050sqm and a playground
 - Adequate lighting and drainage to serve the facility.
- No dwelling units that may be permitted on foot of the RN zoning may be occupied until these AOS lands are fully developed suitable for sports use (including appropriate layout, drainage, lighting, access, service buildings and car parking) and are available for community use.
- Any development on these lands shall be so designed and constructed to maximise tree and hedgerows retention; any application for development shall include the submission of a detailed tree survey prepared by a qualified arboriculturist, and shall detail and justify any mature tree removal proposed.
- 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.

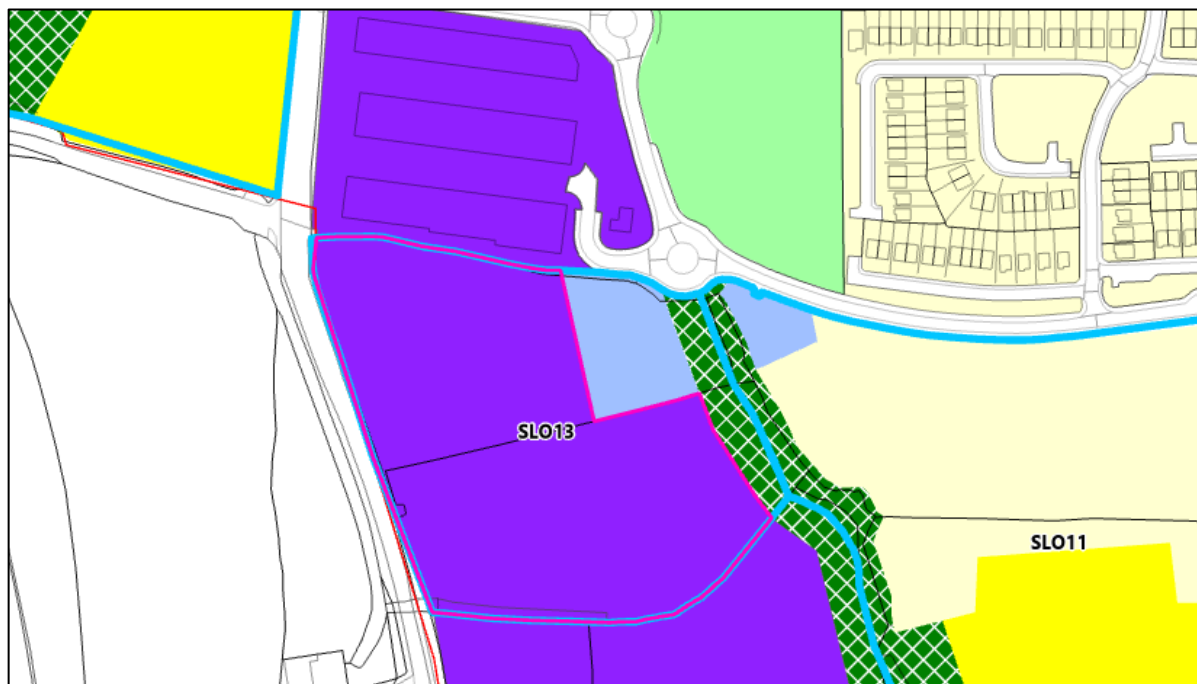
Where such childcare facilities are required as part of new developments, they shall be:

 - 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.

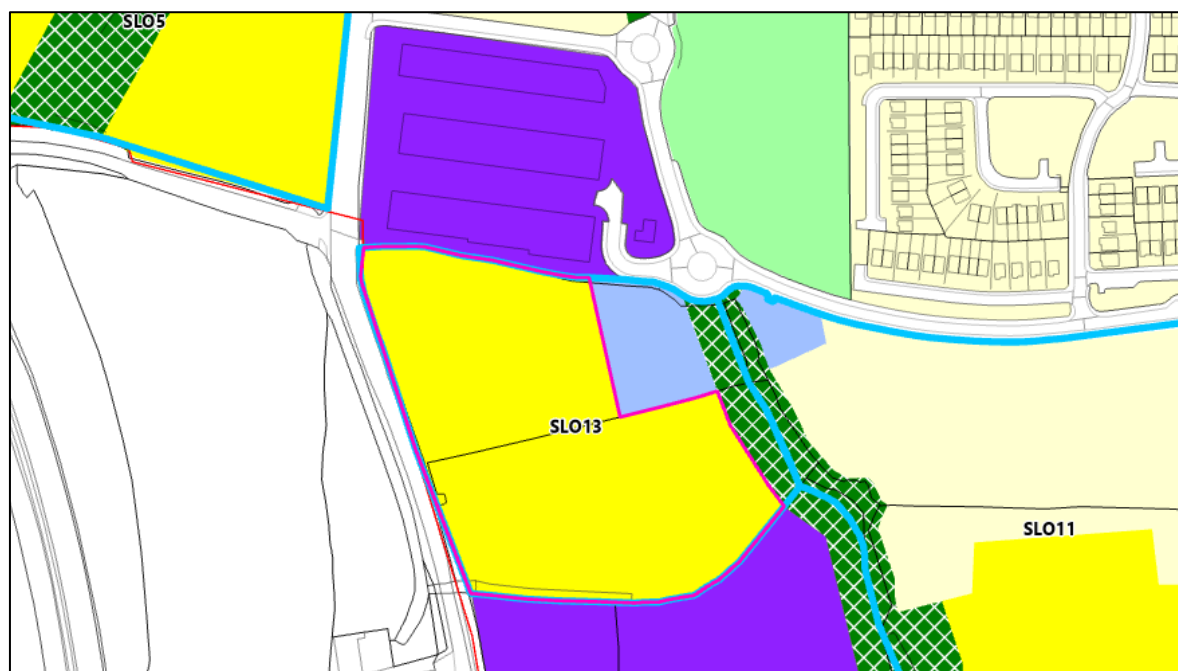
Without substantial cause, it is the policy of the Planning Authority not to allow a change of use of these premises within five years of first occupation of the development.
- Suitable design and mitigation measures will be incorporated into development proposals at these lands to avoid and prevent significant adverse effects on the Ashtown stream and its riparian zone situated along the northern boundary of the site.

PROPOSED VARIATION ID	WR 9
LOCATION	BALLYNABARNY
SUBMISSION NUMBER	185
ZONING CHANGE	YES
NEW SLO / AA	NO
AMENDED SLO / AA	YES (SLO13)
PROPOSED ZONING CHANGE	
Change c. 3.3ha from E – Employment to RN – New Residential	
MAP	

Change from:



Change to:



Amend 'SLO 13 – Specific Local Objective' as follows:

SLO13

This SLO is located in the townland of Ballynabarny and measures c. ~~3.2ha~~ **c. 4ha** The SLO comprises lands zoned '~~Employment' (E),~~ '**Residential' (RN),** Community / Education' (CE) and 'Natural Areas' (OS2).

Any development proposal shall comply with the County Development Plan, this Local Area 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 areas and retail in Rathnew.
- A total area of c. 3.3ha is zoned for new housing development which shall include a wide range of house types and sizes to meet the needs of all in society, including units suitable for older persons or people with accessibility needs. Development shall be of a design and layout that is appropriate to the topography of the site.
- Any ~~employment~~ **residential** development proposals for the ~~E~~ **RN** lands shall be accompanied by proposals for the concurrent development of an indoor community / sport facility **and an outdoor multi-functional area (including a playground)** on lands zoned CE measuring not less than 0.4ha; **of a format to be determined and agreed with the Planning Authority following the carrying out of a Social / Community Assessment.**
- No ~~more than 50% of the employment~~ **residential** units that may be permitted on foot of the ~~E~~ **RN** zoning may be occupied until this indoor community / sport facility is fully developed suitable for sports use (including appropriate structures, access and car parking) and are available for community use;
- 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 and shall maintain a core riparian buffer zone of at least 25m.
- Any development on these lands shall be so designed and constructed to maximise tree and hedgerows retention; any application for development shall include the submission of a detailed tree survey prepared by a qualified arboriculturist, and shall detail and justify any mature tree removal proposed.
- The road layout within this SLO shall be so designed so as to allow for access to adjoining zoned lands to the south.
- 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	WR 10
LOCATION	CORPORATION LANDS DUNBUR
SUBMISSION NUMBER	186
ZONING CHANGE	YES
NEW SLO / AA	YES
AMENDED SLO / AA	NO

PROPOSED ZONING CHANGE

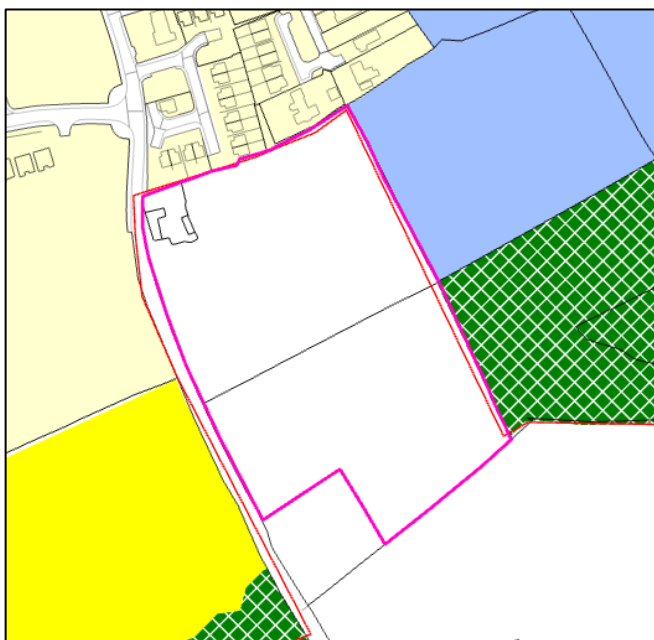
Change c. 3.2ha from unzoned to RN – New Residential

Change c. 0.3ha from unzoned to OS2 – Natural Areas

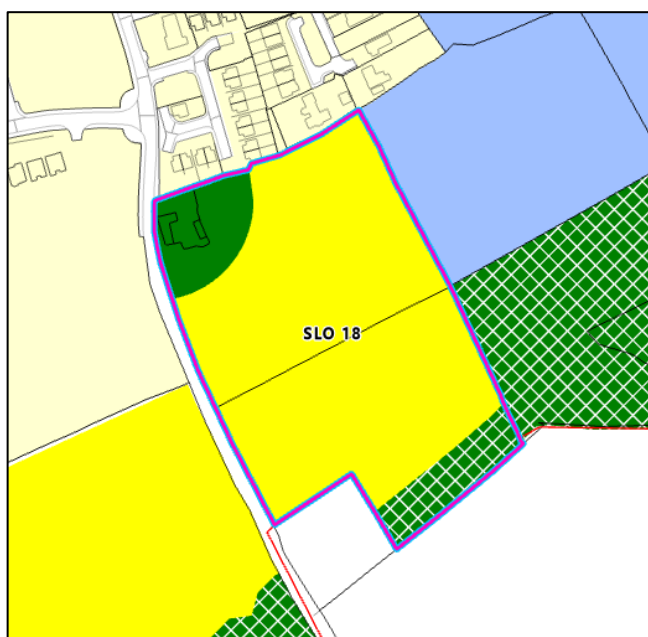
Change c. 0.4ha from unzoned to OS1 – Open Space

MAP

Change from:



Change to:



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

SLO 18

This SLO is located in the townland of 'Corporation Lands' in the Dunbur area, south of Wicklow Town and is accessed via local road L-5103. The overall SLO measures c. 3.9ha as shown below. This SLO shall be delivered as a residential and open space development in accordance with the following criteria:

- 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 areas and retail in Wicklow Town;
- A total area of c. 3.2ha is zoned for new housing development which shall include a wide range of house types and sizes to meet the needs of all in society, including units suitable for older persons or people with accessibility needs. In designing the development of residential areas attention shall be paid to mitigating the visual impact of the development on the higher lands. Development shall be of a design and layout that is appropriate to the topography of the site and the necessity to ensure there is a visual transition between these development lands and the unzoned agricultural lands to the south and zoned OS2 lands east of the site.
- Lands zoned OS2 located along the southern boundary (watercourse) shall be reserved free of all development, shall be left in a natural condition and shall not be interfered with during any construction or operational phases of any development (with a long term goal for the provision of an uninterrupted natural corridor along this watercourse from Ballyguile More and Dunbur Lower).
- Lands zoned OS1 surrounding the Protected Structure 'The Cholera House' shall be provided as a public 'heritage park'. This park shall include the provision of a small visitor car park / viewing area (not larger than c. 400sqm) and a community playground. The location, layout and design of the car park / viewing area/ playground and any landscaping, pathways, furniture etc shall take in account the results of archaeological / heritage assessment of the SLO which shall be carried out before any development commences. Stabilisation works are to be undertaken to the Protected Structure.
- Maximum retention 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;
- No residential units may be occupied until the public 'heritage park' and visitor car park / viewing area and playground are completed and available for public use.
- 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.

Level 3:

Greystones-Delgany



Proposed Variation No. 7 to Volume 2, Part 6 of the Wicklow County Development Plan 2022-2028:

Greystones-Delgany & Kilcoole Local Planning Framework

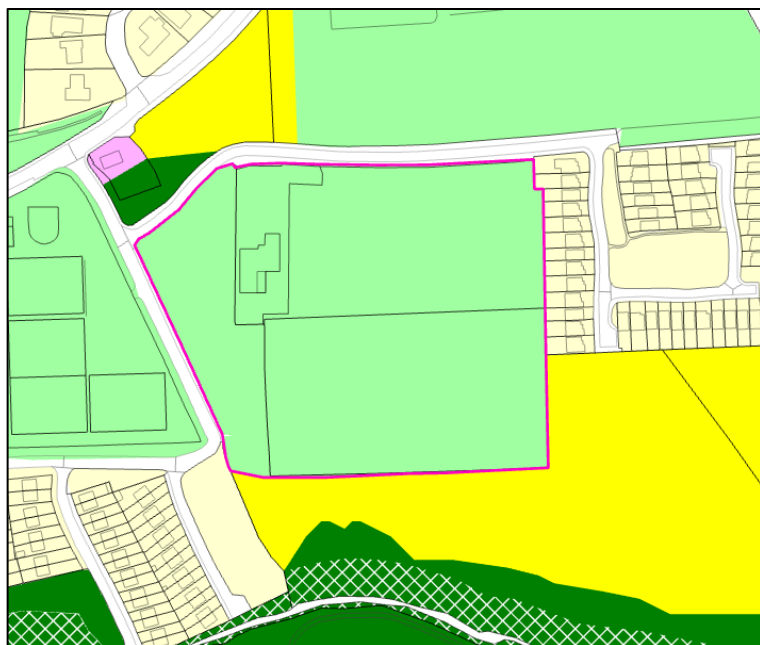
Proposed Variation Number	ID	Location	Area	R	AOS	OS1/2	CE	Other
GSD 1	41	Burnaby Mill West	4.6	3.2			1.4	
GSD 2	157/190	Charlesland	63.5*	33.9		29.4 (16.5/12.9)		0.15 AOS to unzoned

*Excludes 8.5ha of previously developed Shoreline Sports Park within SLO3

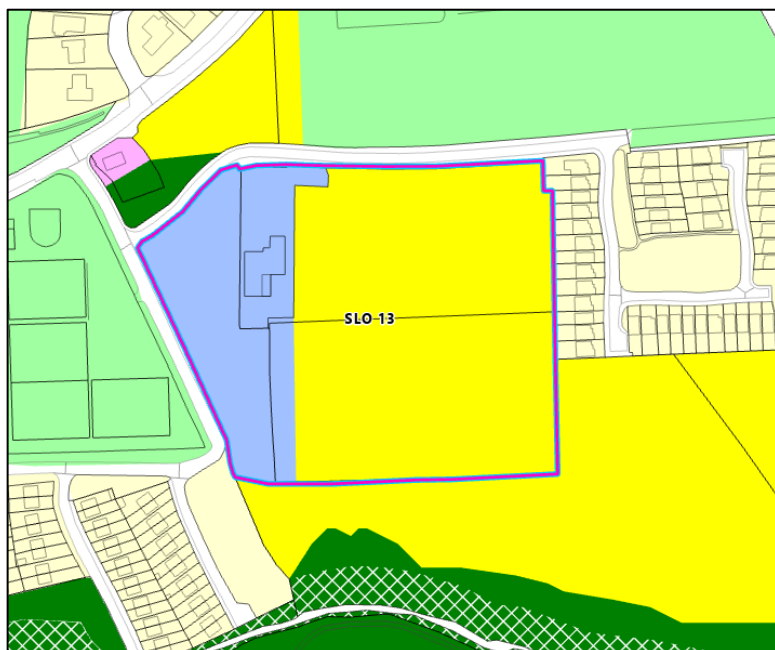
Note: This table states the new/uplift in zoning as a result of the Proposed Variation. Where an existing SLO is being amended, these figures may differ from those stated in the text; this is because the SLO will state the overall zonings contained in the area (i.e. both proposed zonings and land not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

PROPOSED VARIATION ID	GSD 1
LOCATION	BURNABY MILL WEST
SUBMISSION NUMBER	41
ZONING CHANGE	YES
NEW SLO / AA	YES
AMENDED SLO / AA	NO
PROPOSED ZONING CHANGE	
Change c. 3.2ha from AOS – Active Open Space to RN – New Residential	
Change c. 1.4ha from AOS – Active Open Space to CE – Community & Education	
MAP	

Change from:



Change to:



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

SLO13

This SLO is located in the townland of Killincarrig and measures c. 4.6ha. This SLO is comprised of:

- c. 3.2ha zoned RN 'New Residential'.
- c. 1.4ha zoned CE 'Community & Education'.

Any development proposal shall comply with the County Development Plan, this Local Planning Framework 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.
 - Any new residential development proposals for the RN lands shall be accompanied by proposals for the concurrent development of community facilities on lands zoned CE measuring not less than c. 1.4ha 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:
 - A multi-use sport/community building suitable to a range of indoor sports (e.g. squash, badminton, indoor basketball) and community / social uses,
 - A surfaced and fully equipped outdoor MUGA (Mixed Use Games Area) of not less than 1,050sqm, suitable for a range of outdoor sports, including but not limited to basketball, tennis, pickleball, volleyball etc,
 - Fully equipped playground of not less than 400sqm.
 - No dwelling units that may be permitted on foot of the RN zoning may be occupied until the community/sports facilities are fully developed suitable and available for community use. For the avoidance of doubt, if it later emerges that areas of additional lands are required to deliver the community facilities beyond those zoned CE, e.g. due to detailed layout requirements/orientation of sporting facilities/undevelopable areas/buffer zones from sensitive habitats, etc., these additional areas shall be taken from lands zoned RN within this SLO.
 - Mature trees and hedgerows along the boundaries of the lands shall be retained to the maximum extent possible, with minimal breaks for access.
 - Development on these lands shall have regard to and facilitate the Greystones Active Travel Pathfinder Scheme or any other proposed active travel scheme interacting with these lands, with particular reference to Objective GDK60(L) in Section B.7 of this LPF. Maximum pedestrian permeability to adjacent lands/existing residential areas shall be provided for in the layout of these lands, including connections to undeveloped residential zoned lands to the south/southeast.
 - 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	GSD 2
LOCATION	CHARLESLAND
SUBMISSION NUMBER	157, 190
ZONING CHANGE	YES
NEW SLO / AA	NO
AMENDED SLO / AA	YES

PROPOSED ZONING CHANGE

Change c. 33.9ha from AOS – Active Open Space to RN – New Residential

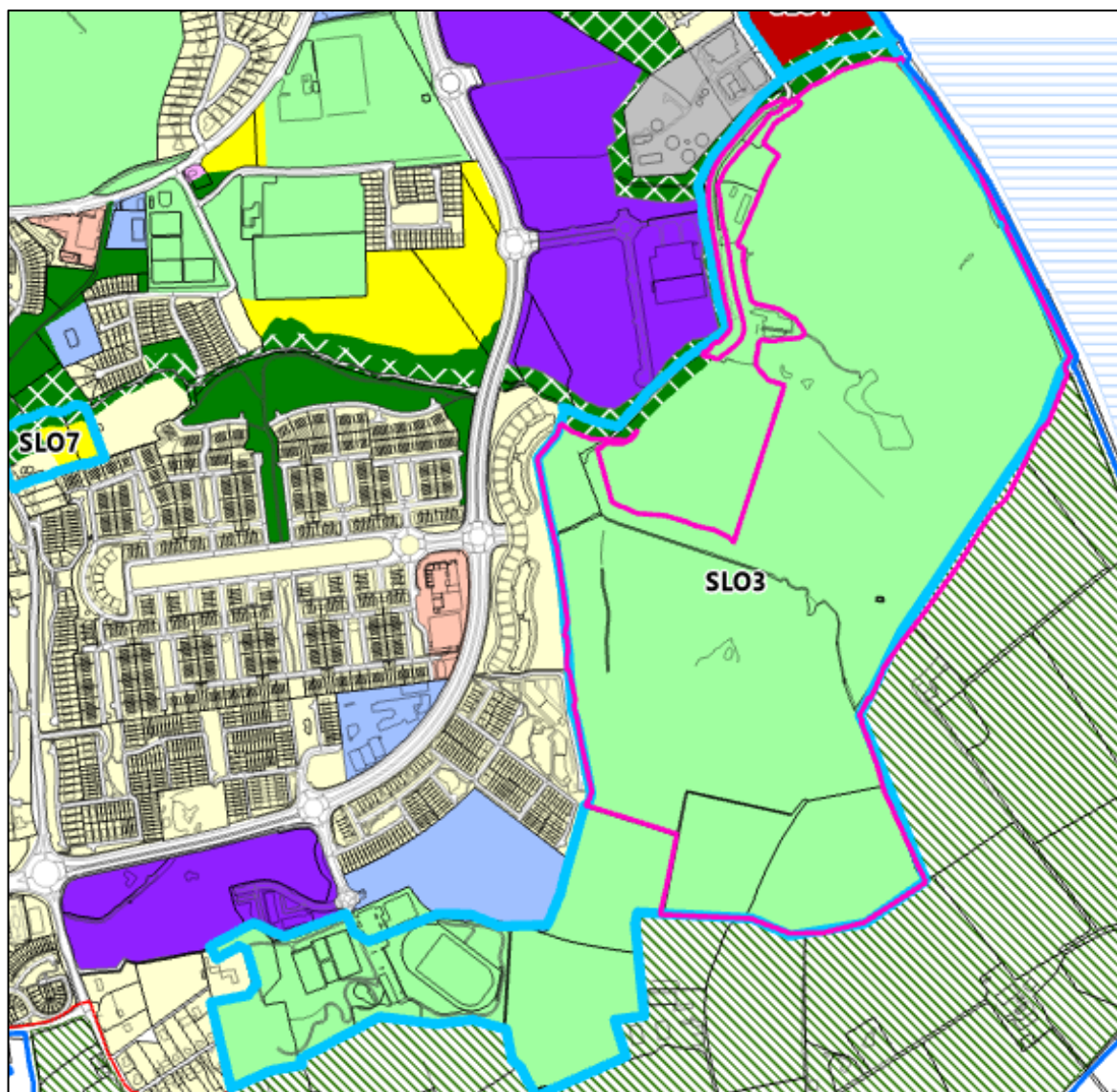
Change c. 16.5ha from AOS – Active Open Space to OS1 – Open Space

Change c. 12.9ha from AOS – Active Open Space to OS2 – Natural Areas

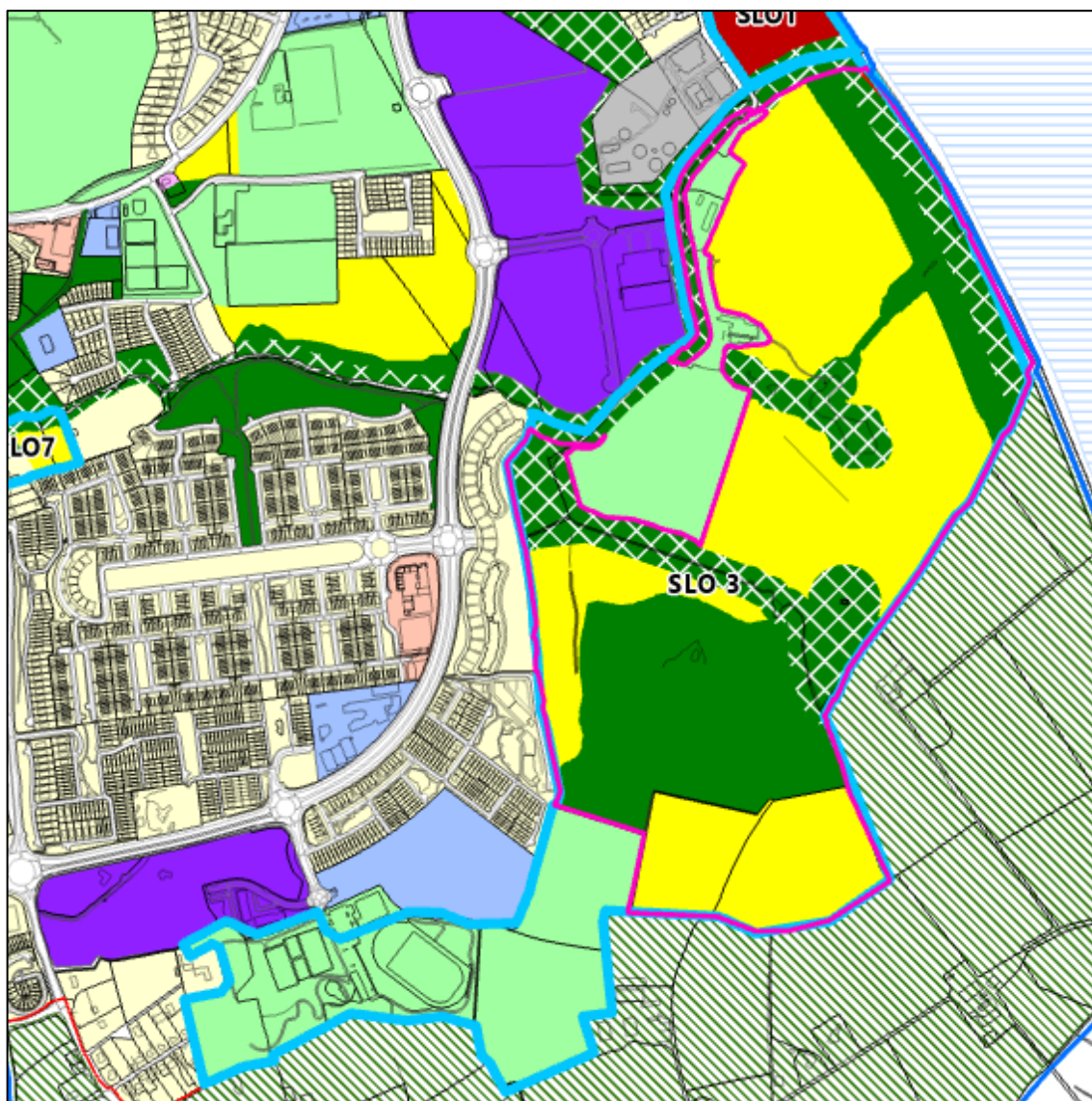
Change c. 0.2ha from AOS – Active Open Space to unzoned

MAP

Change from:



Change to:



Amend 'SLO 3 – Specific Local Objective' as follows:

~~These lands measuring c. 88ha are located to the east and south of the Charlesland dual carriageway and bordering the railway line. The lands are largely made up of the Charlesland golf club, the Shoreline Sports Park and some lands currently in use for agriculture.~~

~~These lands are zoned 'AOS – Active Open Space' in this LPF. While this zoning proscribes the type of development that may occur on these lands, the purpose of this SLO is to set out requirements should any development proposals according with this zoning come forward.~~

~~The Local Authority would ideally like to see these lands utilised for a wider range of sporting and social – community activities, including (but not limited to) the use of the land for outdoor and indoor sports pitches / courts etc (given capacity issues in existing clubs in the LPF area) as well as for casual parkland for informal recreation.~~

~~Any proposals shall comply with the following requirements:~~

- ~~• In addition to the existing access routes via the Woodlands Road and at Charlesland Sports Park (Ballynerrin roundabout), further access points from the Charlesland dual carriageway will be expected; in particular, access routes via the 'Kilfernoc' and the 'Glen' roundabouts will be supported.~~
- ~~• 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.~~

SLO3

This SLO is located in the townlands of Charlesland, Ballynerrin and Knockroe, and measures c. 88ha. This SLO is comprised of:

- c. 33.9ha zoned RN 'New Residential'
- c. 22.9ha zoned AOS 'Active Open Space'
- c. 16.5ha zoned OS1 'Open Space'
- c. 14.9ha zoned OS2 'Natural Areas'

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

Residential Development

- 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.
- No dwelling units that may be permitted on foot of the RN zoning may be occupied until the community / social / sports facilities and woodland park (detailed below) are fully developed suitable for community sports use (including necessary buildings/structures, layout, drainage, surfacing, lighting, access and car parking) and are available for community use.

Where the development of this SLO does not come forward as a single application, these facilities shall be provided within each phase of development but no residential units permitted may be occupied until the community / social / sports / open space infrastructure associated with that phase is completed and available for public use.

For the avoidance of doubt, if it later emerges that areas of additional lands are required to deliver the community sports facility beyond those zoned AOS / OS1, e.g. due to detailed layout requirements/orientation of sporting facilities/undevelopable areas/buffer zones from sensitive habitats, etc., these additional areas shall be taken from lands zoned RN within this SLO.

Community / Amenity

- Any new residential development proposals for the RN lands shall be accompanied by proposals for the concurrent development of a Woodland Park on lands zoned OS1, incorporating the area of raised ground east of Hawkins Wood/Aldborough Manor. This Woodland Park should 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:
 - woodland paths and trails
 - an outdoor amphitheatre which can utilise the slope of the elevated ground.
- Any new residential development proposals for the RN lands shall be accompanied by proposals for the concurrent development of community sports facilities on lands zoned AOS measuring not less than 22.9ha 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:

Area 1 – AOS lands to the north of the OS1 park:

- 3 No. full size pitches (1 No. with All-Weather surface), of not less than 105m x 68m each.
- 1 No. All-Weather Pitch, of not less than 60m x 40m;
- 1 No. All-Weather Pitch, of not less than 45m x 25m.
- 1 No. full size Cricket Oval (c. 2ha), the outfield of which may overlap grass football pitches if necessary.
- 3 No. fully equipped full sized porous asphalt courts (suitable for basketball, volleyball etc), of not less than 28m x 15m each.
- 1 No. fully equipped MUGA (Mixed Use Games Area) of not less than 1,050sqm.
- Indoor Community / Sports facilities / buildings providing for indoor courts, club house / changing facilities (suitable for a range of indoor sports such as squash, badminton, basketball etc) and indoor space for non-sport community, said community floor space not being less than 600sqm. This may re-use the existing Charlesland Golf Club building if feasible and adequate in size.

Area 2 – AOS lands to the south of the OS1 park:

- The provision of not less than 20,000qm of suitably surfaced playing pitches, of a range of sizes and types suitable for range of sports, available for community use, with pedestrian access from Shoreline Sports Park and Greystones Community School. The layout of this AOS area should allow for future pedestrian/cyclist routes immediately southward to Kilcoole.

- 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.

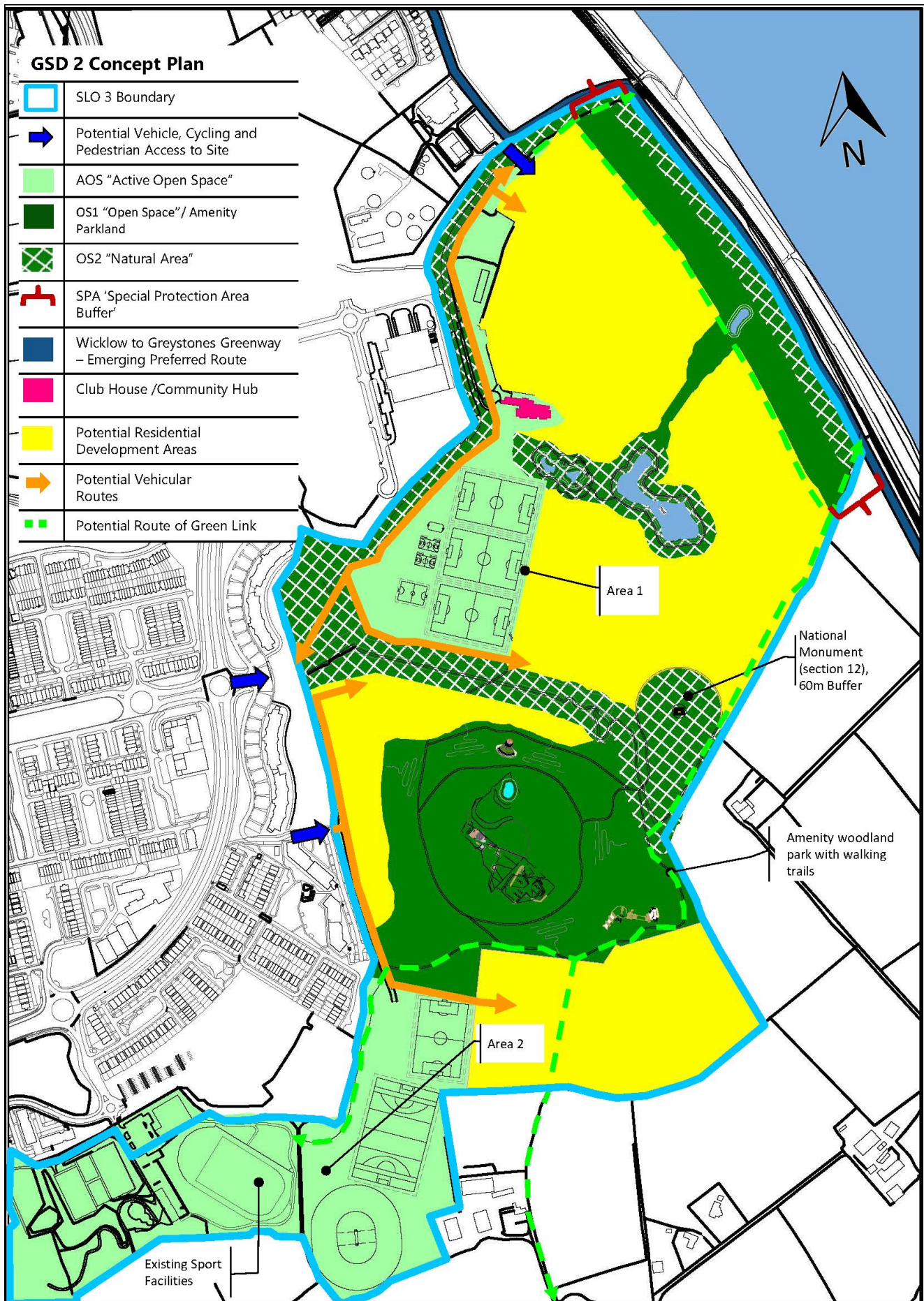
- The development shall include the provision of a development 'centre', that provides a local community 'focal point', that clusters / combines the required community facilities set out in these objectives. This centre shall also include any other local services as needed by the future residents of the SLO (including small scale convenience retail, retail services), which shall be determined following the carrying out of a Social Infrastructure Audit and a Retail Impact Assessment of the area, that examine in particular the accessibility of existing local services and local convenience shops by foot / cycling to future residents of this SLO.
- 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, and no aspect of any development on foot of this SLO shall prejudice 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. A spur from this green link should also be included to allow for pedestrian/cyclist connections to Kilcoole, connecting to existing farm roads to the immediate south of the SLO on lands zoned AG 'Agriculture' and part of the same landholding. This route to Kilcoole should be available for public use upon the occupation of the first dwelling on RN lands to the south of the OS1 park.

Heritage Conservation

- Development proposals shall be suitably informed by an Ecological Impact Assessment and a Biodiversity Enhancement Management Plan (BEMP). Avoidance, mitigation and enhancement measures shall be incorporated into proposals, as needed, to achieve appropriate ecological protection and enhancement, in line with the wider Natural Heritage & Biodiversity Objectives of the County Development Plan.
- Prior to the commencement of any development, detailed ecological survey and assessment of all natural biodiversity areas, including (but not limited to) watercourses, ponds, mature trees and flood management zones shall be carried out, and measures to protect and manage identified areas of high value shall be integrated into the design of any development.
- Any development on these SLO lands shall protect 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 any OS2 corridor shall be minimised to that absolutely necessary for access; any such crossing shall be via a clean span bridge over the watercourse designed and built in accordance with Inland Fisheries Ireland guidance, that maintains its natural character.
- Prior to the commencement of any development, detailed survey and archaeological assessment of the existing ruined church and lime kiln on the lands shall be undertaken to identify any buffers zones required surrounding same, as well as any necessary conservation / stabilisation / interpretative works, which shall be carried out as part of any development prior to the occupation of any development.
- All proposed projects in this SLO have full regard to the Habitats Directive (with particular regard for the Murrough SPA and the Murrough Wetlands SAC), including being subject to Appropriate Assessment that identifies and addresses any likely significant effects. In doing so, proposed projects and associated Appropriate Assessments in this area shall, as relevant:
 - Be informed by appropriately targeted ecological survey(s) and assessment(s) of the Qualifying Interests of the SAC and SPA that consider issues including:
 - Bird usage of the adjacent wetland and aquatic areas (coastal marshes, shingle shore, nearshore area), including spatial and behavioural considerations and associated role in supporting the QIs of the site as a whole.
 - Use of the area adjacent during darkness, including a consideration of lighting effects on spatial and behavioural considerations.
 - Use of the area for fish and mammal movements and to have consideration of lighting effects on connectivity for these mobile species.
 - Give due consideration to any requirement for project level mitigation that arises from the surveying and assessment described above, ensuring that prescribed mitigation measures are proven, robust and address the need for certainty in achievement of mitigation of potentially significant adverse effects. Notably this should include a presumption to achieve significant net benefit to the features which may otherwise be impacted.
 - To avoid the potential for impacts on the aquatic environment and associated species, key components of nearby European sites, any development must adequately address the management of surface water run-off and drainage at the construction and operational phases to ensure that no adverse impacts may occur to the sites. It should be recognised that this may require significant exceedance of any existing measures to ensure that any development provides a net benefit over its life, to the nearby sites and wider aquatic environment.



Level 3: Blessington



Proposed Variation No. 7 to Volume 2, Part 5 of the Wicklow County Development Plan 2022-2028:

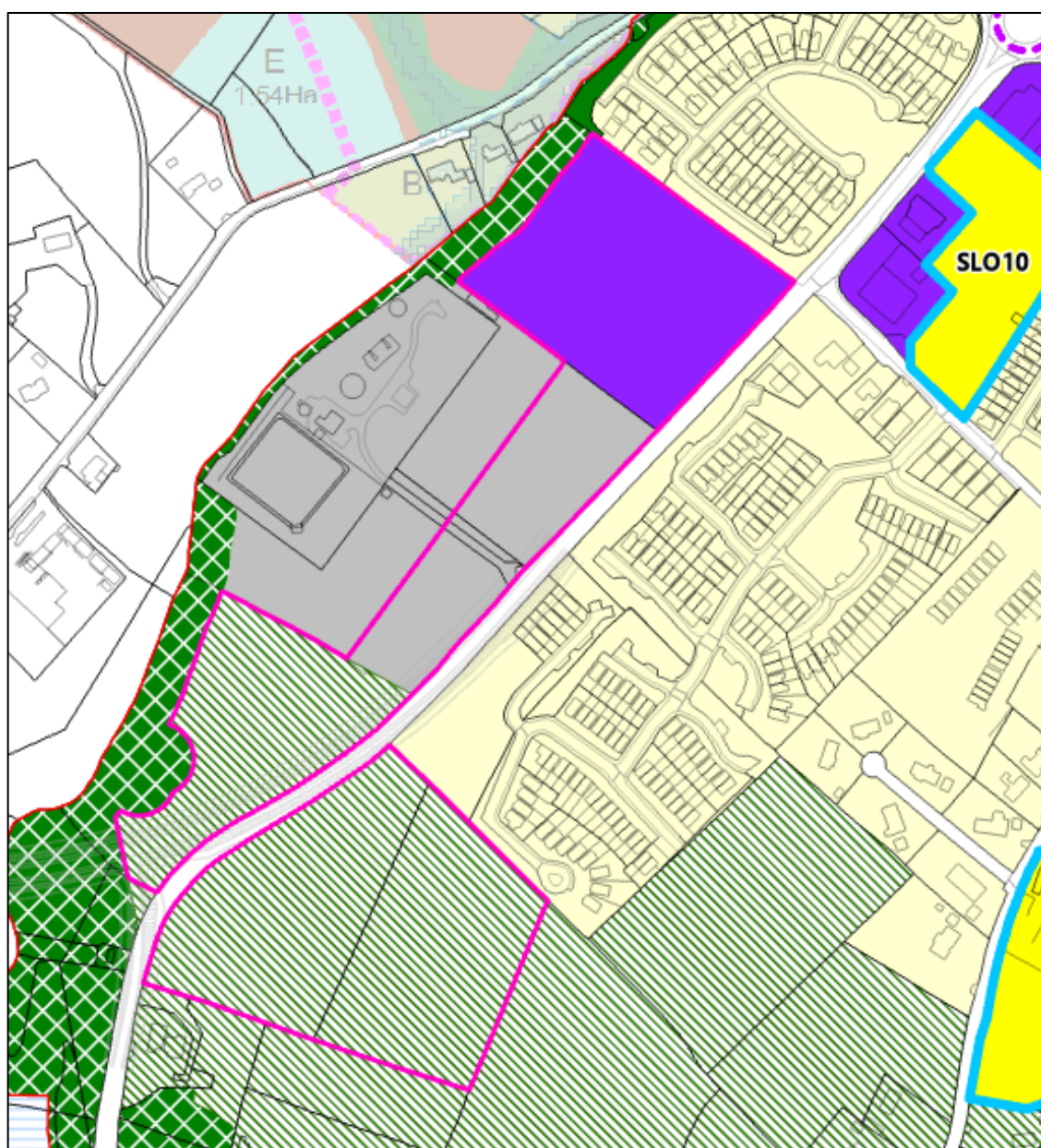
Blessington Local Area Plan

Proposed Variation Number	ID	Location	Area	R	AOS	OS1/2	CE	Other
BLS 1	180	Blessington	9.4	7.1	2.3			

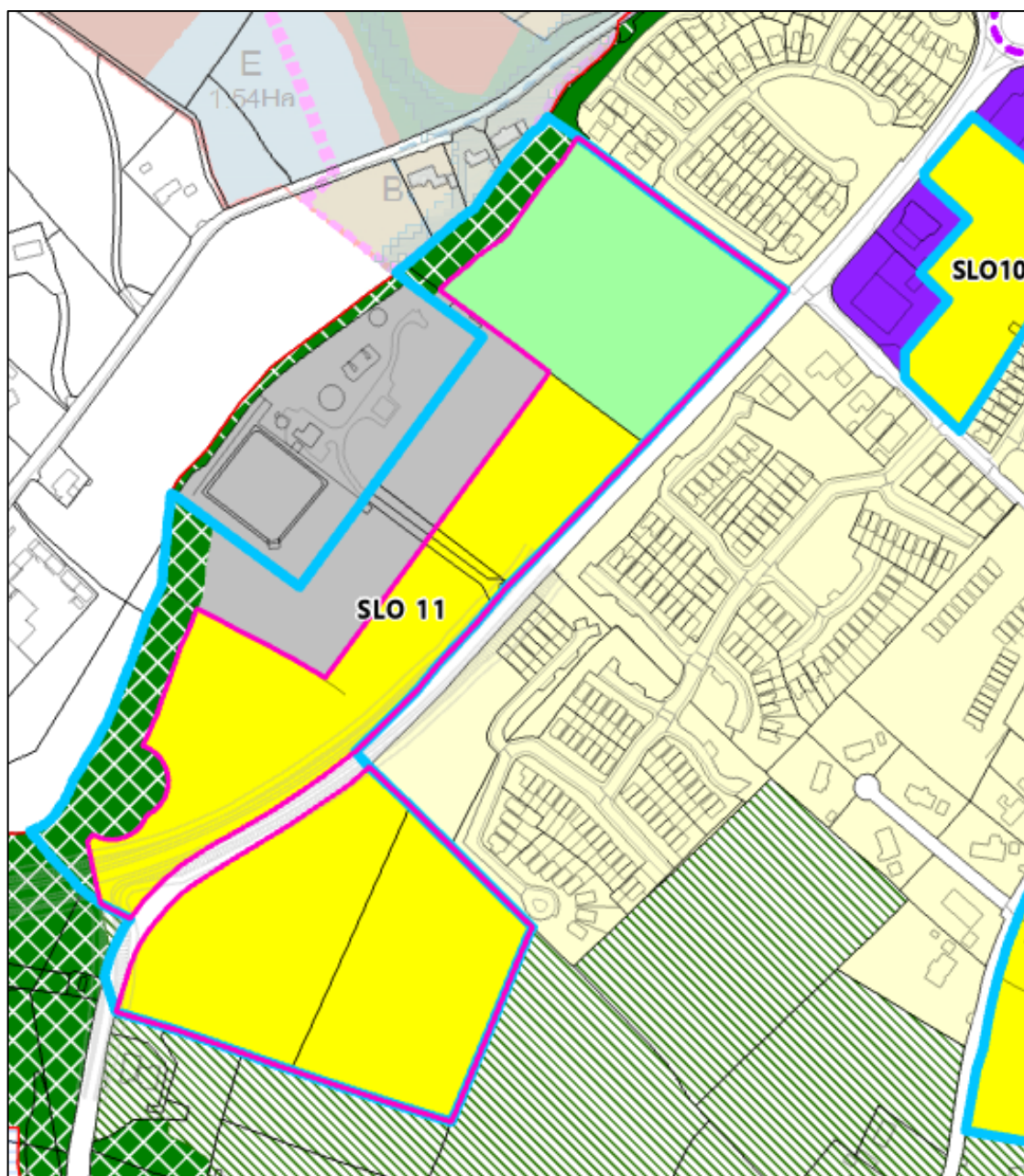
Note: This table states the new/uplift in zoning as a result of the Proposed Variation. Where an existing SLO is being amended, these figures may differ from those stated in the text; this is because the SLO will state the overall zonings contained in the area (i.e. both proposed zonings and land not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

PROPOSED VARIATION ID	BLS 1:
LOCATION	BURGAGE MORE (WEST)
SUBMISSION NUMBER	180
ZONING CHANGE	YES
NEW SLO / AA	YES
AMENDED SLO / AA	NO
PROPOSED ZONING CHANGE	
Change c. 2.3ha from E – Employment to AOS – Active Open Space	
Change c. 1.6ha from PU – Public Utility to RN – New Residential	
Change c. 5.5ha from AG - Agriculture to RN – New Residential	
MAP	

Change from:



Change to:



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

SLO11

This SLO is located in the townland of Burgage More and measures c. 12.7ha. This SLO is comprised of:

- c. 7.1ha zoned RN 'New Residential'.
- c. 2.3ha zoned AOS 'Active Open Space'.
- c. 1.6ha zoned PU 'Public Utility'.
- c. 1.3ha zoned OS2 'Natural Areas'.

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

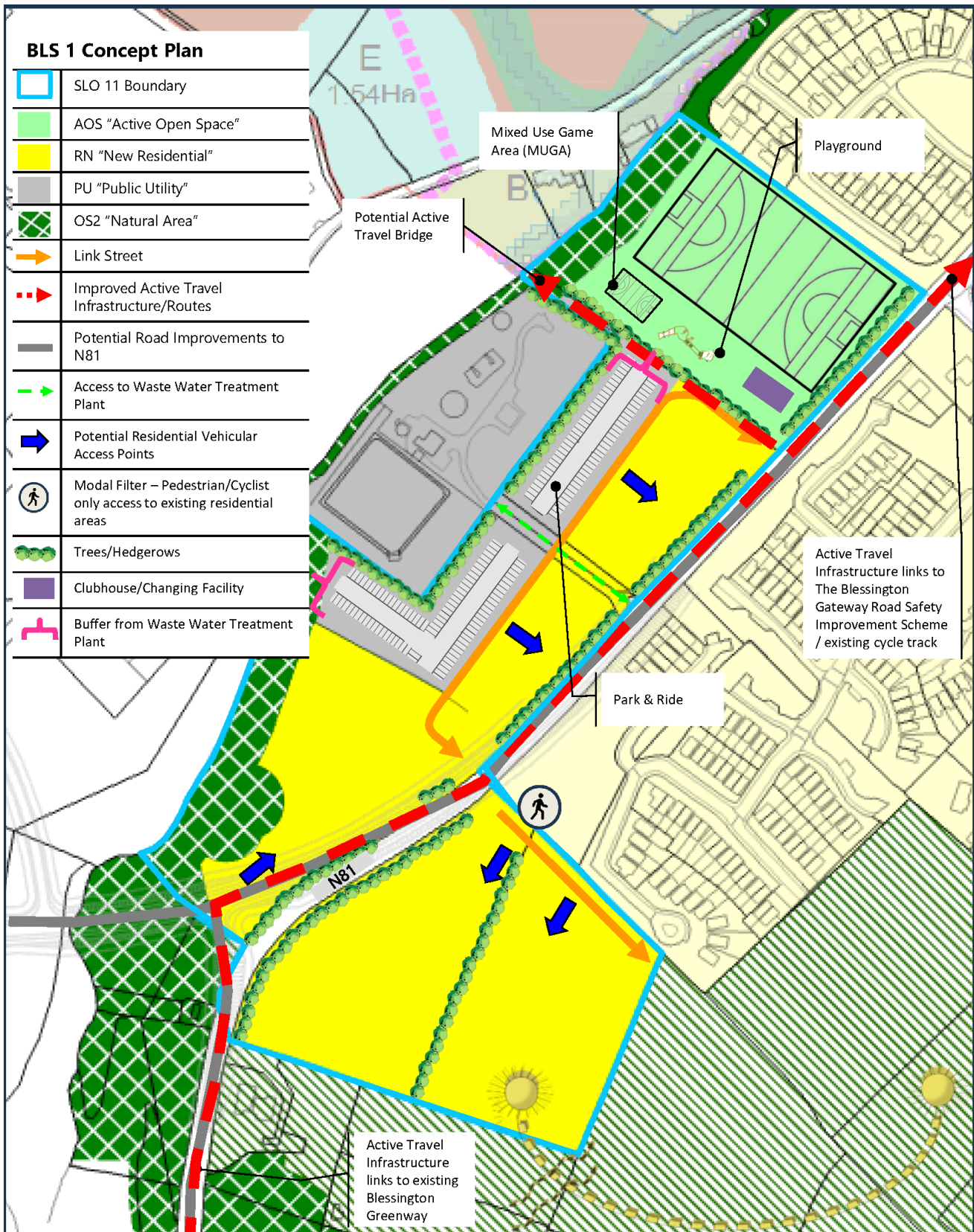
- The development shall provide for a new residential community well served by on-site facilities and well connected to the wider settlement, including high quality pedestrian and cycling links to existing schools, community infrastructure, transport services, recreational amenity and the Town Centre.
- A total area of c. 7.1ha is zoned for new housing development which shall including 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 residential amenity of dwellings on Kilmalum Road should be preserved, with planting/screening where necessary.
- An appropriate buffer (of a minimum of 50m) shall be maintained free from residential development around Blessington WWTP. Consultation with Uisce Éireann should be undertaken to ascertain any land needed for future expansion of the plant or any additional area needed as a buffer. The WWTP should be screened from the land with appropriate planting, etc.
- 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. 2.3ha, 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.No dwelling units that may be permitted on foot of the RN zoning may be occupied until the community sports facilities are fully developed suitable for community use (including necessary buildings/structures, layout, drainage, surfacing, lighting, access and car parking) and is available for use.
- Any new residential development proposals for the RN lands shall be accompanied by proposals for the concurrent development of a Park & Ride of not less than 150 spaces on lands zoned PU 'Public Utility', of a design and layout to be agreed with the Planning Authority and TII (and taking into account any Uisce Eireann requirements). This should allow for bus services passing along the N81 to set down and return to the N81 easily and should include shelters for waiting passengers/bicycle parking.
- Primary vehicular access to these lands shall be via the N81, with no permanent or temporary vehicular access into the lands from adjacent existing residential areas. Such access from the N81 will be contingent on the following:
 - The lowering of the speed limit along this section of the N81 to 60 km/h or slower.
 - The provision of a number of safe vehicular access points into the lands (no direct access to individual dwellings from the N81).
 - Improvements to road alignments as necessary.
 - Continued access to Blessington WWTP in line with the requirements of Uisce Éireann.
 - The provision of safe active travel infrastructure, including segregated cycling infrastructure, along the N81 (and/or immediately behind the hedgerows along this route). This should link into the existing Blessington Greenway to the south and the Blessington Gateway Road Safety Improvement Scheme to the north, delivering a Local Greenway/Lakeside Amenity Feeder route as identified in this LAP (refer to Map No. 6A Active Travel Strategy).
 - Development having regard to, and not prejudicing the delivery of, the N81 Tallaght to Hollywood Cross Road Improvement Scheme.

- Development on these lands shall include link streets to allow for vehicular access to non-residential uses on the lands, to avoid such vehicular traffic passing along local streets with driveways/access to individual dwellings/etc. A link street shall also be delivered on that part of the landholding to the east of the N81, to allow for a potential future connection to the L-8858 at Burgage More.
- Development on these lands shall include active travel infrastructure within the lands to allow for a future crossing of the Deerpark Stream to Kilmalum Road (refer to Map No. 6A Active Travel Strategy). This link should connect to the other uses on the lands (including a safe crossing of the entrance to the WWTP where necessary). Pedestrian and cyclist permeability into adjacent existing residential areas should be maximised.
- Any development on these SLO lands shall protect the Deerpark watercourse 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, corresponding to the lands zoned OS2. 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 designed and built in accordance with Inland Fisheries Ireland guidance, that maintains its natural character.
- Hydrological assessment should be undertaken in relation to the existing spring on the lands, and any protective measures/restoration works shall be undertaken as part of the development of the lands.
- 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.
- Without exception, to require the provision of childcare facilities in all new residential developments comprising 75 houses or more (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.
- Development proposals shall be informed by detailed ecological surveying, including appropriate bird surveying, to develop an understanding of the potential for the lands to be used as an ex situ site for Special Conservation interests associated with the Poulaphouca Reservoir SPA. Where necessary, Appropriate Assessment shall be carried out and any mitigation measures required to fully prevent adverse effects on SCIs shall be integrated into the proposed development.
- Development proposals at these lands shall be informed by Archaeological Impact Assessment and appropriate design and mitigation measures shall be integrated into proposals to ensure no significant adverse effects on archaeological heritage, including the known Enclosure present at the lands (SMR Reference: WI005-045). Where appropriate, this Enclosure shall be preserved and development shall be suitably set back from this feature

BLS 1 Concept Plan

	SLO 11 Boundary
	AOS "Active Open Space"
	RN "New Residential"
	PU "Public Utility"
	OS2 "Natural Area"
	Link Street
	Improved Active Travel Infrastructure/Routes
	Potential Road Improvements to N81
	Access to Waste Water Treatment Plant
	Potential Residential Vehicular Access Points
	Modal Filter – Pedestrian/Cyclist only access to existing residential areas
	Trees/Hedgerows
	Clubhouse/Changing Facility
	Buffer from Waste Water Treatment Plant



Level 4: Baltinglass



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

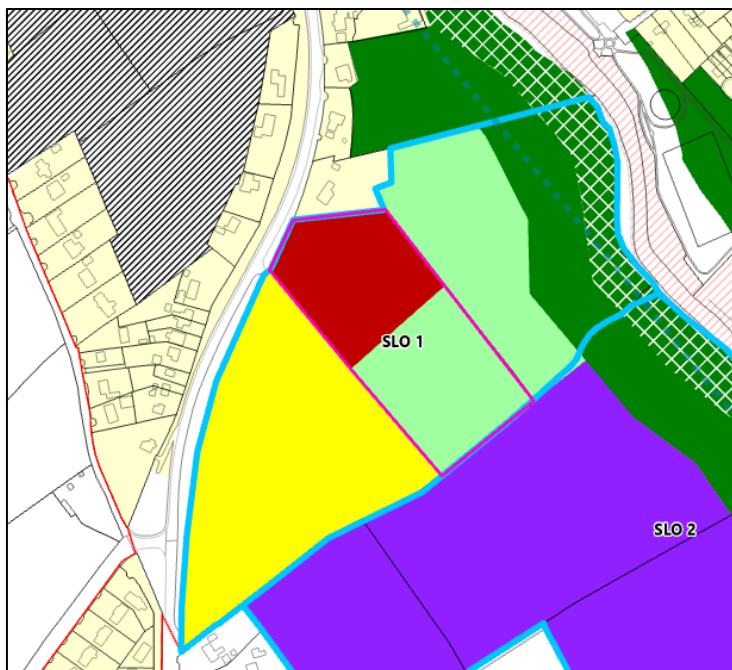
Baltinglass Town Plan

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

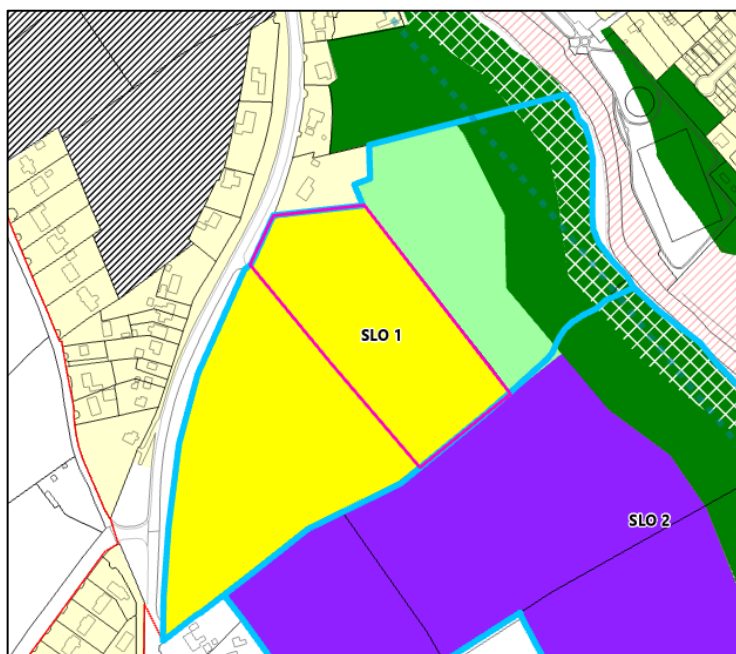
Note: This table states the new/uplift in zoning as a result of the Proposed Variation. Where an existing SLO is being amended, these figures may differ from those stated in the text; this is because the SLO will state the overall zonings contained in the area (i.e. both proposed zonings and land not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

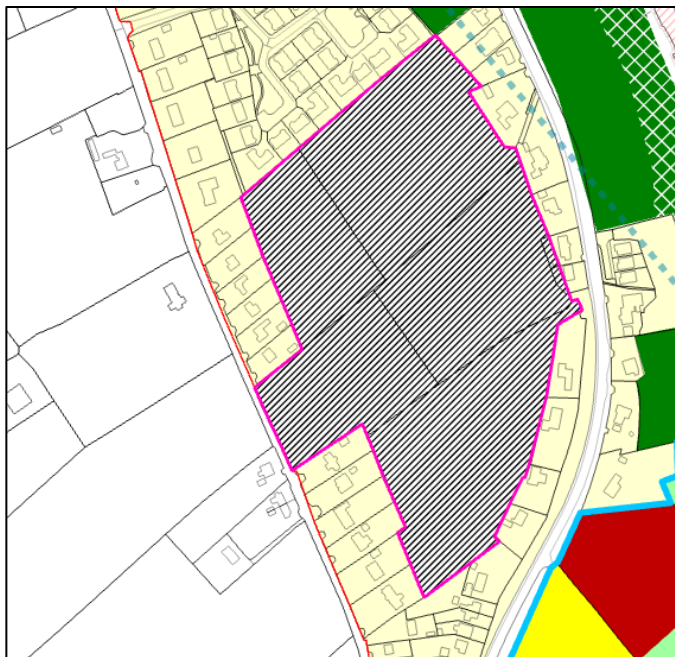
PROPOSED VARIATION ID	BG 2
LOCATION	BAWNOGUE (WEST)
SUBMISSION NUMBER	82
ZONING CHANGE	YES
NEW SLO / AA	YES
AMENDED SLO / AA	NO

PROPOSED ZONING CHANGE

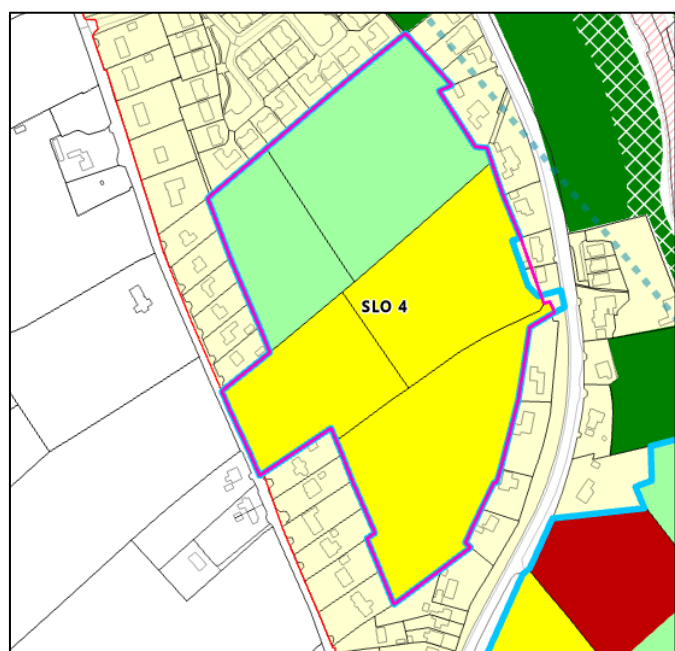
Change c. 8.9ha from SLB – Strategic Land Bank to c. 5.4ha RN – New Residential, c. 3.4ha AOS – Active Open Space, and c. 0.1ha RE – Existing Residential.

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.

Level 4: Enniskerry



Proposed Variation No. 7 to Volume 2, Part 5 of the Wicklow County Development Plan 2022-2028:

Bray Municipal District Local Area Plan

Proposed Variation Number	ID	Location	Area	R	MU	AOS	OS1/2	CE	other
EK 1	137	Powerscourt	10.2	6.3		1.5			2.3 RN to RE
EK 2	177	Scalp	12.5	7.5		2.8	1.6 (0.5/1.1)		0.6 SLC

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	EK 1
LOCATION	POWERSCOURT DEMESNE
SUBMISSION NUMBER	137
ZONING CHANGE	YES
NEW SLO / AA	YES
AMENDED SLO / AA	NO

PROPOSED ZONING CHANGE

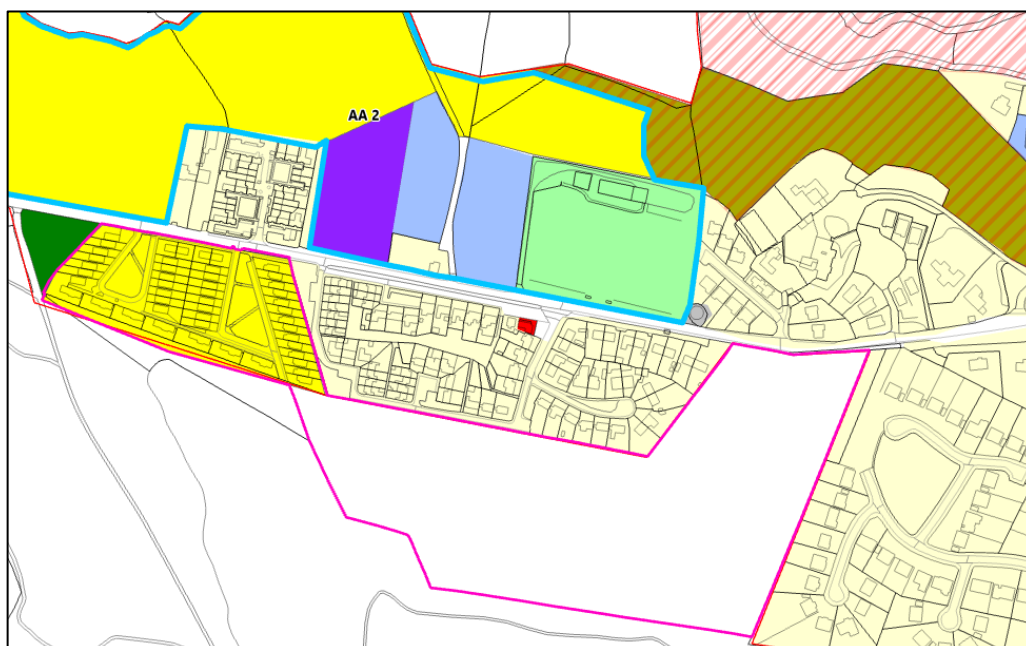
Change c. 6.3ha from unzoned to RN – New Residential

Change c. 1.5ha from unzoned to AOS – Active Open Space

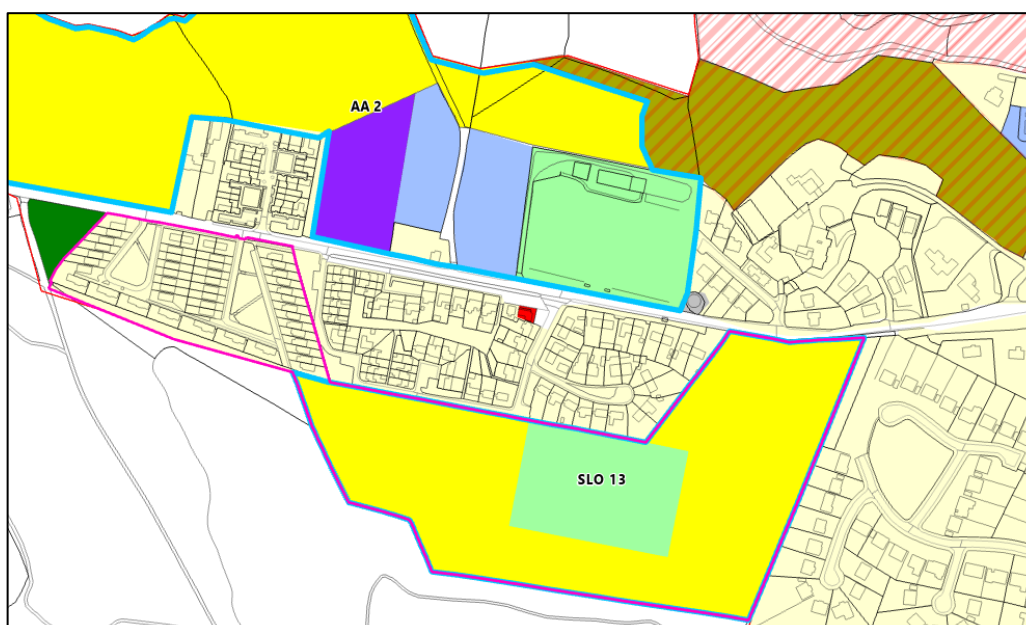
Change c. 2.3ha from RN – New Residential to RE – Existing Residential

MAP

Change from:



Change to:



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

SLO13

This SLO is located in the townland of Powerscourt Demesne and measures c. 7.8 ha. This SLO is comprised of:

- c. 6.3 ha zoned RN 'New Residential'.
- c. 1.5 ha zoned AOS 'Active Open Space'.

Any development proposal shall comply with the County Development Plan, this Local Area 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 village centre.
- A total area of c. 6.3ha is zoned for new housing development which shall including 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. In designing the development of residential areas attention shall be paid to mitigating the impact of the development on the higher lands and on views from the surrounding area.
- Any 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 1.5 ha, 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.
- Development of these lands shall be accessed via Kilgarron Park (L-10101) and shall provide for improvements to this road as necessary (including, but not limited to, necessary widening, pedestrian crossings, footpaths, verges, road markings, etc.).
- A new public green area shall be provided at the entrance to these lands from Kilgarron Park.
- Development shall retain and preserve the historic walls and boundary to the Powerscourt Demesne. Any application for development shall include the submission of a detailed archaeology, heritage and landscape assessments, prepared by a qualified professional, and shall detail conservation measures. The removal of any historic features shall be robustly justified.
- 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.
- Without exception, to require the provision of childcare facilities in all new residential developments comprising 75 houses or more (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.

- All proposed projects in this SLO shall have full regard to the Habitats Directive (with particular regard for the Knocksink Wood SAC) including being subject to Appropriate Assessment, as necessary, that identifies, addresses, and mitigates any adverse effects on the European Site. In doing so, proposed projects and associated Appropriate Assessment in this area shall, as relevant:
 - Be informed by appropriately targeted ecological and hydrogeological survey(s) and assessment(s) of the Qualifying Interests of the SAC.

- Be subject to detailed hydrological/hydrogeological assessment which defines appropriate design/mitigation measures for maintaining the flow rate and quality of waters entering the SAC, including measures relating to the servicing and maintenance of surface water and wastewater systems.
- Give due consideration to any requirement for project level mitigation that arises from the surveying and assessment described above, ensuring that prescribed mitigation measures are proven, robust and address the need for certainty in achievement of mitigation of potentially adverse effects. Notably this should include a presumption to achieve significant net benefit to the features which may otherwise be impacted.

To avoid the potential for impacts on the key components of the nearby European Site, any development must adequately address the management of surface water run-off and drainage and wastewater treatment and disposal at the construction and operational phases to ensure that no adverse effects may occur to the European Site. It should be recognized that this may require significant exceedance of any existing measures to ensure that any development provides a net benefit over its life, to the nearby European Site and wider environment.

PROPOSED VARIATION ID	EK 2
LOCATION	MONASTERY, SCALP ROAD
SUBMISSION NUMBER	177
ZONING CHANGE	YES
NEW SLO / AA	YES
AMENDED SLO / AA	NO

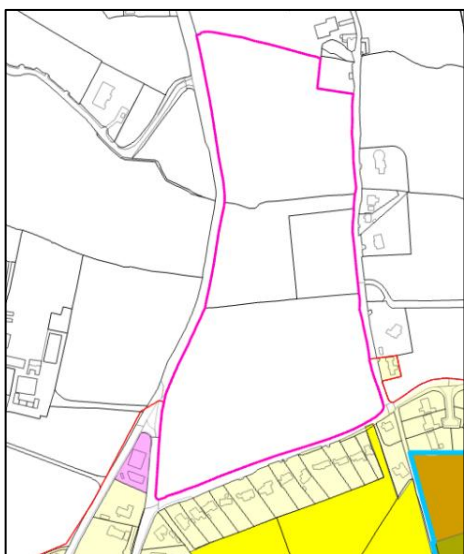
PROPOSED ZONING CHANGE

Change c. 12.5ha from unzoned to:

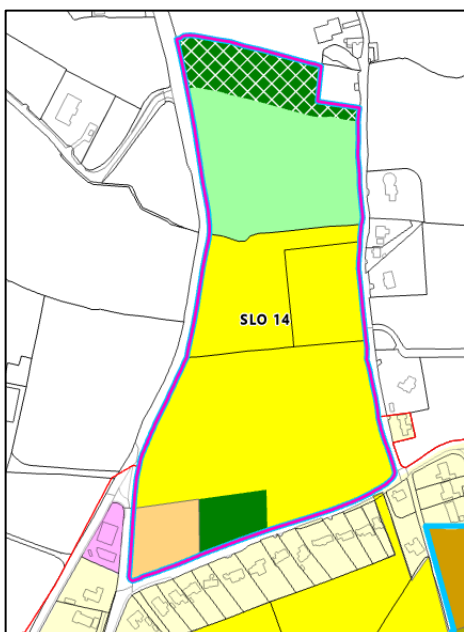
- c. 7.5ha zoned RN - New Residential
- c. 2.8ha zoned AOS - Active Open Space
- c. 0.6ha zoned SLC - Small Local Centre
- c. 0.5ha zoned OS1 - Open Space
- c. 1.1ha zoned OS2 – Natural Areas

MAP

Change from:



Change to:



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

SLO 14

This SLO is located in the townland of Monastery and measures c. 12.5 ha. This SLO is comprised of:

- c. 7.5 ha zoned RN 'New Residential'.
- c. 2.8 ha zoned AOS 'Active Open Space'
- c. 0.6 ha zoned SLC 'Small Local Centre'
- c. 0.5 ha zoned OS1 'Open Space 1'
- c. 1.1 ha zoned OS2 'Open Space 2'

Any development proposal shall comply with the County Development Plan, this Local Area 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 development of these lands shall include the provision of a new distributor road from the Ballyman Road (L-5007) to the Scalp Road (R-117). This route shall be of such a design to allow for the improvement (and potential closing) of through traffic from the Ballyman Road to Monastery Grove.
- The development of these lands shall include the development in the first phase of a mixed use 'Small Local Centre' at the junction of the new road with the R-117. This mixed use centre shall provide for a range of appropriately scaled commercial uses (including retail / retail services / professionals services) and community services (such as childcare and health related uses), combined with residential uses overhead. The OS1 land adjoining shall be laid out as a 'village green', appropriately landscaped with paths and seating areas. Development fronting onto the village green, including the new Small Local Centre, shall be of a high quality design and use traditional vernacular architecture to provide a distinct sense of place and an attractive gateway to the town of Enniskerry. The 'village green' shall be laid out and completed by the developer in a manner to be agreed with the Planning Authority and devoted to the public.
- A total area of c. 7.5 ha is zoned for new housing development which shall including 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. In designing the development of residential areas attention shall be paid to mitigating the impact on views from the surrounding area.
- Any 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 2.8 ha, 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
 - A clubhouse/changing facility of not less than 200sqm
 - Adequate lighting and drainage to serve the facility.
- Development along the Scalp Road, Barnaslingan Lane (L-55070), the new road and the new open spaces provided shall addressing these frontages. At no point should the design or layout allow for housing or commercial units backing onto the public routes and areas.
- Pedestrian and cycling infrastructure shall be provided along the full length of the R117 which may be located within the site in order to protect the existing roadside trees and hedgerows.
- 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.
- Lands zoned OS2 located along the northern boundary shall be reserved free of all development, shall be left in a natural condition and shall not be interfered with during any construction or operational phases of any development.
- Suitable design and mitigation measures will be incorporated into development proposals at these lands to avoid and prevent significant adverse effects on the surrounding hydrological network and associated riparian zones.

- Development within the SLO will only be considered where the development surface water drainage arrangements accord with Wicklow County Council's Sustainable Urban Drainage (SUDs) Policy **and** an overall Surface Water Management Plan for the area which addresses the capacity of the area network and obviates flood risk in the area around the Scalp Road.
- All proposed projects in this SLO shall have full regard to the Habitats Directive (with particular regard for the Ballyman Glen SAC) including being subject to Appropriate Assessment, as necessary, that identifies, addresses and mitigates any likely significant effects on the European Site. In doing so, proposed projects and associated Appropriate Assessment in this area shall, as relevant:
 - Be informed by appropriately targeted ecological and hydrogeological survey(s) and assessment(s) of the Qualifying Interests of the SAC;
 - Be subject to detailed hydrological/hydrogeological assessment which defines appropriate design/mitigation measures for maintaining the flow rate and quality of waters entering the SAC, including measures relating to the servicing and maintenance of surface water and wastewater systems.
 - Give due consideration to any requirement for project level mitigation that arises from the surveying and assessment described above, ensuring that prescribed mitigation measures are proven, robust and address the need for certainty in achievement of mitigation of potentially significant adverse effects. Notably this should include a presumption to achieve significant net benefit to the features which may otherwise be impacted.

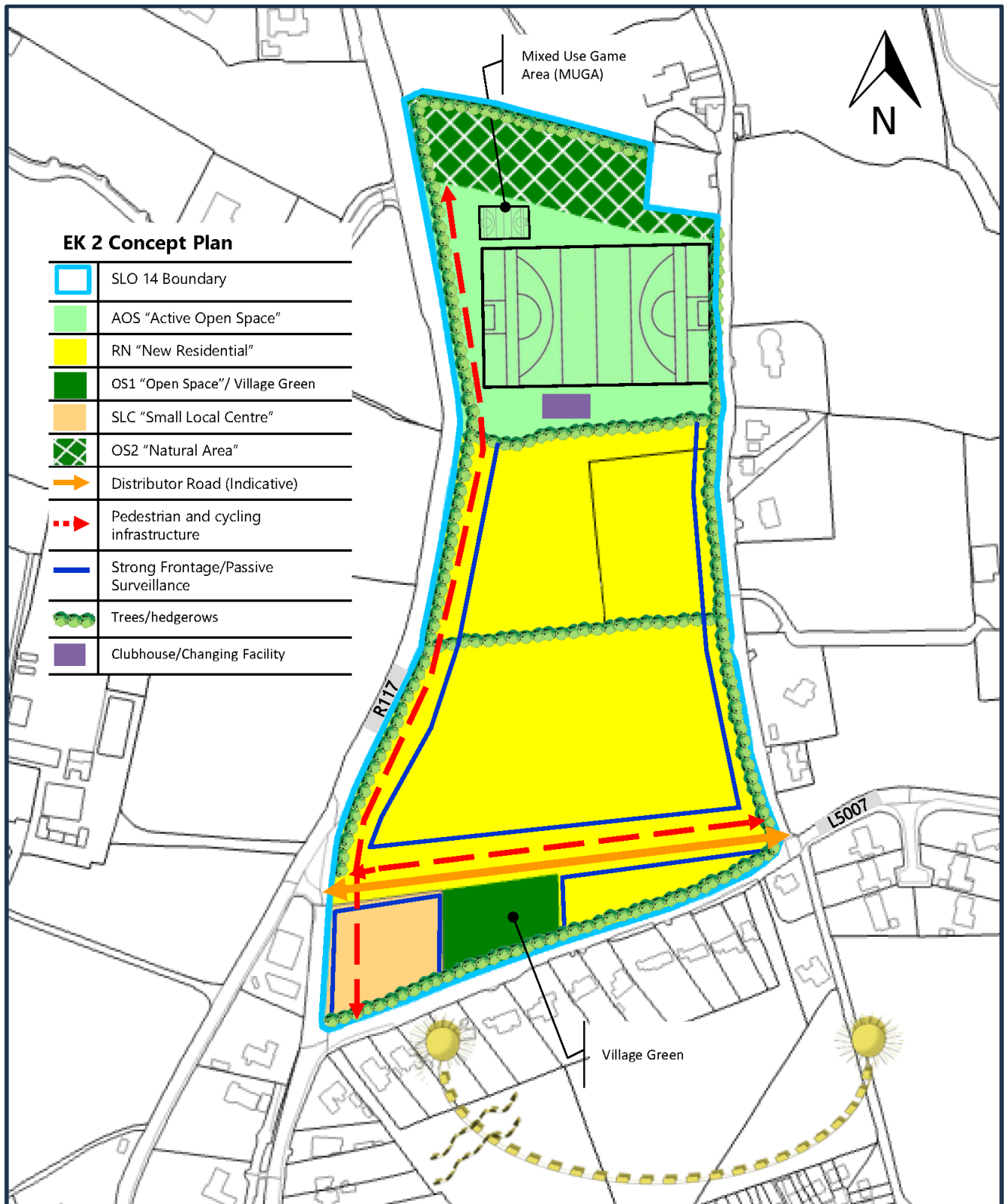
To avoid the potential for impacts on the key components of the nearby European Site, any development must adequately address the management of surface water run-off and drainage and wastewater treatment and disposal at the construction and operational phases to ensure that no adverse effects may occur to the European Site. It should be recognised that this may require significant exceedance of any existing measures to ensure that any development provides a net benefit over its life, to the nearby European Site and wider environment.

- Without exception, to require the provision of childcare facilities in all new residential developments comprising 75 houses or more (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.



Level 4: Kilcoole



Proposed Variation No. 7 to Volume 2, Part 6 of the Wicklow County Development Plan 2022-2028:

Greystones-Delgany & Kilcoole Local Planning Framework

Proposed Variation Number	ID	Location	Area	R	AOS	OS1/2	CE	Other
KC 1	201	Ballydonarea	0.8	0.8				

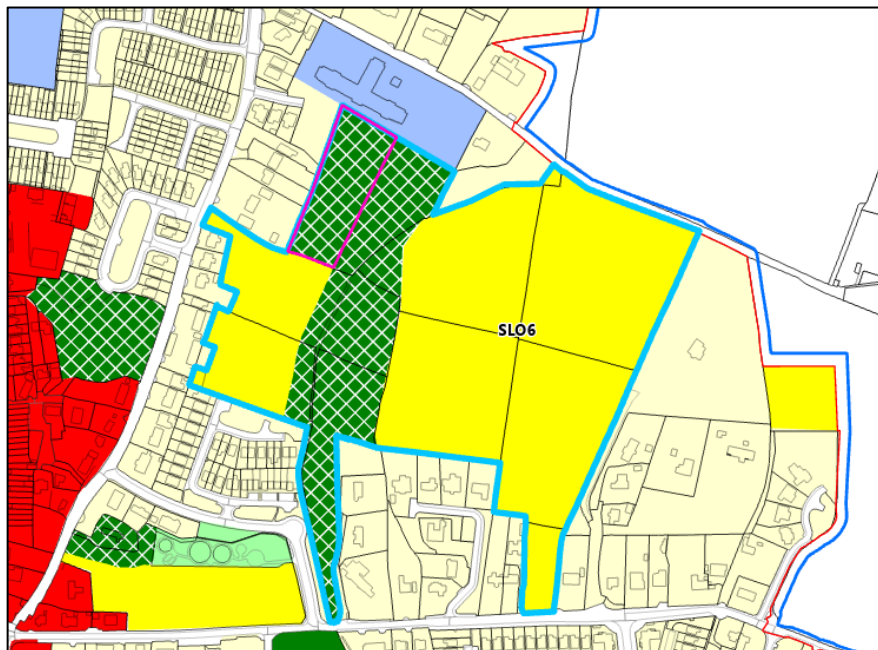
Note: This table states the new/uplift in zoning as a result of the Proposed Variation. Where an existing SLO is being amended, these figures may differ from those stated in the text; this is because the SLO will state the overall zonings contained in the area (i.e. both proposed zonings and land not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

PROPOSED VARIATION ID	KC 1
LOCATION	BALLYDONAREA
SUBMISSION NUMBER	201
ZONING CHANGE	YES
NEW SLO / AA	NO
AMENDED SLO / AA	YES (SLO 6)
PROPOSED ZONING CHANGE	

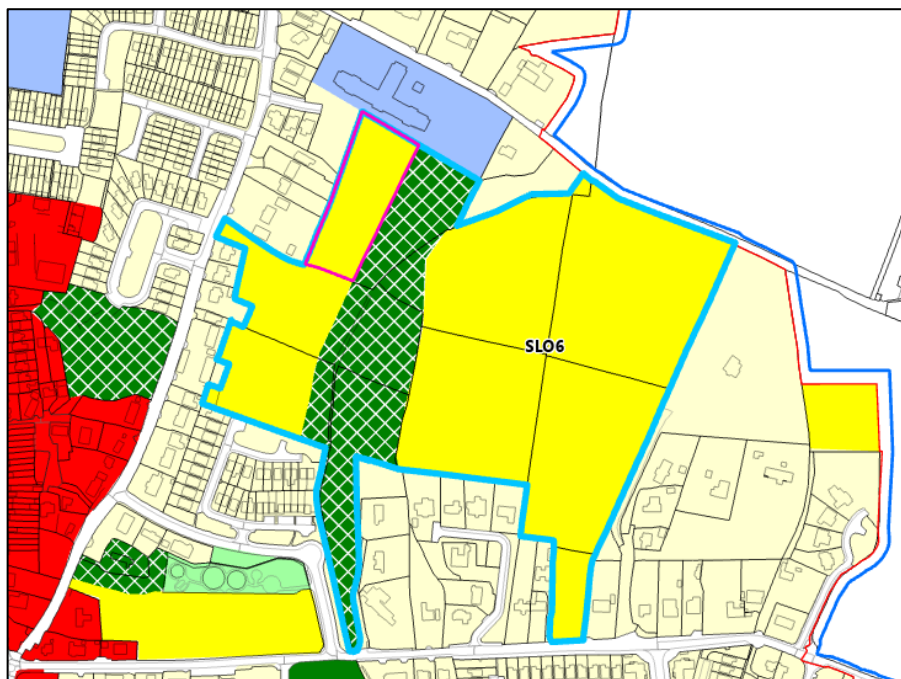
Change c. 0.8ha from OS2- Natural Areas to RN – New Residential

MAP

Change from:



Change to:



Amend 'SLO 6 – Specific Local Objective' as follows:

SLO6

These SLO lands are located east of Lott Lane, Kilcoole in the townlands of Kilcoole and Ballydonarea and measure c. ~~12.7~~ 12.4ha and are zoned for 'RN – New Residential' and OS2 'Natural Areas'. The Ballydonarea Loop / Strawberry Lane walk forms part of the northern boundary of this area.

This area may be developed for a mix of uses including residential, community and open space, in accordance with the following requirements:

- 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 the town centre and existing transport services.
- A total area of c. ~~8.9ha~~ 9.7ha is zoned for new housing development which shall be divided into a least two distinct character areas / estates either side of the central green area, including a wide range of house types and sizes to meet the needs of all in society, including units suitable for older persons or people with accessibility needs.
- Lands zoned RN [west] shall be accessed from Lott Lane only. Lands zoned RN [east] shall be accessed from Sea Road only. Pedestrian and cycling connectivity shall be provided between the two RN zones across the green space, to Ballydonarea Loop / Strawberry Lane walk to the north and Wellfield to the south.
- New development within 25m of the Ballydonarea Loop / Strawberry Lane walk shall be so designed as to maintain and enhance the walk, preserving all natural features including watercourses, trees and mature hedgerows. No walls / fences will be permitted in this buffer zone, no structures shall back onto same and any structures shall be so designed to address and overlook the walk, and provide passive surveillance of same.
- Open space shall be provided as follows
 - 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 ~~2.7ha~~ 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 OS zone suitable for redevelopment, 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.
- Community facilities shall be provided within the SLO area to meet the needs of the new resident community of the area in the first phase of development. In particular, the development shall include at a minimum a childcare facility; in determining additional requirements for community facilities, a community services audit shall be carried out.

Level 4:

Newtownmount-

kennedy



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

Newtownmountkennedy Town Plan

Proposed Variation Number	ID	Location	Area	R	AOS	OS1/2	CE	Other
NT 1	37 / 198	Monalin	18.5	11.7	4.3	1.3		1.3 SLB/unzoned to RE
NT 2	105	Moneycarroll	1.4					1.4 TC

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	NT 1
LOCATION	ACTION AREA PLAN 1: MONALIN - SEASON PARK
SUBMISSION NUMBER	37, 198
ZONING CHANGE	YES
NEW SLO / AA	NO
AMENDED SLO / AA	YES (AA1)

PROPOSED ZONING CHANGE

Change c. 4.4ha from unzoned to RN – New Residential

Change c. 7.2ha from SLB – Strategic Land Bank to RN – New Residential

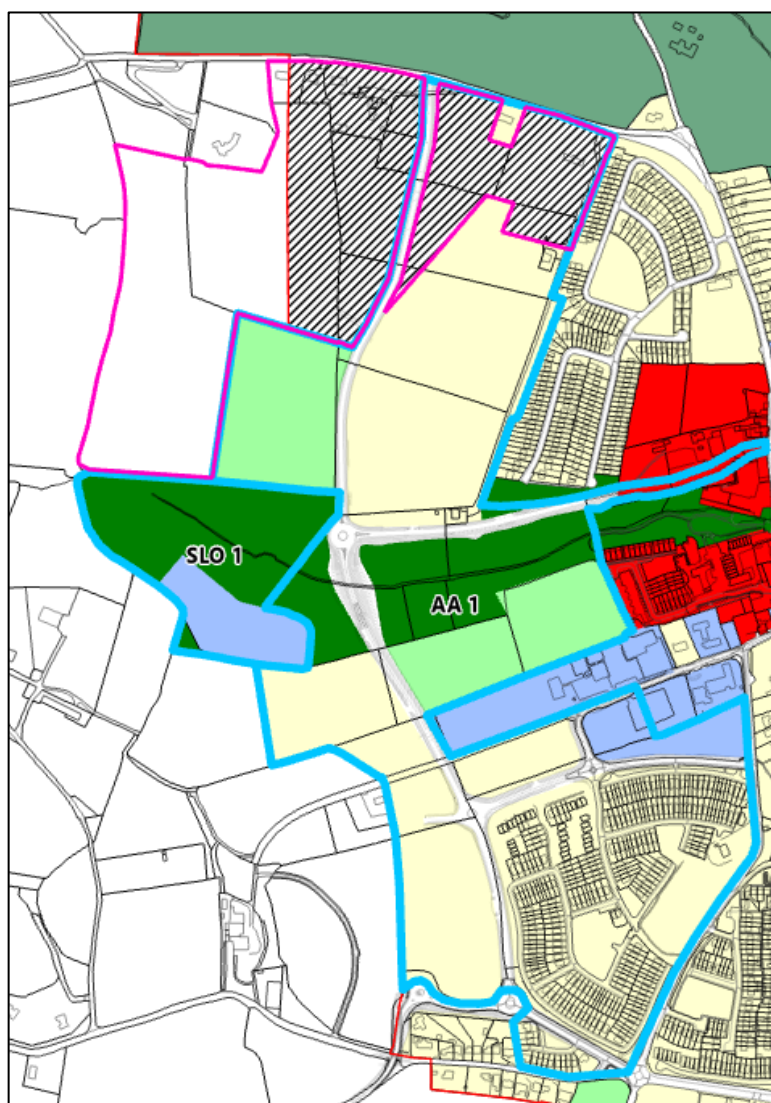
Change c. 1.3ha from SLB – Strategic Land Bank to OS1 – Open Space

Change c. 4.3ha from unzoned to AOS – Active Open Space

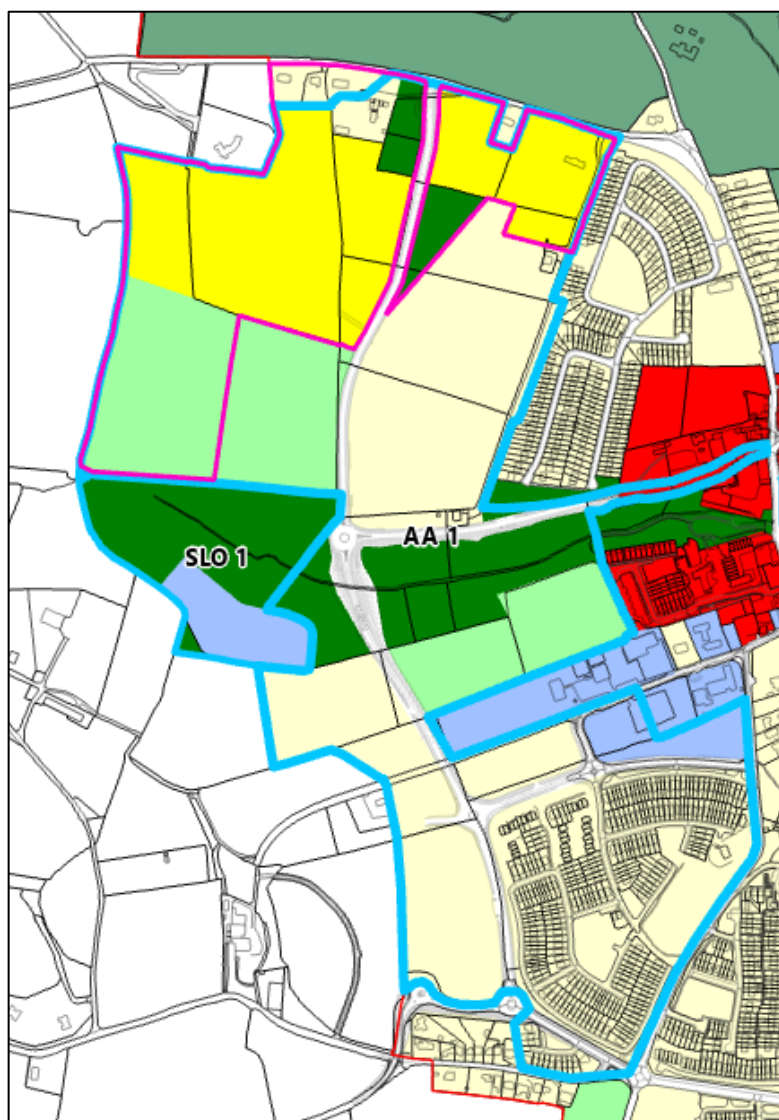
Change c. 1.1ha from SLB – Strategic Land Bank/unzoned to RE – Existing Residential.

MAP

Change from:



Change to:



Amend 'AA1– Action Area' text and objectives as follows:

Action Area 1

This action area is located to the west of Main Street in the townlands of Newtownmountkennedy, Season Park and Monalin and is bounded to the north by local road L-1037 (Season Park) and to the south by the Roundwood Road (R756).

This action area measures ~~c. 47ha~~ c. 61.3ha and includes:

- c. ~~26ha~~ 31.7ha zoned for residential development, of which ~~c. 10.3 ha~~ c. 26ha is already developed / under construction / permitted awaiting commencement (zoned RE) and c. 11.7ha zoned for new residential development (zoned RN) a further c. 15.76 ha has permission for residential development (zoned RE) comprising later phases of the same commenced development
- ~~c. 8ha~~ c. 5.6 ha zoned for Open Space 1 (riverine park already developed) and two new areas of OS1 to the north of the AA;
- ~~c. 6.6 ha~~ c. 11ha zoned for Active Open Space (of which c. 3.2ha is already laid out for sports use);
- c. 1.3 ha zoned for community and education use; and
- ~~c. 3.8ha zoned 'Strategic Land Bank'.~~

An Action Area Plan was agreed for these lands in 2006 and permission granted pursuant to that plan in 2008 for the majority of the lands. **A number of amending permissions have been granted since 2008. Any further applications** for permission, or amendments to the parent / **current** permissions in this action area shall comply with the infrastructure delivery conditions and other requirements of the agreed action plan and the provisions of this updated town plan.

This action area plan shall be developed in accordance with the following criteria:

- The new distributor / access road shall continue to be developed as permitted (unless alterations in route and / or phasing are approved by way of a revised permission) between the Roundwood Road and the L1037. This road shall be for the purpose of opening up this development parcel and to ensure that the traffic movements generated by the proposed uses on these lands are not channelled onto a single junction. ~~This road shall be linked into the Main Street at a suitable location. This road will distribute vehicular, cyclist and pedestrian movement on a north / south axis within AA1; provide alternative circulation to Main Street with the option of a further schools access from new housing areas to the west.~~ **No further development will be considered in this Action Area until**
 - a) this distributor road is completed and open for public use;
 - b) public road L-1037 from the junction of the new distributor road as far as the junction of L-1037 with R772 ('Fisher's junction') has been fully upgraded to include continuous footpaths and cycleways.
- The development of lands zoned RN to the north of the Action Area shall be so designed and constructed to retain all mature trees thereon, particularly (but not limited to) along the roadside boundary on the L-1037. Any application for development shall include the submission of a detailed tree survey prepared by a qualified arboriculturist, and shall detail and justify any mature tree removal proposed;
- An amenity park shall be ~~provided~~ **completed in full and dedicated to the public** on the land zoned 'OS1' ~~and dedicated to the public~~ along the river, linking into the civic space at the town centre **prior to the completion of the last phase of residential development in this overall SLO.** The developer shall be responsible for landscaping of this area and providing suitable access and lighting / furniture.
- While one new area of active open space (AOS) has been completed to the south of the river, no further permission shall be granted in AA1 unless accompanied by a programme for the delivery of a second active open space zone ~~(c.3.4ha)~~ **(c. 7.6ha)** north of the river **on lands zoned AOS, 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:**
 - Surfaced and 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.

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.
- Lands zoned OS1 measuring c. 0.6ha to the west of the distributor road, adjoining its junction with the L-1037, which include an historic walled garden (which shall be retained), shall be laid out and dedicated to the public as a community garden including community allotments; lands zoned OS1 to the east of the distributor road in this area shall be retained in their current condition and enhanced with appropriate landscaping.
- Any application for development on the RE lands at Seasonpark Farm on the L-1037 (and the RN lands adjacent) shall include the submission of a detailed archaeology and heritage assessment of existing structures / features on the site (including an historic pond to the southwest of the buildings), prepared by a qualified professional and shall detail conservation measures if required. The removal of any historic features shall be robustly justified.
- Developments adjoining the designated open spaces shall be 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 large central park.
- ~~Community facilities – a community building for public use, the size, design, location and future management structure of which shall be agreed in writing with Wicklow County Council. No further amendments / revisions to the development including application to extend the duration of any permission, will be considered until this~~

~~facility has been completed to the satisfaction of the Planning Authority~~

- No permission for further residential development in this AA, or permission for further amendments / revisions to already permitted development including application to extend the duration of any permission, will be considered until the permitted community building is provided and fully available for community use
- Undeveloped lands measuring c. ~~1.2 ha~~ 0.8ha zoned for community and educational use to the south of the community centre / creche / schools zone shall be reserved for possible school expansion or other community uses. Permission will only be considered for uses other than education facilities where it can be demonstrated that future school expansion needs (in light of the long term growth target for the settlement) would not be compromised by such use.
- To achieve a sense of place and allow for visual diversity any residential application should provide for a number of identifiable and distinct housing estates (not exceeding 100 houses / 200 apartments), each containing materially different house designs within an overall unified theme. An appropriate mix of dwelling types should be proposed, not just within the overall development, but also throughout the development.
- Without exception, to require the provision of childcare facilities in all new residential developments comprising 75 houses or more (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.

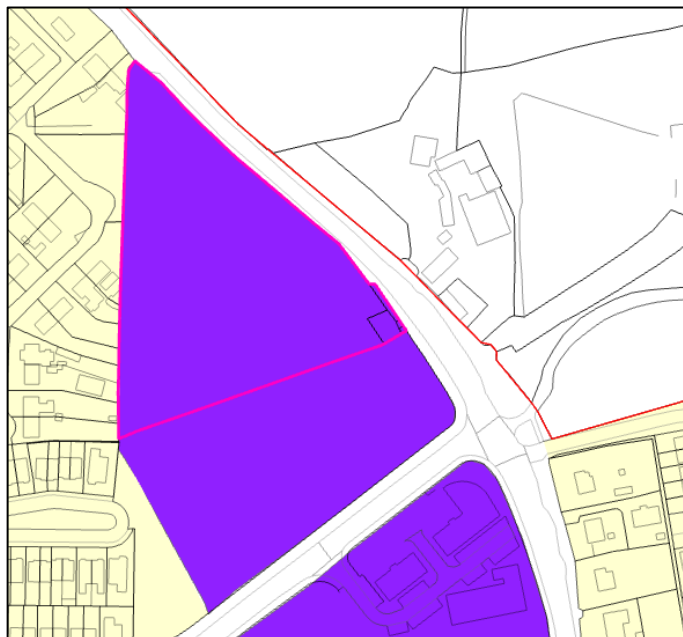
PROPOSED VARIATION ID	NT 2
LOCATION	MONEYCARROLL
SUBMISSION NUMBER	105
ZONING CHANGE	YES
NEW SLO / AA	YES
AMENDED SLO / AA	NO

PROPOSED ZONING CHANGE

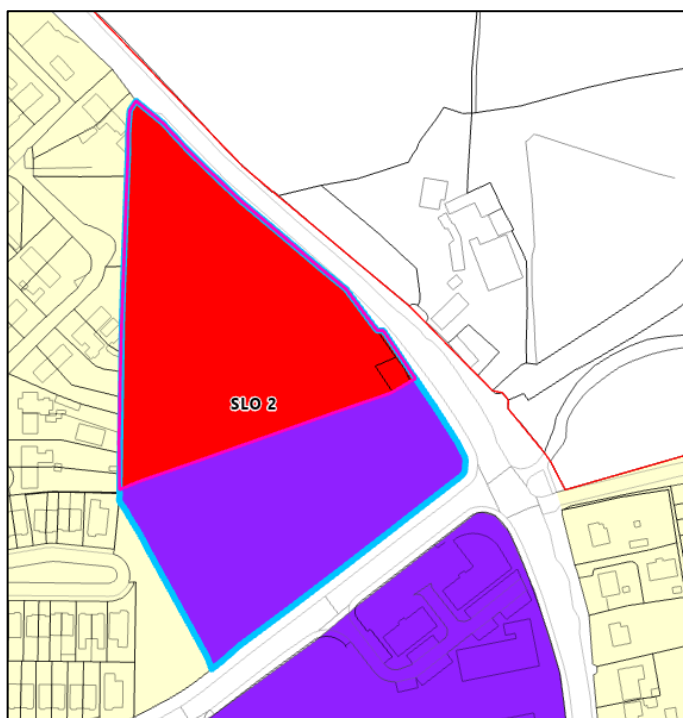
Change c. 1.4ha from E – Employment to TC – Town Centre

MAP

Change from:



Change to:



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

SLO2

This SLO is located on the west side of the R772, between the junction of the L-1049 (1798 Memorial Garden) and the Moneycarroll link road and measures c. 2.5ha. These lands are zoned for 'town centre' TC (c. 1.4ha) and 'employment' E (c. 1.1ha) uses. This SLO shall be developed as a mixed residential, community and employment area in accordance with the following criteria:

- The lands zoned TC shall be developed for a mix of uses, in a high density format that makes the most efficient use of this central, serviced site;
- Where the TC lands are proposed for a mixed use development that includes residential use, a minimum of 25% of the floor area of the overall development shall be designed and delivered in tandem with residential development for an equal mix of commercial **and** community uses. In this regard, particular support will be given to a development format that combines commercial / community uses at ground floors with residential above, or that includes 'live-work' units. This non-residential floor space shall be designed at the outset to be suitable for particular community functions (e.g. childcare, community space, arts/creative use etc) and small-medium scale businesses.
- The design of any development shall include a strong urban and active frontage along the R772, with limited building set back and the creation of a hard / soft landscape plaza between the building frontage and the public road. The highest quality urban design and form, which reflects elements of Newtownmountkennedy's historic / vernacular form, materials and colour palettes, shall be required on this frontage.
- A playground of suitable size and equipment shall be provided within the open space serving this development where residential use is proposed. No dwelling units that may be permitted on foot of this zoning may be occupied until this facility is fully developed suitable and available for community use.
- Lands zoned E may be developed for a mix of employment generating uses, of such a layout and design as complements the design of the development on the TC lands in this SLO area.

Level 4: Rathdrum



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

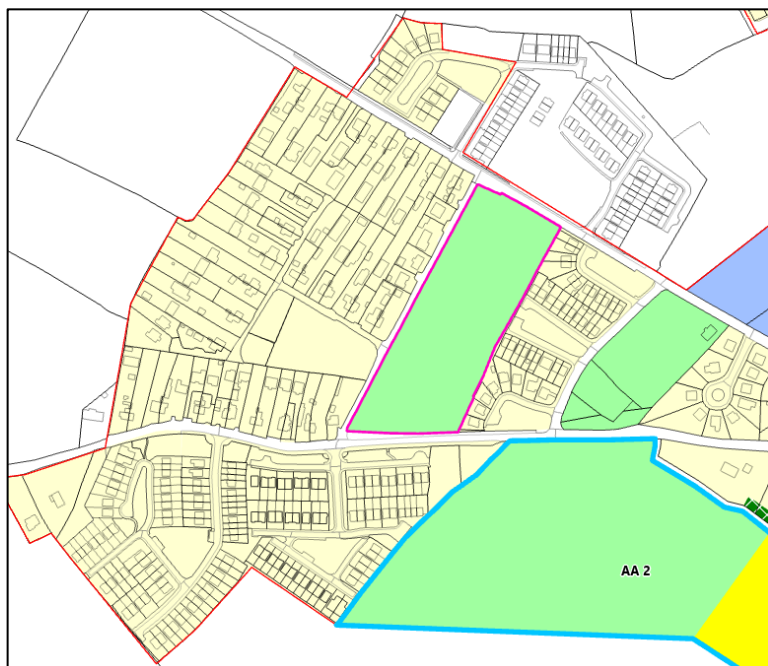
Rathdrum Town Plan

Proposed Variation Number	ID	Location	Area	R	AOS	OS1/2	CE	Other
RD 1	20	Ballygannon	2.5	2.2			0.3	
RD 2	59	Knockadosan	8.5	7.9				0.6 unzoned to RE
RD 3	106/119/151	Ballygannon	8.8	8.8				

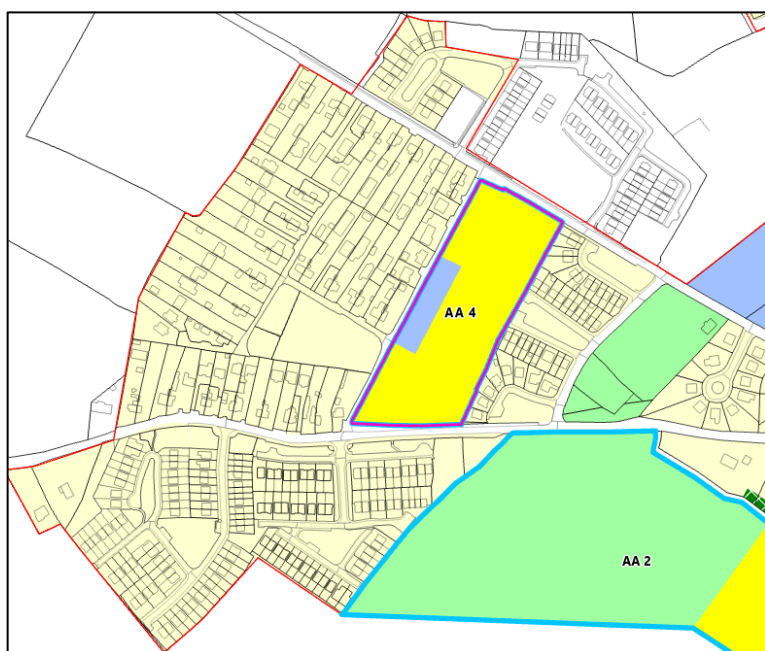
Note: This table states the new/uplift in zoning as a result of the Proposed Variation. Where an existing SLO is being amended, these figures may differ from those stated in the text; this is because the SLO will state the overall zonings contained in the area (i.e. both proposed zonings and land not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

PROPOSED VARIATION ID	RD 1
LOCATION	BALLYGANNON SOUTH
SUBMISSION NUMBER	20
ZONING CHANGE	YES
NEW SLO / AA	YES
AMENDED SLO / AA	NO
PROPOSED ZONING CHANGE	
Change c. 2.2ha from AOS – Active Open Space to RN – New Residential	
Change c. 0.3ha from AOS – Active Open Space to CE – Community & Education	
MAP	

Change from:



Change to:



Add new 'AA – Action Area' text and objectives as follows:

AA 4

These lands are located at Ballygannon in the northern part of Rathdrum between the Ballinderry and Greenane roads, on a site approximately 2.5ha in size. This area may be developed for a mix of uses including residential and community use, in accordance with the following requirements.

- 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 areas and retail in Rathdrum;
- A total area of c. 2.2ha is zoned for new housing development which shall include a wide range of house types and sizes to meet the needs of all in society, including units suitable for older persons or people with accessibility needs.
- The development of these lands shall include the provision of an improved link street (as defined in DMURS) from the L-2127 (Greenane Road) and the L-6123 (Ballinderry Road) utilising the existing 'Centre Road' of Ballygannon.
- An area of not less than c. 0.3ha shall be devoted to community use, of a format to be determined following the carrying out of a Social / Community Assessment, including the development of a multi-functional fully fitted indoor space (e.g. suitable for indoor recreation, and social / community use) of at least 250sqm and an outdoor multi-functional area. No residential units may be occupied until this facility is provided and available for public use.
- 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.

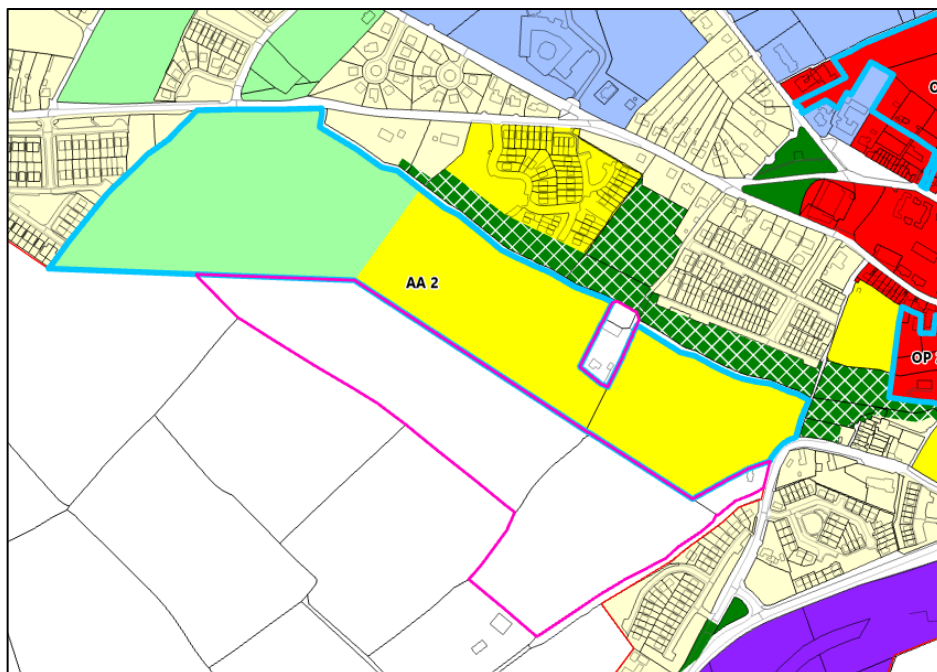
Where such childcare facilities are required as part of new developments, they shall be:

- 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.

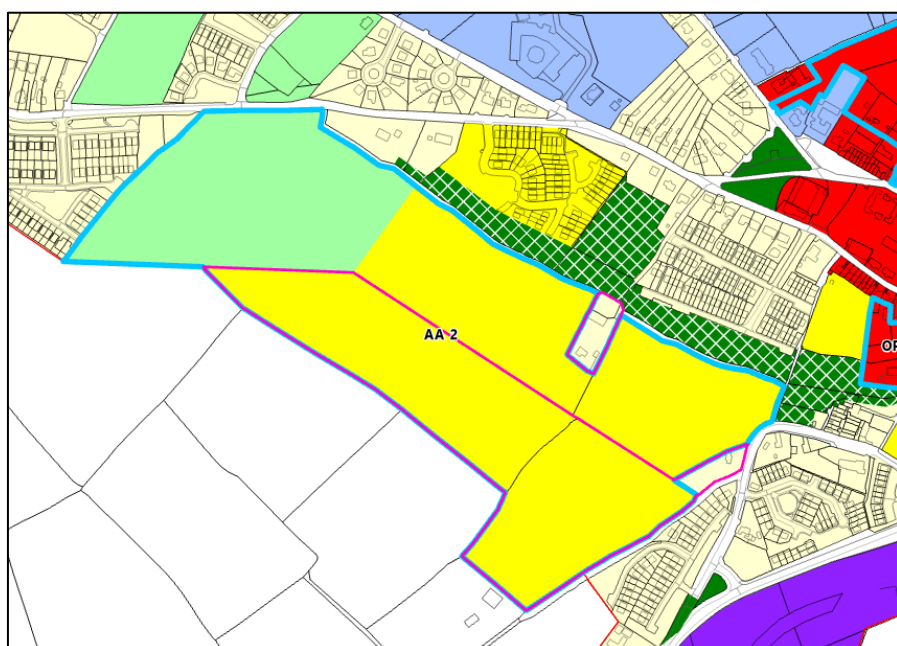
Without substantial cause, it is the policy of the Planning Authority not to allow a change of use of these premises within five years of first occupation of the development.

PROPOSED VARIATION ID	RD 2
LOCATION	KNOCKADOSAN
SUBMISSION NUMBER	59
ZONING CHANGE	YES
NEW SLO / AA	NO
AMENDED SLO / AA	YES (AA 2)
PROPOSED ZONING CHANGE	
Change c. 7.9ha from unzoned to RN – New Residential	
Change c. 0.6ha from unzoned to RE – Existing Residential	
MAP	

Change from:



Change to:



Amend 'AA2– Action Area' text and objectives as follows:

AA 2

These lands located at Knockadosan, measure c. ~~12.45 ha~~ 20.4ha and are zoned for residential use (c. ~~6.5ha~~ 14.5ha) and active open space use (5.86ha).

~~The development of these lands provides an opportunity to deliver a new sports area to the west of the town (where the majority of existing / planned housing is located) and for~~ As of 2026, c. 6.6ha has been developed for residential use, the design of which has included the construction of a ~~the~~ new street incorporating frontage from the Greenane Road to the Avoca Road via Brewery Bend that ~~would~~ enhances accessibility of community and commercial facilities for the residents of the development and the town. A sports zone comprising two pitches and car parking on the AOS zoned lands is under construction as of 2026.

This action area shall be further developed as a residential and active open space zone in accordance with the following criteria:

- 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.
- A total area of c. 14.5ha is zoned for new housing development (RN) which shall including 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. In designing the development of residential areas attention shall be paid to mitigating the visual impact of the development on the higher lands. Development shall be of a design and layout that is appropriate to the topography of the site and the necessity to ensure there is a visual transition between these developed lands and the unzoned agricultural lands to the south of the site
- ~~A minimum area of 6ha shall be provided by the developer as an active open space / sports facility. The location, layout, design and future management structure of this facility shall be agreed with Wicklow County Council in advance of the occupation of any residential units;~~ No further permission shall be granted in AA2 until the permitted sports zone (including a playground) is completed in full to the satisfaction of the Planning Authority and dedicated to the use of the public.
- ~~A maximum of 6.5ha may be developed for residential use, including all services, open spaces, childcare facilities etc required for that quantum of development;~~
- ~~The road layout provided within the lands shall be so designed to allow for through access from the Greenane Road to Brewery Bend.~~
- Any further residential development shall be accompanied by the concurrent development of the following community facilities, which may be developed on lands zoned for residential use, or the AOS zone, and which must be completed and available for community use prior to the occupation of any further dwelling:
 - A clubhouse/changing facility, proximate the new pitches (of not less than 200sqm)
 - A MUGA (Mixed Use Games Area) / multi-sport games area with a synthetic all weather surface (with a water dispenser), suitable in size and finish for a range of uses, of not less than 1,050sqm,
 - Additional car parking such that the total number of spaces serving the AOS zone is not less than 40.
- Suitable design and mitigation measures shall be incorporated into development proposals at these lands to avoid and prevent significant adverse effects on Poundbrook Stream and its riparian zone which runs to the north of the 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.

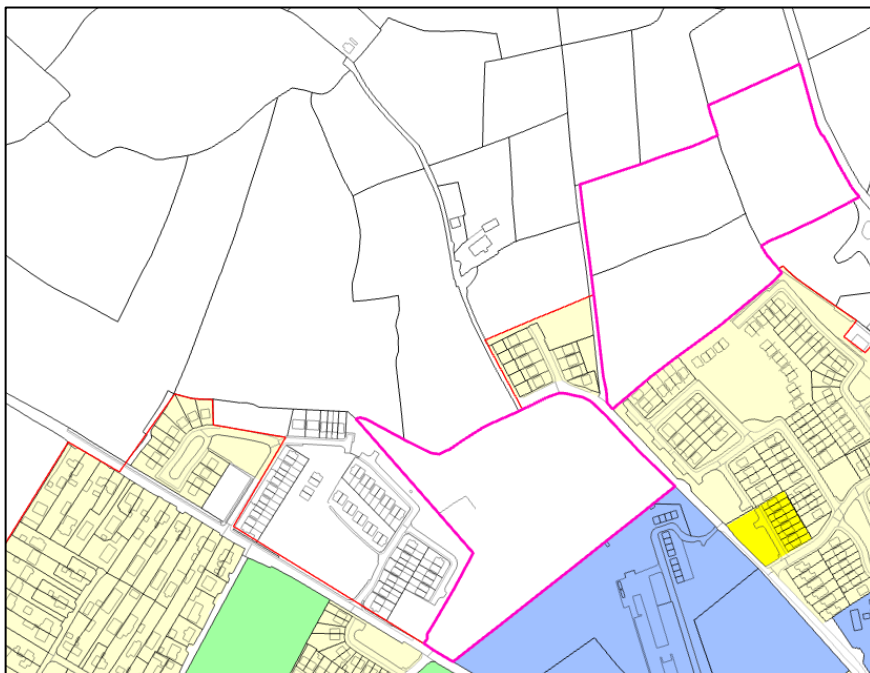
Without substantial cause, it is the policy of the Planning Authority not to allow a change of use of these premises within five years of first occupation of the development.

PROPOSED VARIATION ID	RD 3
LOCATION	BALLYGANNON NORTH
SUBMISSION NUMBER	106, 119,151
ZONING CHANGE	YES
NEW SLO / AA	YES
AMENDED SLO / AA	NO
PROPOSED ZONING CHANGE	

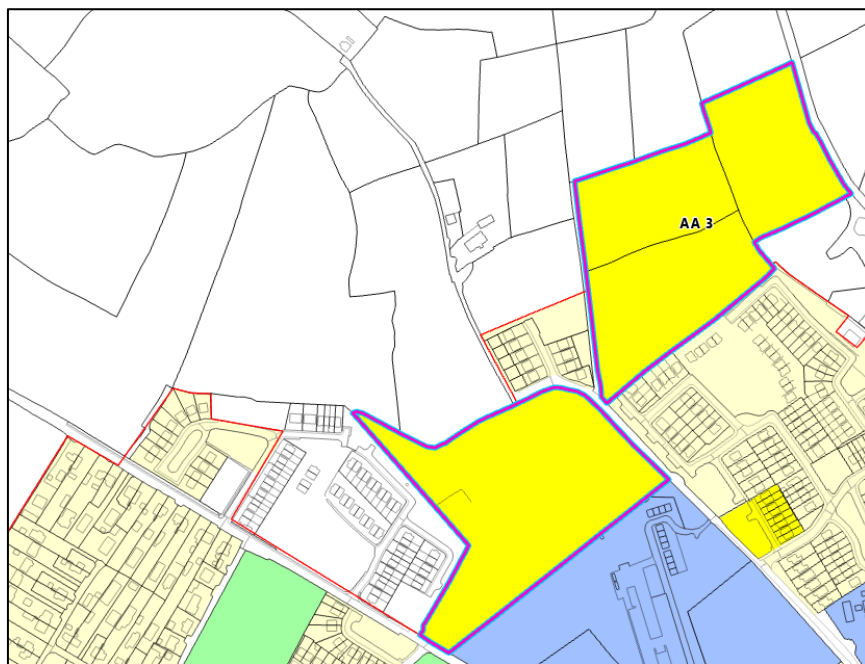
Change c. 8.8ha from unzoned to RN – New Residential

MAP

Change from:



Change to:



Add new 'AA – Action Area' text and objectives as follows:

AA 3

These lands are located at Ballygannon in the northern part of Rathdrum, on a site approximately 8.8ha in size. This area may be developed for a mix of uses including residential, community and open space, in accordance with the following requirements.

- 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 areas and retail in Rathdrum;
- A total area of c. 8.8ha is zoned for new housing development (RN) which shall include a wide range of house types and sizes to meet the needs of all in society, including units suitable for older persons or people with accessibility needs.
- In designing the development of residential areas attention shall be paid to mitigating the visual impact of the development on the higher lands. Development shall be of a design and layout that is appropriate to the topography of the site and the necessity to ensure there is a visual transition between these development lands and the unzoned agricultural lands to the north of the site.
- The development of these lands shall include the provision of a link street (as defined in DMURS) from the R755 (Laragh Road) to the L-6123 (Ballinderry Road). A suitably designed and controlled junction shall be provided on Union Lane, that maintains convenient and safe access to Ballygannon Wood and other properties along Union Lane;
- Community facilities, including multi-functional fully fitted indoor space(s) (e.g. suitable for indoor recreation, and social / community use) of at least 500sqm and a MUGA (Mixed Use Games Area) of not less than 1,050sqm and a playground (with water dispenser) shall be provided within the AA to meet the needs of the new and existing resident community of the area; the design of said facilities shall be subject to the agreement of the Planning Authority and should be conveniently located on the lands to achieve maximum accessibility by active travel modes (walking / cycling).

Where the development of this AA does not come forward as a single development, these facilities shall be provided on a pro rata basis with each phase of development but no residential units may be occupied in any phase until the community infrastructure associated with that phase is completed and available for public use.

- The design of any development shall maintain and improve the existing laneway to the Famine Graveyard and shall provide a small car park (c. 10 spaces) within the development, near the lane, for visitors to the graveyard.
- 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.

Level 5: Ashford



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

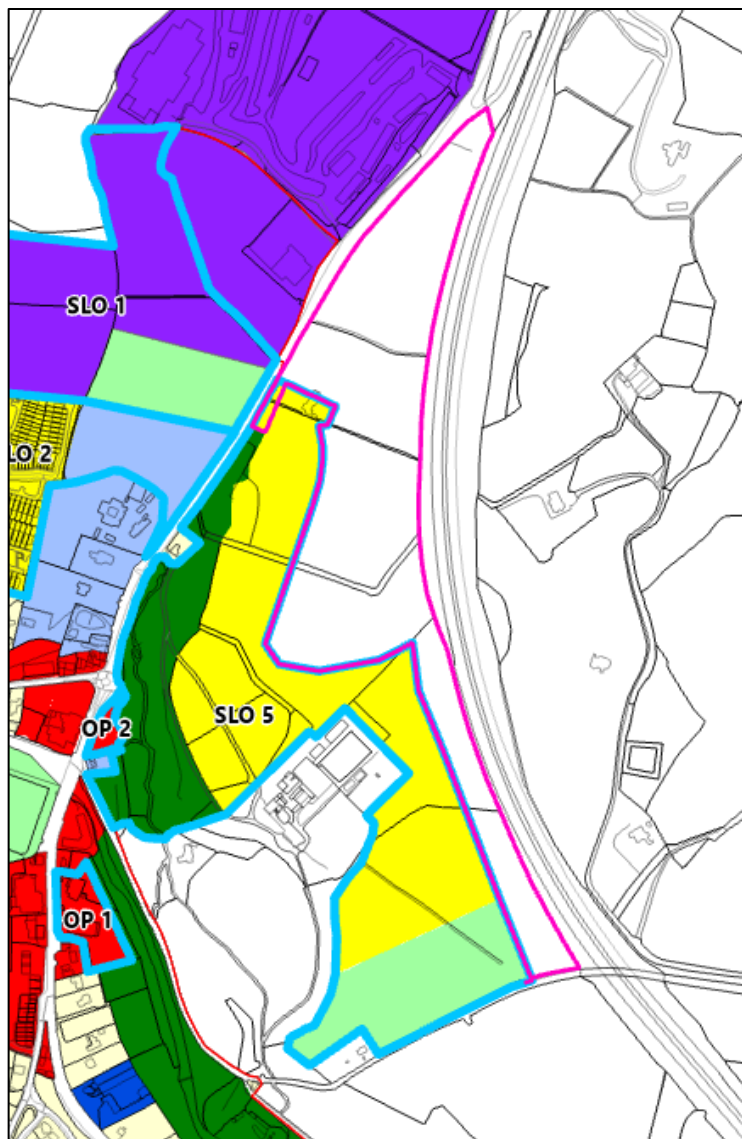
Ashford Town Plan

Proposed Variation Number	ID	Location	Area	R	AOS	OS1/2	CE	Other
ASH 1	9/12	Inchanappa House	13.1	3.2		9.9		
ASH 2	13/154	Ballinahinch N	19.4	11.3	2.1	6		
ASH 3	24	Glanbia	11.3	7.0	2.1	2.2		
ASH 4	62	Ballinahinch S	6.6	3.5		2.3		0.7 RN to RE

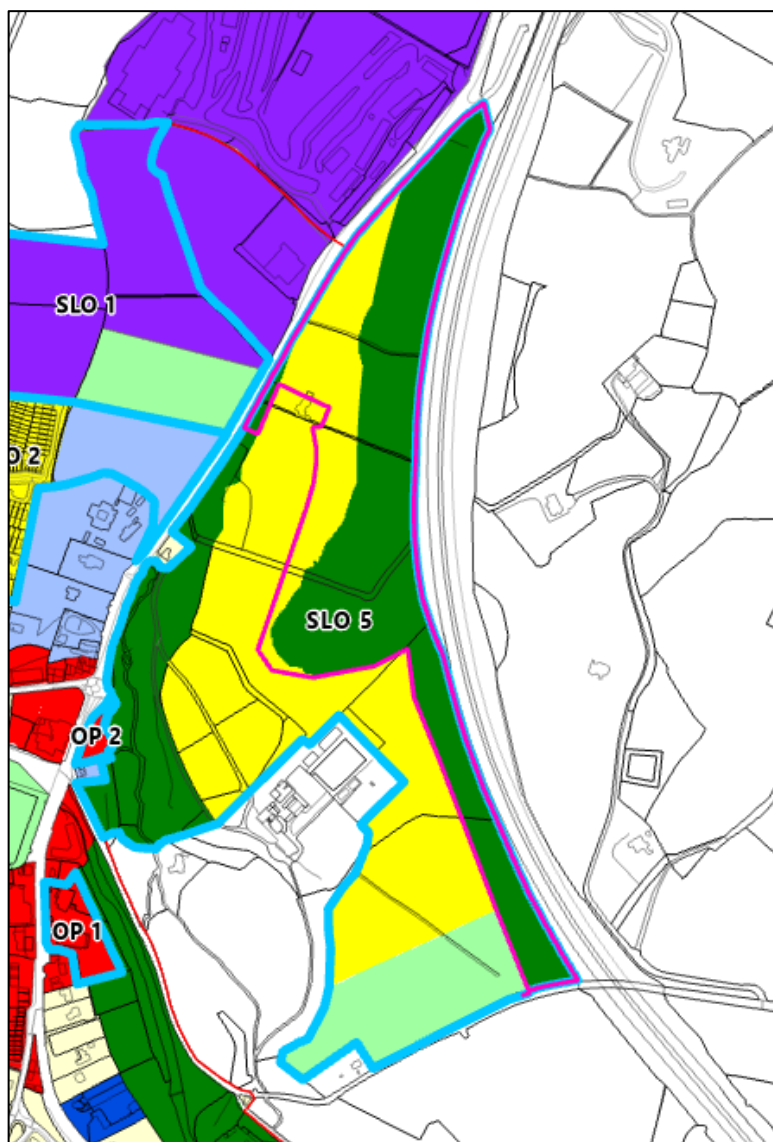
Note: This table states the new/uplift in zoning as a result of the Proposed Variation. Where an existing SLO is being amended, these figures may differ from those stated in the text; this is because the SLO will state the overall zonings contained in the area (i.e. both proposed zonings and land not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

PROPOSED VARIATION ID	ASH 1
LOCATION	INCHANAPPA (INCHANAPPA HOUSE)
SUBMISSION NUMBER	9, 12
ZONING CHANGE	YES
NEW SLO / AA	NO
AMENDED SLO / AA	YES (SLO 5)
PROPOSED ZONING CHANGE	
Change c. 3.2ha from unzoned to RN – New Residential	
Change c. 9.9ha from unzoned to OS1 – Open Space	
MAP	

Change from:



Change to:



Amend 'SLO 5 – Specific Local Objective' as follows:

SLO 5

This SLO is located on part of the grounds of Inchanappa House that **adjoins** the M/N11 to the east, the R772 to the west and bounded by Inchanappa House and outbuildings to the south. The overall SLO measures c. **19.25ha** **32.3ha** as shown below.

This SLO shall be delivered as a residential and open space development in accordance with the following criteria:

- The lands zoned 'OS1' in this SLO shall be developed as a 'community park' open to all (not just residents of this SLO) comprising woodland walks, landscaped areas, seats etc and a teenage zone and adult gym (minimum 0.4ha in area) at an easily accessible and safe location and well connected to Ashford centre;
- The lands zoned 'AOS' (or other similarly sized lands within the SLO area) shall be developed as a community sports area, including (but not limited to) playing pitches / courts etc and an indoor sports / community hall suitable for a range of sports and community uses; only a site that is well connected to Ashford village by active and sustainable transport modes will be considered for this element of the SLO;

- Only 50% of the residential element may be developed prior to the OS1 and the community sports zone (including buildings and appropriate access) on AOS being laid out and completed by the developer in manner to be agreed with Wicklow County Council and devoted to the public;
- The design and layout of the overall SLO, in particular the residential element, shall address and provide for passive supervision of the community park and amenity walks. At no point should design or layout allow for housing backing onto this proposed public open space area.
- A pedestrian walk linking the residential area of this SLO to land designated as Opportunity Site 1 shall be provided as part of the development.
- The minimum set back of new housing development from the M11 in this SLO shall be 50m. Where housing development is proposed within 100m of the M11, the developer shall be responsible for designing, providing and maintaining suitable noise and light pollution mitigation measures.
- Prior to the commencement of any development, detailed survey and archaeological assessment of the existing ruined church on the lands shall be undertaken to identify any buffers zones required surrounding same, as well as any necessary conservation / stabilisation / interpretative works, which shall be carried out as part of any development prior to the occupation of any development.
- 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.

This SLO shall be the subject of a comprehensive (not piecemeal) masterplan that allows for the sustainable, phased and managed development of the SLO area during the plan period. Separate applications for sections of the SLO will not be considered until an overall SLO masterplan has been agreed in writing with the Planning Authority unless it can be shown that any application will not undermine the achievement of the overall objectives for the area. The position, location and size of the land use zonings shown on plan maps are indicative only and may be altered in light of eventual road and service layouts, detailed design and topography, subject to compliance with the criteria set out for the SLO.

PROPOSED VARIATION ID	ASH 2
LOCATION	BALLINAHINCH (NORTH)
SUBMISSION NUMBER	13, 154
ZONING CHANGE	YES
NEW SLO / AA	YES
AMENDED SLO / AA	NO

PROPOSED ZONING CHANGE

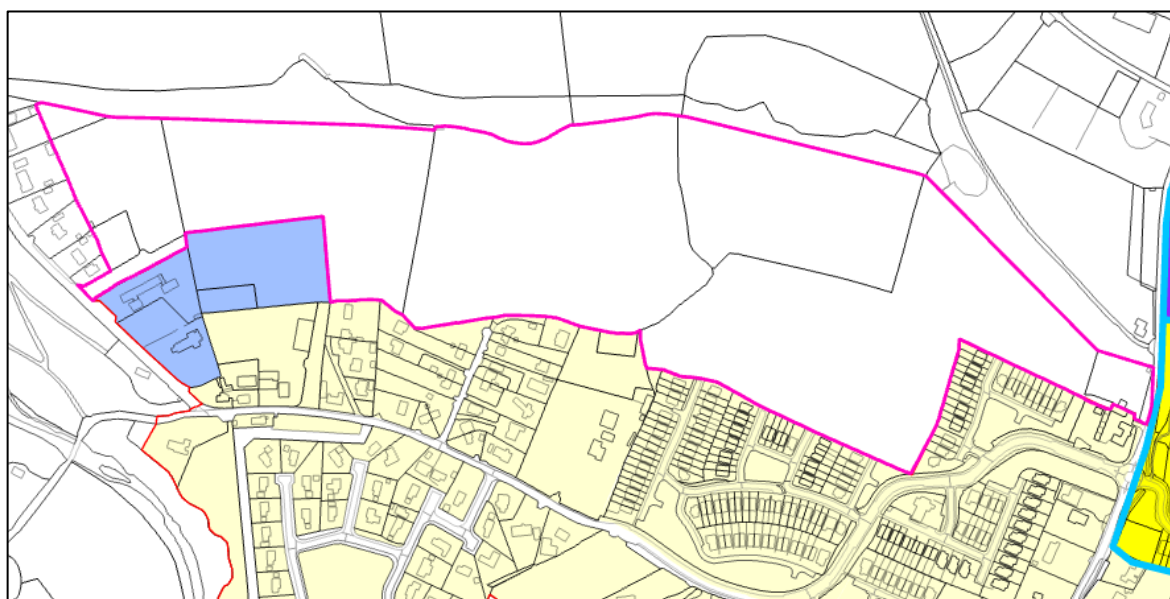
Change c. 11.3ha from unzoned to RN – New Residential

Change c. 2.1ha from unzoned to AOS – Active Open Space

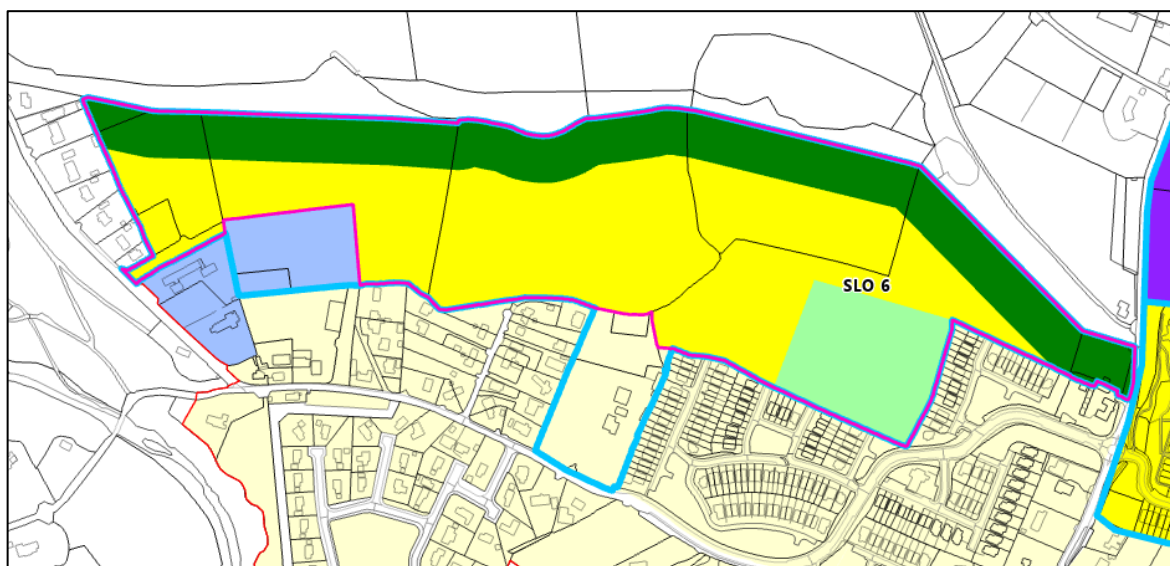
Change c. 6ha from unzoned to OS1 – Open Space

MAP

Change from:



Change to:



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

SLO 6

This SLO is located in the townlands of Ballinahinch and Clora in north-west Ashford, between the R764 to the east and local road L-5063 at Nun's Cross school to the west. The overall SLO measures c. 22.2ha as shown below.

This SLO shall be delivered as a residential, open space and community development in accordance with the following criteria:

- 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 areas and retail in Ashford;
 - A total area of c. 11.3ha is zoned for new housing development which shall include a wide range of house types and sizes to meet the needs of all in society, including units suitable for older persons or people with accessibility needs.
 - In designing the development of residential areas attention shall be paid to mitigating the visual impact of the development on the higher lands. Development shall be of a design and layout that is appropriate to the topography of the site and the necessity to ensure there is a visual transition between these development lands and the unzoned agricultural lands to the north of the site.
 - The development of these lands shall include the provision of a link street (as defined by DMURS) from the R764 to the L-5063, with a connection to the R763, and this route shall be of a such a design to allow for the potential closing of the existing junction of the R763 and L-5063.
 - Lands zoned OS1 located along the northern boundary of the SLO area shall be developed as a landscaped parkland, comprising woodland walks, a woodland playground, landscaped areas, seats etc that is well connected to the residential open spaces throughout the residential zone.
 - Maximum retention 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;
 - Any 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 2.1ha, 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)
 - A clubhouse/changing facility of not less than 200sqm
 - Adequate lighting and drainage to serve the facility.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.
 - Lands measuring c. 1.1ha zoned for community and educational use to the west of Nun's Cross School shall be reserved for possible school expansion or other community uses. Permission will only be considered for uses other than education facilities where it can be demonstrated that future school expansion needs (in light of the long term growth target for the settlement) would not be compromised by such use.
 - Without exception, to require the provision of childcare facilities in all new residential developments comprising 75 houses or more (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.

- Development proposals at these lands shall be designed and mitigated so as to avoid and prevent significant adverse effects on surrounding wetland features of importance, including Ballycurry Ponds and Nun's Cross Pond.

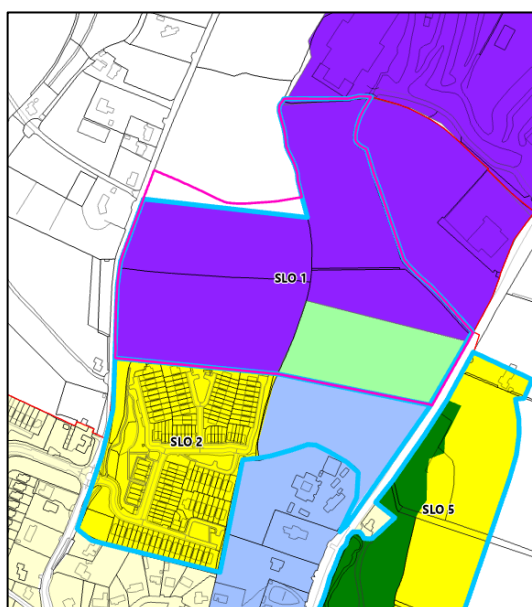
PROPOSED VARIATION ID	ASH 3
LOCATION	INCHANAPPA SOUTH (WEST OF GLANBIA)
SUBMISSION NUMBER	24
ZONING CHANGE	YES
NEW SLO / AA	NO
AMENDED SLO / AA	YES (SLO 1)

PROPOSED ZONING CHANGE

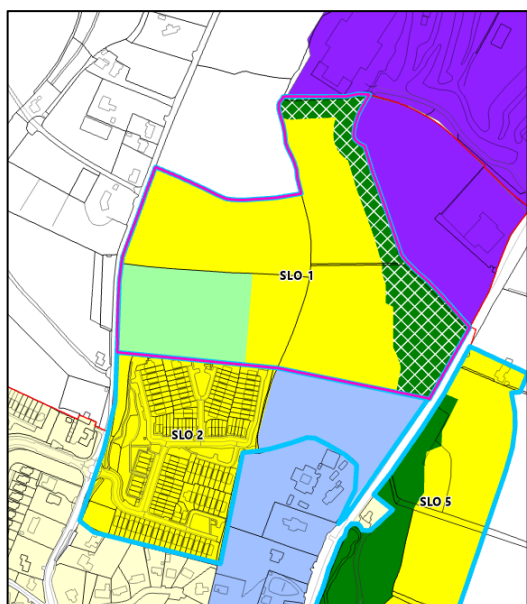
Change c. 5.1ha from E – Employment to RN – New Residential
Change c. 2.1ha from E – Employment to AOS – Active Open Space
Change c. 1.6ha from E – Employment to OS2 – Natural Areas
Change c. 2.1ha from AOS – Active Open Space to 1.4ha RN and 0.7ha OS2
Change c. 0.4ha from unzoned to RN – New Residential

MAP

Change from:



Change to:



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

SLO 1

This SLO area is located on lands at Inchanappa South, west of the existing Glanbia premises and north of Ashford national school. The overall action area measures c. 11.3ha as shown below. This action area shall be delivered as a residential employment and community open space zone in accordance with the following criteria:

- 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 areas and retail in Ashford;
- A total area of c. 7ha is zoned for new housing development which shall include a wide range of house types and sizes to meet the needs of all in society, including units suitable for older persons or people with accessibility needs. Development shall be of a design and layout that is appropriate to the topography of the site and the necessity to ensure there is a visual transition between these development lands and the unzoned agricultural lands to the northwest of the site.
- Development of these lands shall provide a new public road link street (as defined by DMURS) linking the R764 to the R772, which will service the development of the residentially employment zoned lands and significant improvements along the R764 as far as the new roundabout serving Vartry Wood (including but not limited to necessary widening, footpaths, verges, road markings etc);
- Any buildings proposed along the eastern boundary of this SLO shall address the R772 and be of a high-quality design and finish providing for both hard and soft landscaping in order to provide an attractive northern entrance to the town of Ashford.
- The existing stream running through these lands shall be incorporated in the overall design and layout of the SLO, but it shall be left in a natural condition with a minimum set back of any development (including landscaped areas) of at least 30m-25m on both sides.
- ~~A minimum area of 2ha shall be developed as a sports ground (the location shown below is for indicative purposes only with the overall layout subject to detailed design), including the laying out of pitches and the construction of appropriate parking and changing room facilities. The future management/maintenance arrangements and use of this facility shall be agreed with Wicklow County Council prior to the commencement of its use.~~
- ~~Only 50% of the proposed employment lands may be developed prior to the completion of the required sports facilities.~~
- Any 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 2.1ha, 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.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.
- Without exception, to require the provision of childcare facilities in all new residential developments comprising 75 houses or more (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	ASH 4
LOCATION	BALLINAHINCH (SOUTH)
SUBMISSION NUMBER	62
ZONING CHANGE	YES
NEW SLO / AA	YES
AMENDED SLO / AA	NO

PROPOSED ZONING CHANGE

Change c. 3.5ha from unzoned to RN – New Residential

Change c. 1ha from unzoned to OS1 – Open Space

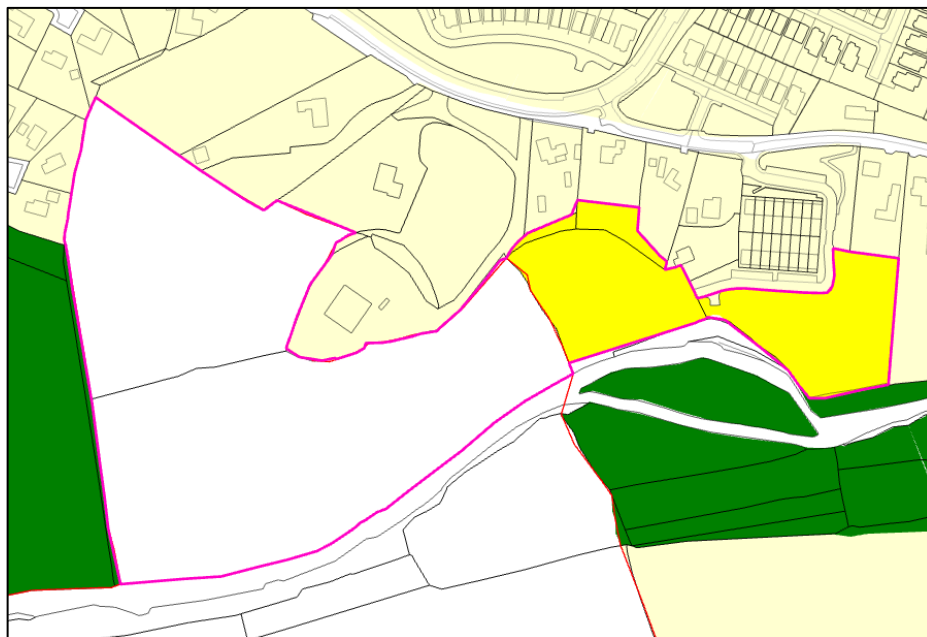
Change c. 0.6ha from unzoned to OS2 – Natural Areas

Change c. 0.7ha from RN – New Residential to RE -Existing Residential

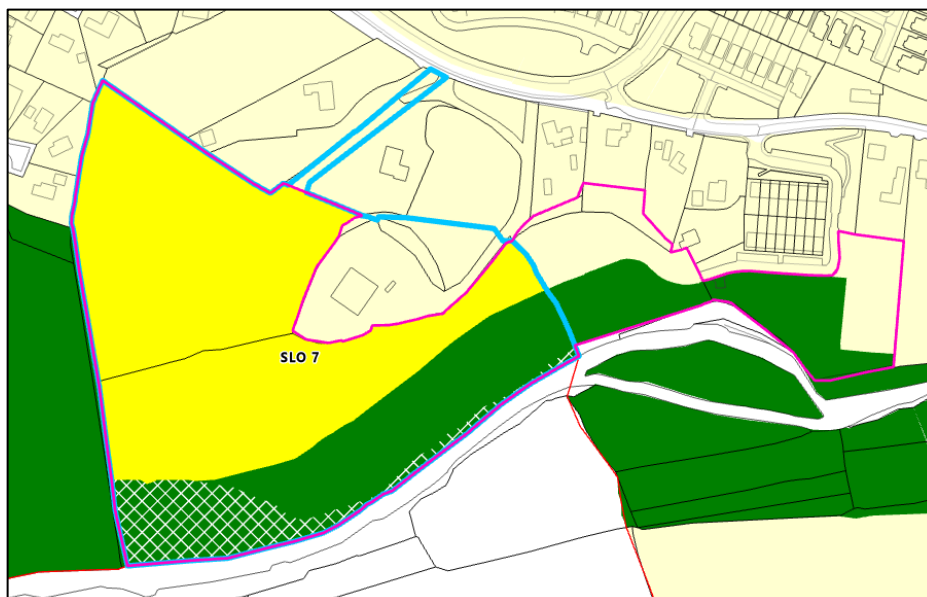
Change c. 0.7ha from RN – New Residential to OS1 - Open Space

MAP

Change from:



Change to:



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

SLO 7

This SLO is located in the townlands of Ballinahinch, north of the Vartry River and is access via the R763. The overall SLO measures c. 5.9ha as shown below.

This SLO shall be delivered as a residential and open space development in accordance with the following criteria:

- 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 areas and retail in Ashford;
- A total area of c.3.5ha is zoned for new housing development (RN zone) which shall include a wide range of house types and sizes to meet the needs of all in society, including units suitable for older persons or people with accessibility needs.
- Development proposals shall be informed by detailed ecological surveying and Ecological Impact Assessment. Appropriate mitigation measures shall be integrated into development proposals to protect key ecological receptors. Development shall seek to achieve biodiversity enhancement and maintenance of ecological connectivity.
- Lands zoned OS2 located along the river shall be reserved free of all development, shall be left in a natural condition and shall not be interfered with during any construction or operational phases of any development. The natural condition of the river and its riparian zone shall be maintained. Suitable design and mitigation measures shall be incorporated into development proposals at these lands to avoid and prevent significant adverse effects on Vartry River which runs to the south of the lands.
- Lands zoned OS1 between the designated residential zone and the OS2 zone shall be developed concurrently with any residential development as a suitably landscaped parkland, including a MUGA (mixed use games area) of not less than 1,050sqm and a woodland playground, that is well connected to the residential open spaces throughout the residential zone and to the open space areas serving the existing housing areas to the east and west of the site (with a long term goal for the provision of an uninterrupted riverine parkland between Ballinahinch and town centre)
- No residential units may be occupied until the OS1 parkland and play / recreation facilities are completed and available for public use.
- Maximum retention 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.
- 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.

Level 5: Aughrim



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

Aughrim Town Plan

Proposed Variation Number	ID	Location	Area	R	AOS	OS1/2	CE	Other
AU 1	93/165/167	Killacloran	13.4	10.4	2.2			0.6 SLC, 0.2 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).

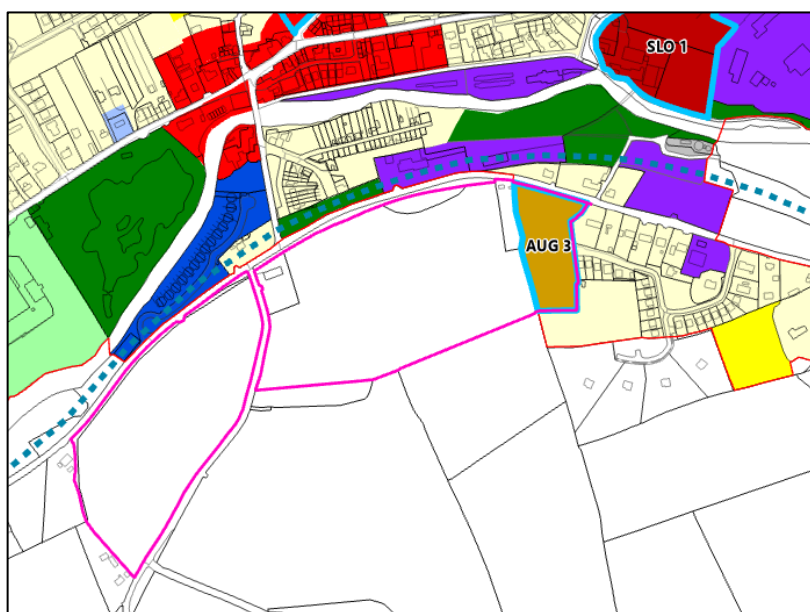
PROPOSED VARIATION ID	AU 1
LOCATION	KILLACLORAN
SUBMISSION NUMBER	93, 165, 167
ZONING CHANGE	YES
NEW SLO / AA	YES
AMENDED SLO / AA	NO

PROPOSED ZONING CHANGE

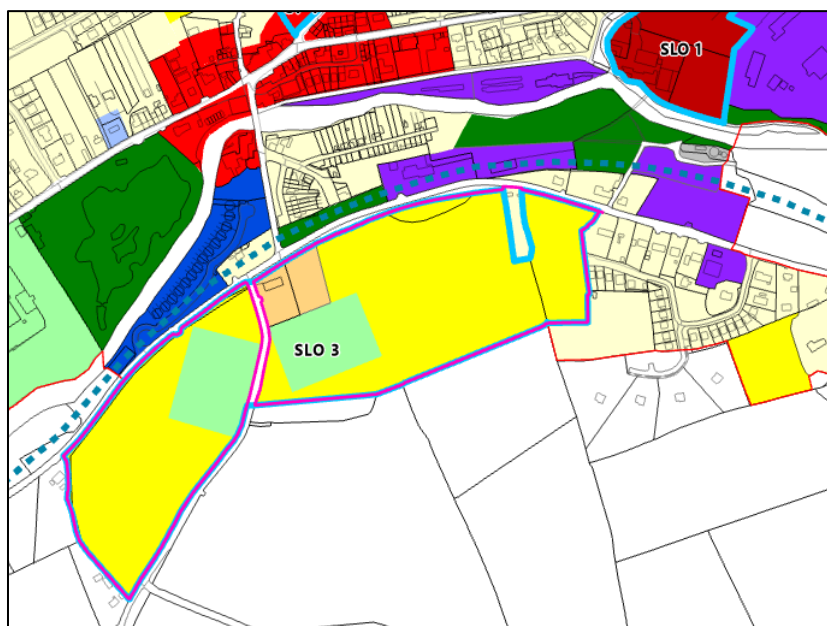
Change c. 9.3ha from unzoned to RN – New Residential
Change c. 1.1ha from R – Special to RN – New Residential
Change c. 0.2ha from unzoned to RE – Existing Residential
Change c. 0.6ha from unzoned to SLC - Small Local Centre
Change c. 2.2ha from unzoned to AOS – Active Open Space

MAP

Change from:



Change to:



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

SLO 3

This SLO is located in the townland of Killacloran and measures c. 13.4ha. This SLO is comprised of:

- c. 10.4ha zoned RN 'New Residential'
- c. 0.6ha zoned SLC 'Small Local Centre'
- c. 2.2ha zoned AOS 'Active Open Space'

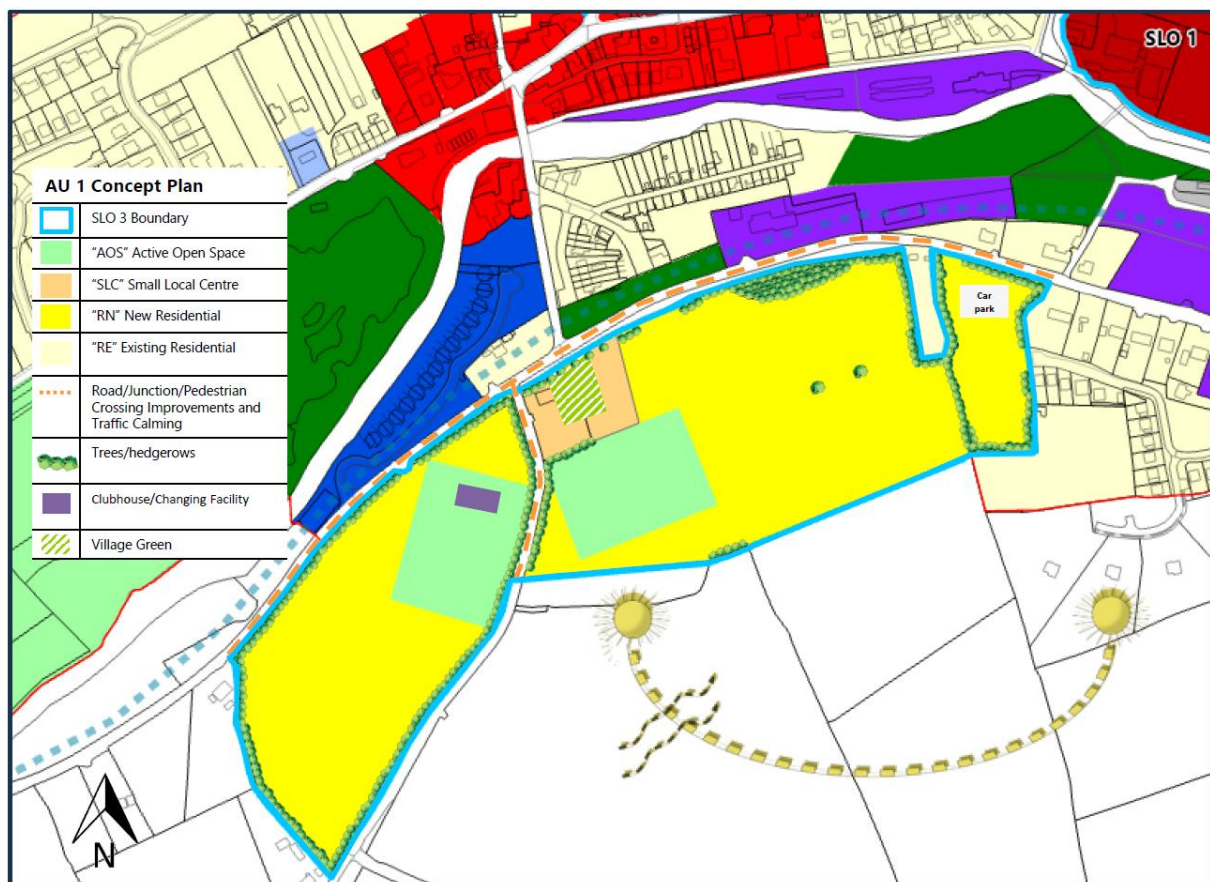
Any development proposal shall comply with the County Development Plan, this Town Plan and the following:

- 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.
- A total area of c. 10.4ha is zoned for new housing development which shall be divided into a number of distinct character areas / estates including 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.
- Development shall be of a design and layout that is appropriate to the topography of the site and the necessity to ensure there is a visual transition between these developed lands and the unzoned agricultural lands to the south and west of the site
- The development of these lands shall be accompanied by significant improvements along the R747, and L-699 as necessary, including (but not limited to) improved junctions to the R753 and the L-6699, necessary widening / narrowing / realignment, footpaths, verges, road markings, traffic calming, traffic lights etc. No units may be occupied in any phase until the road improvements and open space associated with that phase is completed and available for public use.
- The development of these lands shall include the development in the first phase of a mixed use 'Small Local Centre' on lands zoned SLC. This mixed use centre shall provide for a range of appropriately scaled commercial uses (including retail / retail services / professionals services) and community services (such as childcare and health related uses), combined with residential uses overhead.
The layout shall include a central 'village green' or landscaped plaza facing the bridge. Development fronting onto the village green, shall be of a high quality design and use traditional vernacular architecture to provide a distinct sense of place and an attractive gateway to the site. The 'village green' shall be laid out and completed by the developer in a manner to be agreed with the Planning Authority but at a minimum shall include a community playground and devoted to the public.
- Any buildings along the northern boundary of this SLO shall address the R747 and be of a high-quality design and finish providing for both hard and soft landscape in order to provide an attractive entrance to the town of Aughrim.
- A public car park of not less than 40 car parking spaces shall be provided at an appropriate location in the SLO (i.e. close to the R747 and a suitable pedestrian crossing to be developed) for users of public transport and the proposed greenway along the former railway line.
- Any 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 2.2ha, 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 a synthetic, all-weather MUGA (Mixed Use Games Area) of not less than 1,050sqm; a synthetic, all-weather basketball court of not less than 510sqm (30m x 17m) and a water dispenser
 - A clubhouse/changing facility of not less than 200sqm
 - Adequate lighting and drainage to serve the facility

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.

Where the development of this SLO does not come forward as a single development, these facilities shall be provided on a pro rata basis with each phase of development but no residential units may be occupied in any phase until the community infrastructure associated with that phase is completed and available for public use. For the avoidance of doubt, if it later emerges that areas of additional lands are required to deliver these community facilities beyond those zoned AOS these additional areas shall be taken from lands zoned RN within this SLO.

- The design and layout of the overall SLO, in particular the residential element, shall address and provide for passive supervision of the public open space areas. At no point should the design or layout allow for housing backing onto such public open space areas.
 - 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.
 - Without exception, to require the provision of childcare facilities in all new residential developments comprising 75 houses or more (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.



Level 5: Carnew



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

Carnew Town Plan

Proposed Variation Number	ID	Location	Area	R	AOS	OS1/2	CE	Other
CN 1	47	Carnew	3.2	2.4				0.9 RN/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).

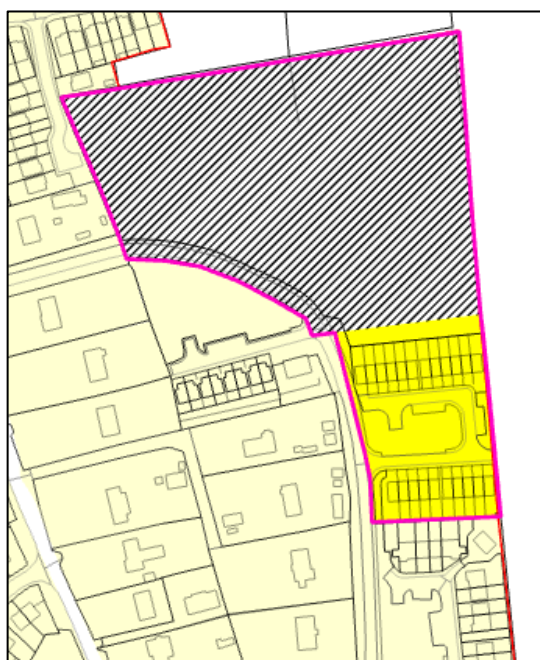
PROPOSED VARIATION ID	CN 1
LOCATION	CARNEW NORTH
SUBMISSION NUMBER	47
ZONING CHANGE	YES
NEW SLO / AA	YES
AMENDED SLO / AA	NO

PROPOSED ZONING CHANGE

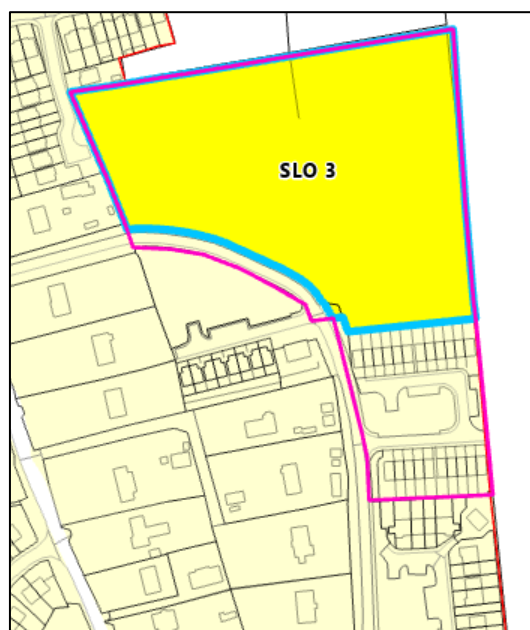
Change c. 2.4ha from SLB – Strategic Land Bank to RN – New Residential
Change c. 0.7ha from RN – New Residential to RE – Existing Residential
Change c. 0.2ha from SLB – Strategic Land Bank to RE – Existing Residential

MAP

Change from:



Change to:



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

SLO 3

This SLO is located in the townland of Carnew and measures c. 2.4ha. 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.
- Any residential development proposals shall be accompanied by proposals for the concurrent development of community facilities 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 multi-use community centre suitable for use by childcare providers.

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

Level 5: Dunlavin



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

Dunlavin Town Plan

Proposed Variation Number	ID	Location	Area	R	AOS	OS1/2	CE	Other
DL 1	89	Dunlavin	1.6	1.6				
DL 2	94	Dunlavin	6.9	2.8				4.1 RN to RE
DL 3	111	Dunlavin	1.2	1.2				
DL 4	143	Dunlavin	9.7	7.7	2.0			

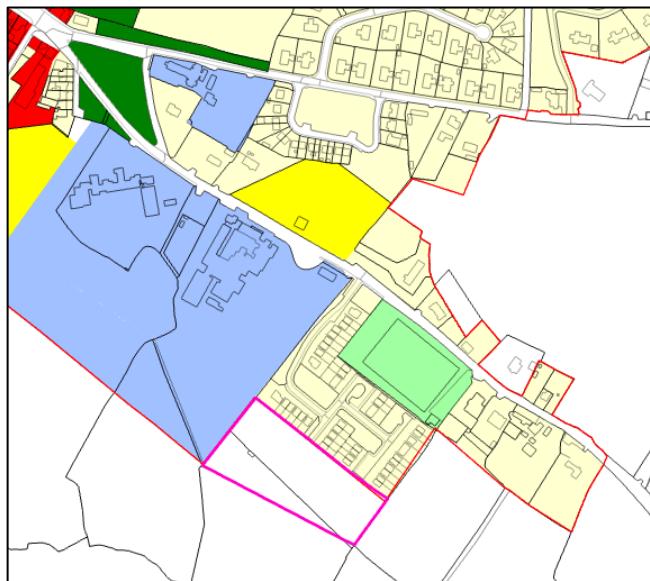
Note: This table states the new/uplift in zoning as a result of the Proposed Variation. Where an existing SLO is being amended, these figures may differ from those stated in the text; this is because the SLO will state the overall zonings contained in the area (i.e. both proposed zonings and land not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

PROPOSED VARIATION ID	DL 1
LOCATION	DUNLAVIN UPPER
SUBMISSION NUMBER	89
ZONING CHANGE	YES
NEW SLO / AA	NO
AMENDED SLO / AA	NO
PROPOSED ZONING CHANGE	

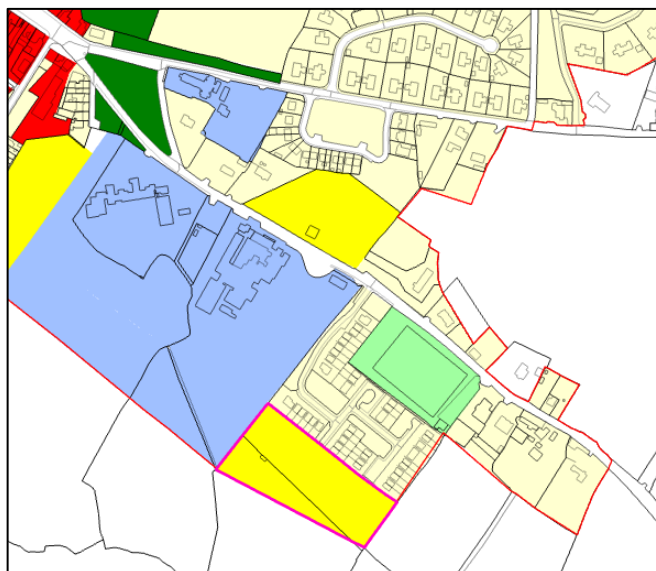
Change c. 1.6ha from unzoned to RN – New Residential

MAP

Change from:



Change to:



PROPOSED VARIATION ID	DL 2
LOCATION	DUNLAVIN UPPER
SUBMISSION NUMBER	94
ZONING CHANGE	YES
NEW SLO / AA	YES
AMENDED SLO / AA	NO

PROPOSED ZONING CHANGE

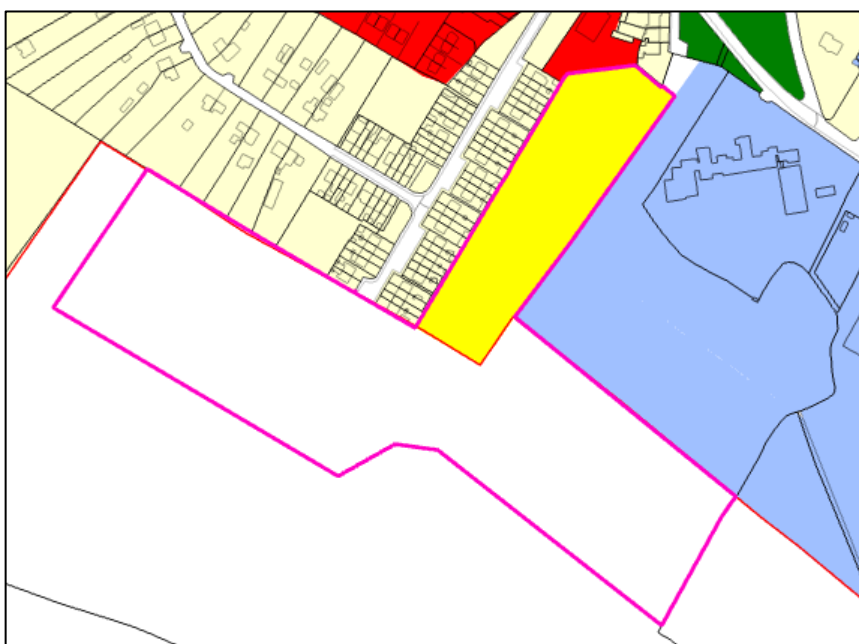
Change c. 2.8ha from unzoned to RN – New Residential

Change c. 2.6ha from unzoned to RE – Existing Residential

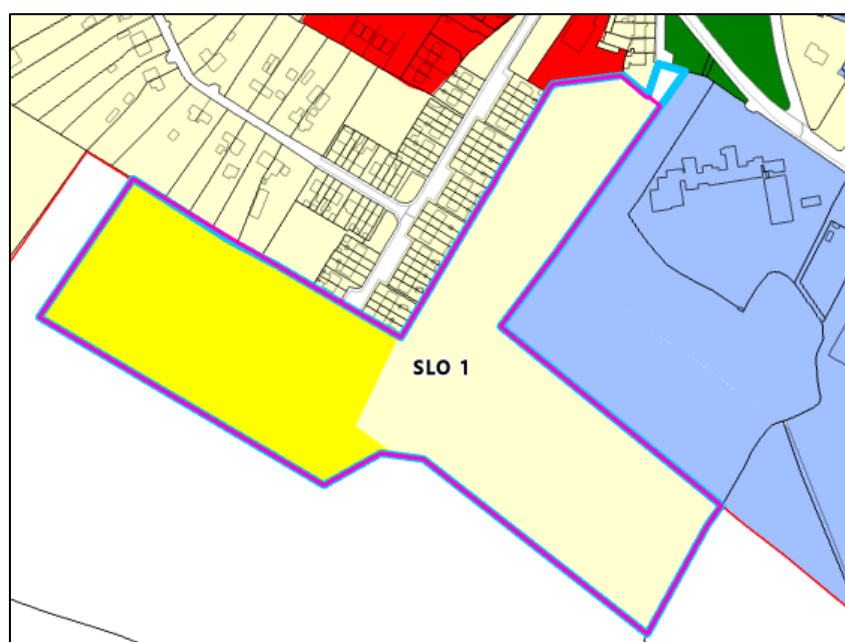
Change c. 1.5ha from RN – New Residential to RE – Existing Residential

MAP

Change from:



Change to:



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

SLO 1

This SLO is located in the townland of Dunlavin Upper and measures c. 6.9 ha. Approximately 4ha is already development / under construction as of 2026 and includes 89 dwellings and a MUGA / playground.

Any further 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.
- Development shall be of a design and layout that is appropriate to the topography of the site and the necessity to ensure there is a visual transition between these development lands and the unzoned agricultural lands to the south. In designing the development of residential areas attention shall be paid to mitigating the visual impact of the development when viewed from the south, and in particular shall include appropriate boundary treatment and significant landscaping.

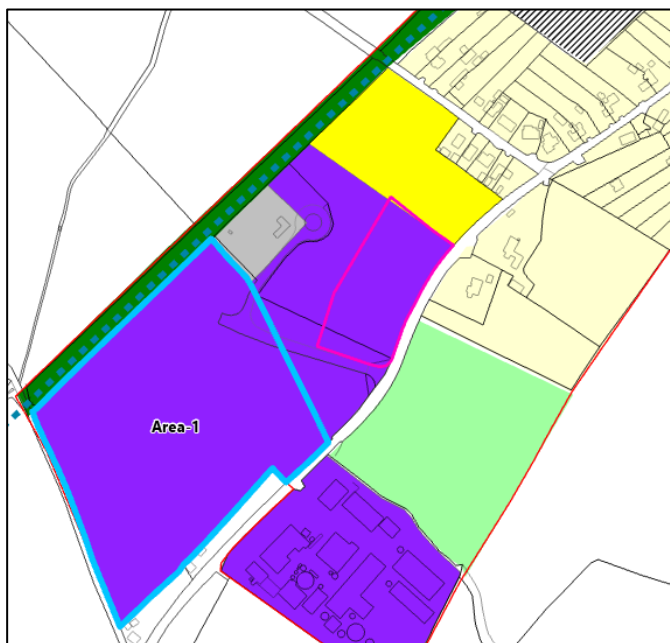
PROPOSED VARIATION ID	DL 3
LOCATION	DUNLAVIN SOUTHWEST
SUBMISSION NUMBER	111
ZONING CHANGE	YES
NEW SLO / AA	YES
AMENDED SLO / AA	NO

PROPOSED ZONING CHANGE

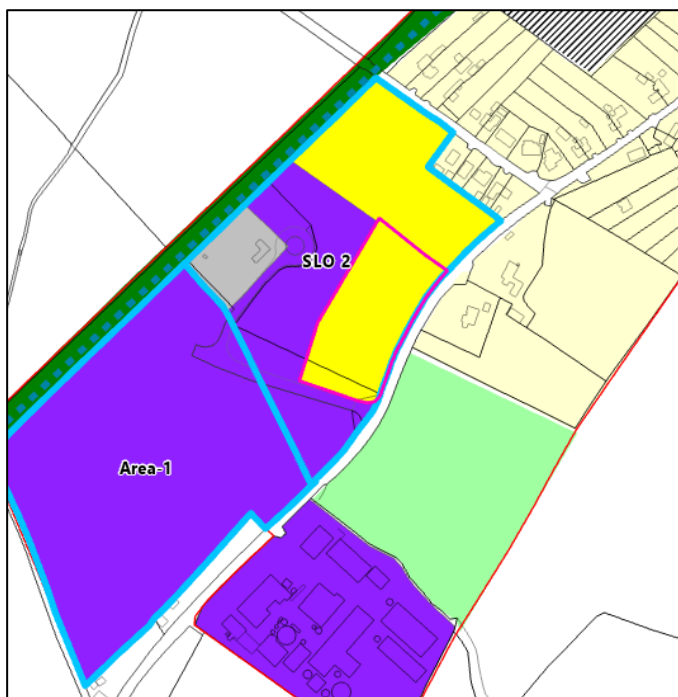
Change c. 1.2ha from E – Employment to RN – New Residential

MAP

Change from:



Change to:



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

SLO 2

This SLO is located in the townland of Dunlavin Lower and measures c. 5.3ha. This SLO is comprised of:

- c. 2.8ha zoned RN 'New Residential'.
- c. 0.5ha zoned PU 'Public Utility'.
- c. 2ha zoned E 'Employment'.

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.
- Any residential development proposals shall be accompanied by proposals for the concurrent development of a playground on the RN lands. No dwelling units that may be permitted on foot of the RN zoning may be occupied until this community facility is fully developed suitable and is available for community use.
- An appropriate buffer (of a minimum of 50m) shall be maintained free from residential development around Dunlavin WWTP. Consultation with Uisce Éireann should be undertaken to ascertain any land needed for future expansion of the plant or any additional area needed as a buffer. The WWTP should be screened from the land with appropriate planting, etc.

PROPOSED VARIATION ID	DL 4
LOCATION	DUNLAVIN WEST
SUBMISSION NUMBER	143
ZONING CHANGE	YES
NEW SLO / AA	YES
AMENDED SLO / AA	NO

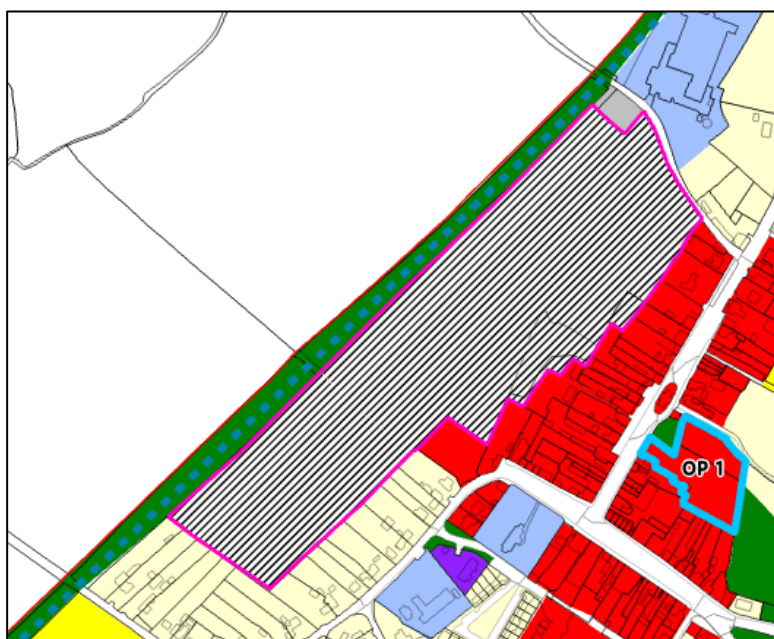
PROPOSED ZONING CHANGE

Change c. 9.7ha from SLB – Strategic Land Bank to:

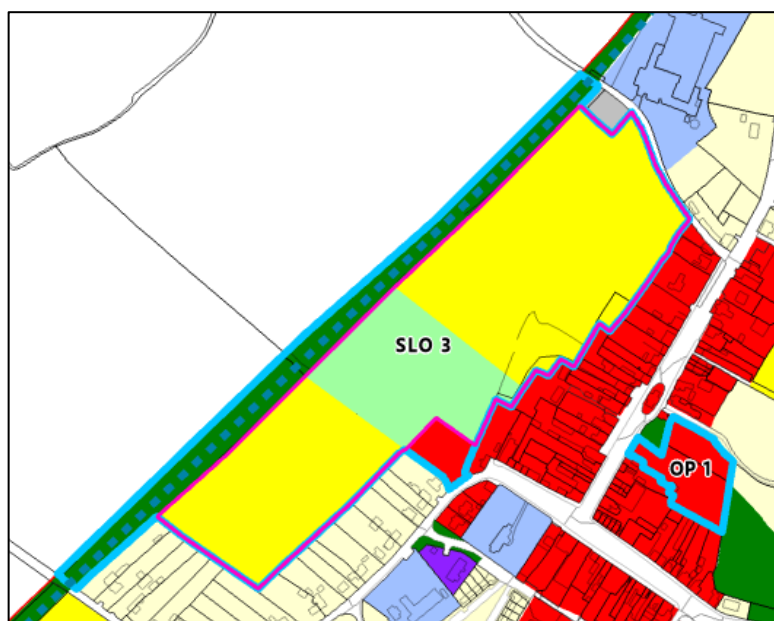
- c. 7.7ha zoned RN - New Residential
- c. 2ha zoned AOS - Active Open Space

MAP

Change from:



Change to:



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

SLO 3

This SLO is located in the townlands of Dunlavin Upper & Lower and measures c. 12.1ha. This SLO is comprised of:

- c. 7.7ha zoned RN 'New Residential'.
- c. 2ha zoned AOS 'Active Open Space'.
- c. 2.2ha zoned OS1 'Open Space'.
- c. 0.3ha zoned TC 'Town Centre'.

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. Development on the lands should consist of new urban streets and squares which provide an appropriate response to the adjacent Dunlavin Architectural Conservation Area.
- Development proposals for these lands shall be informed by Archaeological Impact Assessment and Architectural Impact Assessment to ensure proposals are fully compliant with heritage conservation legislation and requirements and do not generate a significant adverse effect on Dunlavin ACA. Development proposals shall be sensitive to the existing historic character of the town.
- A total area of c. 7.7 ha 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.
- Any 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 2ha, of a design and layout and including such facilities and support buildings to be agreed with the Planning Authority, but which shall include as a minimum:
 - Fully equipped playing pitches / courts / tracks, including a MUGA (Mixed Use Games Area) of not less than 1,050sqm and a playground,
 - A multi-use sport/community building suitable to a range of indoor sports (e.g. squash, badminton, indoor basketball) and community / social uses,
 - Adequate lighting and drainage to serve the facility.
- The route of the former rail line on the lands, zoned OS1 'Open Space', shall be developed as a publicly accessible amenity/leisure trail, in line with CPOs 11.38 and 8.27 of the Wicklow County Development Plan 2022-2028. Remaining historical structures and features associated with the railway line shall be preserved and integrated into this trail.
- No dwelling units that may be permitted on foot of the RN zoning may be occupied until the community sports facilities and amenity/leisure trail are fully developed suitable for community sports and leisure use (including necessary buildings/structures, layout, drainage, surfacing, lighting, access and car parking) and are available for community use.
- Principle vehicular access into these lands shall be from Stephen Street (on lands zoned TC in this SLO) which shall include high quality hard and soft landscaping given its location in the Dunlavin ACA, transitioning appropriately into the new development and linking the new community facilities into the town centre.
- The development layout shall provide for a complete link street (as per DMURS) though the development to the L-8403 Lugatryna Road, accompanied by significant improvements to the L-8403 and its junction with the R-412 or alternatively, vehicular access from the L-8403 may be realigned through the site to form a new junction at R-412, with the existing junction being decommissioned. Where feasible, this link street shall also connect to the L-4309 Knockandort Road.
- The internal road network of the lands shall provide local streets immediately to the rear of existing dwellings on Main Street/ Kilcullen Street (R-412) to the south-east and Stephen Street / L-4309 south-west of the lands, to allow for the incremental redevelopment of these long, narrow plots.
- Maximum pedestrian and cyclist permeability should be achieved between the lands and Market Square/Main Street/ Kilcullen Street (R-412), utilising the lanes leading off Market Square. The laneway immediately south of An Lár café and the route through the grounds of Tynte House/Mews are likely to be the primary

pedestrian/cyclist routes, however the internal layout should additionally consider possible future links that may only be possible pending backland development to the west of Market Square/Main Street/ Kilcullen Street (R-412).

- Without exception, to require the provision of childcare facilities in all new residential developments comprising 75 houses or more (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 developmentWithout 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.

Level 5: Tinahely



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

Tinahely Town Plan

Proposed Variation Number	ID	Location	Area	R	AOS	OS1/2	CE	Other
TY 1	23	Tinahely	2.8	2.8				
TY 2	191	Tinahely	3.2	1.5		1.3	0.4	

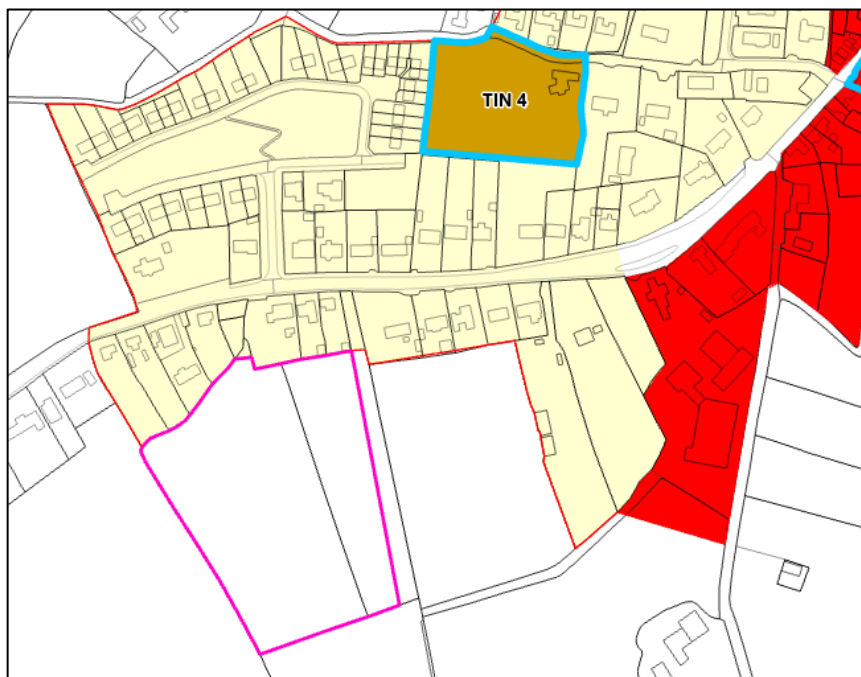
Note: This table states the new/uplift in zoning as a result of the Proposed Variation. Where an existing SLO is being amended, these figures may differ from those stated in the text; this is because the SLO will state the overall zonings contained in the area (i.e. both proposed zonings and land not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

PROPOSED VARIATION ID	TY 1
LOCATION	COOLROSS
SUBMISSION NUMBER	23
ZONING CHANGE	YES
NEW SLO / AA	YES
AMENDED SLO / AA	NO
PROPOSED ZONING CHANGE	

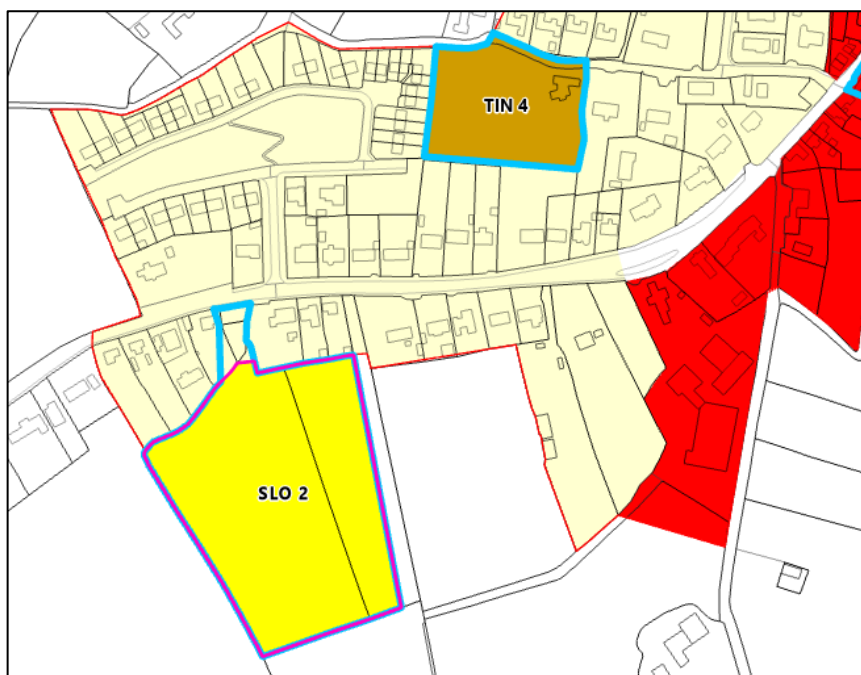
Change c. 2.8ha from unzoned to RN – New Residential

MAP

Change from:



Change to:



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

SLO 2

This SLO is located in the townland of Coolross and measures c. 2.9ha. This SLO is comprised of:

- c. 2.8ha zoned RN 'New Residential'.
- c. 0.1ha 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.
- Development shall be of a design and layout that is appropriate to the topography of the site and the necessity to ensure there is a visual transition between these development lands and the unzoned agricultural lands to the south and west. In designing the development of residential areas attention shall be paid to mitigating the visual impact of the development when viewed from the south and west, and in particular shall include appropriate boundary treatment and significant landscaping.
- Any residential development proposals for the RN lands shall be accompanied by proposals for the concurrent development of a community sports/recreation facility, 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 MUGA (Mixed Use Games Area) of not less than 1,050sqm
 - A playground of at least 500sqm.

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.

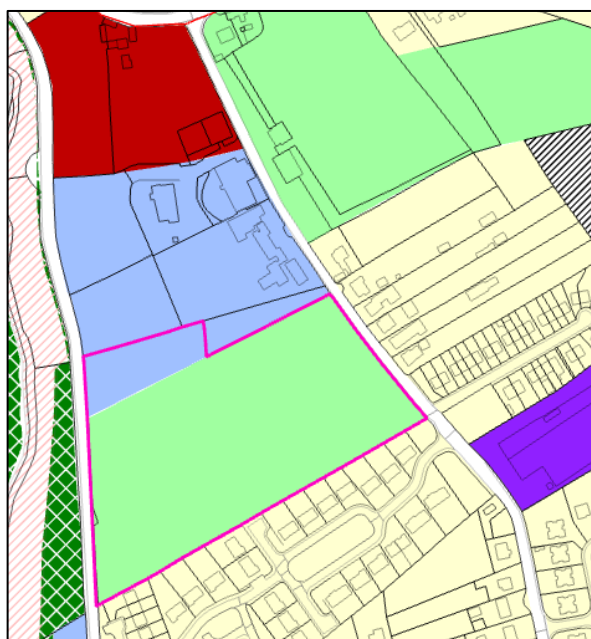
PROPOSED VARIATION ID	TY 2
LOCATION	LUGDUFF
SUBMISSION NUMBER	191
ZONING CHANGE	YES
NEW SLO / AA	YES
AMENDED SLO / AA	NO

PROPOSED ZONING CHANGE

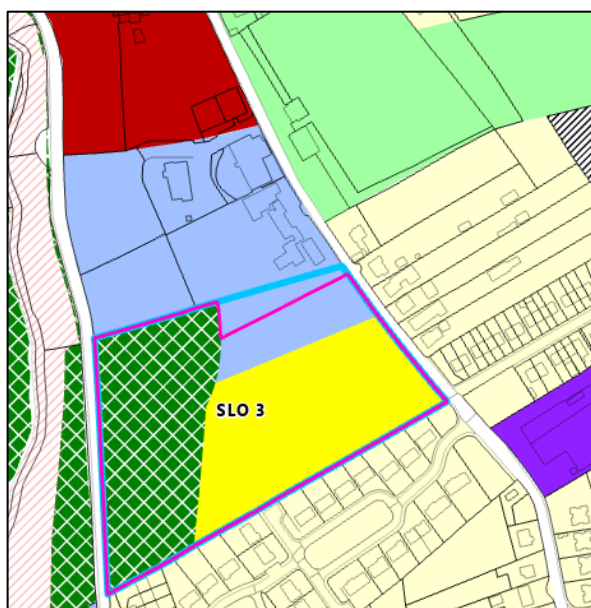
Change c. 1.5ha from AOS – Active Open Space to RN – New Residential
Change c. 0.4ha from AOS – Active Open Space to CE – Community & Education
Change c. 1ha from AOS – Active Open Space to OS2 – Natural Areas
Change c. 0.3ha from CE – Community & Education to OS2 – Natural Areas

MAP

Change from:



Change to:



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

SLO 3

This SLO is located in the townland of Lugduff and measures c. 3.3ha. This SLO is comprised of:

- c. 1.5ha zoned RN 'New Residential'
- c. 0.5ha zoned CE 'Community / Education'
- c. 1.3ha zoned OS2 'Natural Area'.

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.
- Any residential development proposals for the RN lands shall be accompanied by proposals for the concurrent development of a community sports/recreation facility, 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 MUGA (Mixed Use Games Area) of not less than 1,050sqm
 - A playground of at least 500sqm.

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.

- Lands measuring c. 0.5ha zoned for community and educational use be reserved for possible school expansion or other community uses. Permission will only be considered for community uses other than education facilities where it can be demonstrated that future school expansion needs (in light of the long term growth target for the settlement) would not be compromised by such use.
- Lands zoned OS2 shall be reserved free of all development and shall be left in a natural condition other than any essential utility infrastructure associated with the development.
- All proposed projects in this SLO shall have full regard to the Habitats Directive (with particular regard for the Slaney River Valley SAC), including being subject to Appropriate Assessment, as necessary, that identifies, addresses, and mitigates any adverse effects on the European Site. In doing so, proposed projects and associated Appropriate Assessment in this area shall, as relevant:
 - Be informed by appropriately targeted ecological and hydrogeological survey(s) and assessment(s) of the Qualifying Interests of the SAC.
 - Be subject to detailed hydrological/hydrogeological assessment which defines appropriate design/mitigation measures for maintaining the flow rate and quality of waters entering the SAC, including measures relating to the servicing and maintenance of surface water and wastewater systems.
 - Demonstrate the wastewater management proposals for development at these lands can effectively treat wastewater and manage treated water output through ground percolation. All Uisce Éireann and EPA requirements in relation to wastewater management shall be adhered to. Any project-level AA required shall be informed by detailed ground and groundwater impact assessment.
 - Give due consideration to any requirement for project level mitigation that arises from the surveying and assessment described above, ensuring that prescribed mitigation measures are proven, robust and address the need for certainty in achievement of mitigation of potentially adverse effects. Notably this should include a presumption to achieve significant net benefit to the features which may otherwise be impacted.
 - Includes measures for the protection of the Qualifying Interests of the nearby Slaney River SAC, depending on the outcomes of ecological surveying at these lands.

Level 6: Donard

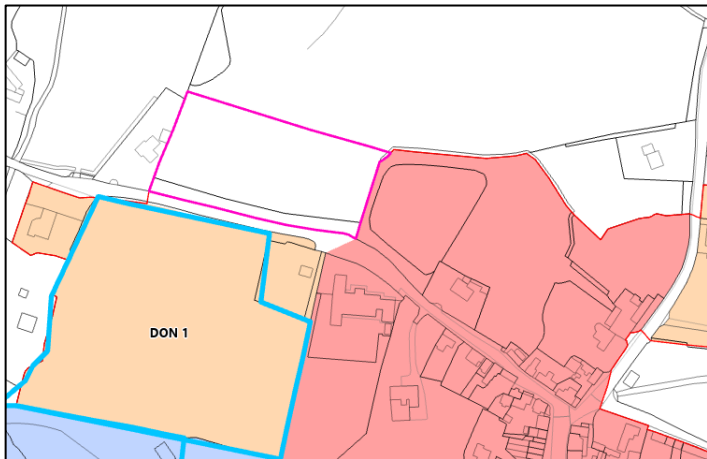
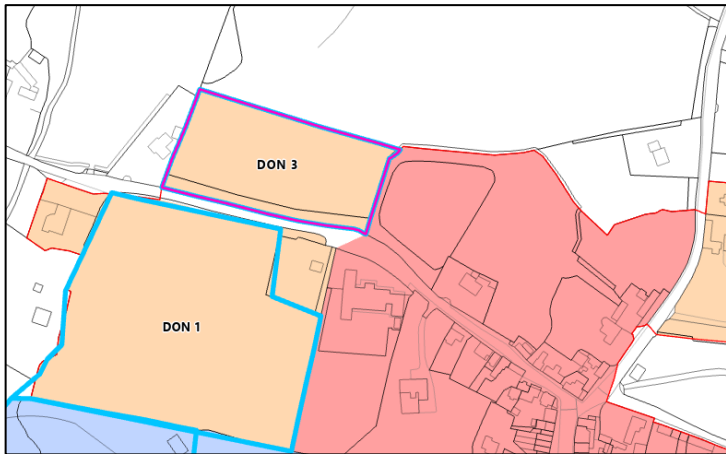


Proposed Variation No. 7 to Volume 2, Part 3 of the Wicklow County Development Plan 2022-2028:

Donard Town Plan

Proposed Variation Number	ID	Location	Area	R	AOS	OS1/2	CE	Other
DN 1	118	Donard	1.2					1.2 SDA

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	DN 1
LOCATION	DONARD (Donard Demesne West)
SUBMISSION NUMBER	118
ZONING CHANGE	YES
NEW SLO / AA	YES (new objective)
AMENDED SLO / AA	NO
PROPOSED ZONING CHANGE	
Change c. 1.2ha from unzoned to SDA – Secondary Development Area (identified as DON 3)	
MAP	
Change from: 	
Change to: 	
Add new Objective DON 3 as follows:	
5. (c) Any developments on lands identified as DON 3 on the plan map shall include: ▪ The design of development roads shall ensure potential future access to lands to the north. ▪ A playground of at least 500sqm. No dwelling units that may be permitted on foot of this zoning may be occupied until this community facility is fully developed and is suitable and available for community use. ▪ An appropriate response to the Donard Architectural Conservation Area, which borders the site to the east.	

Level 6: Roundwood



Proposed Variation No. 7 to Volume 2, Part 3 of the Wicklow County Development Plan 2022-2028:

Roundwood Town Plan

Proposed Variation Number	ID	Location	Area	R	AOS	OS1/2	CE	Other
RW 1	19	Ashtown	1.8					1.8 SDA
RW 2	61	Togher Mor	0.6					0.6 SDA
RW 3	195	Ashtown	0.8					0.8 SDA

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).

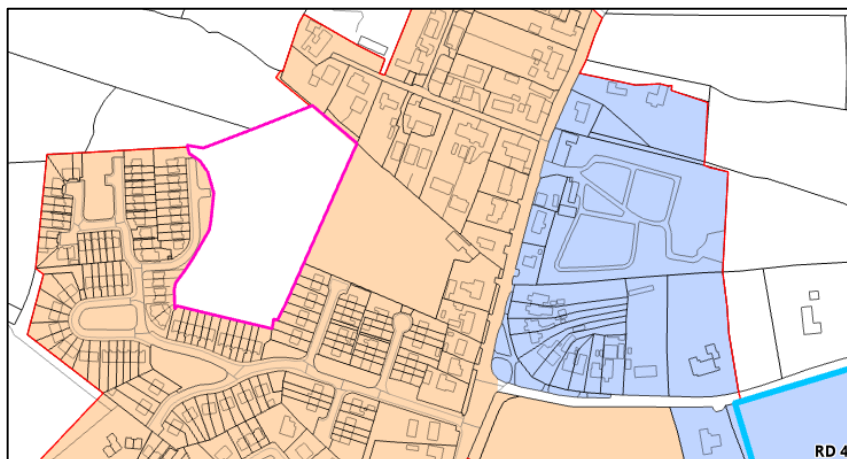
PROPOSED VARIATION ID	RW 1
LOCATION	ROUNDWOOD (Ashtown/Ballinafunshoge)
SUBMISSION NUMBER	19
ZONING CHANGE	YES
NEW SLO / AA	NO
AMENDED SLO / AA	NO

PROPOSED ZONING CHANGE

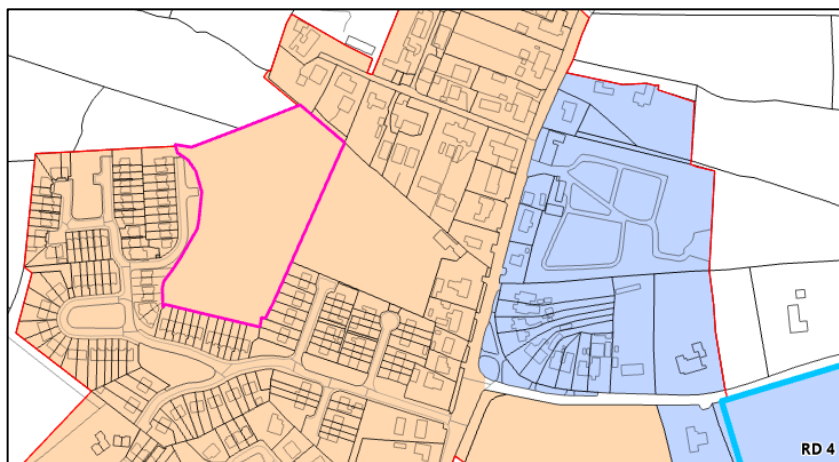
Change c. 1.8ha from unzoned to SDA – Secondary Development Area

MAP

Change from:



Change to:



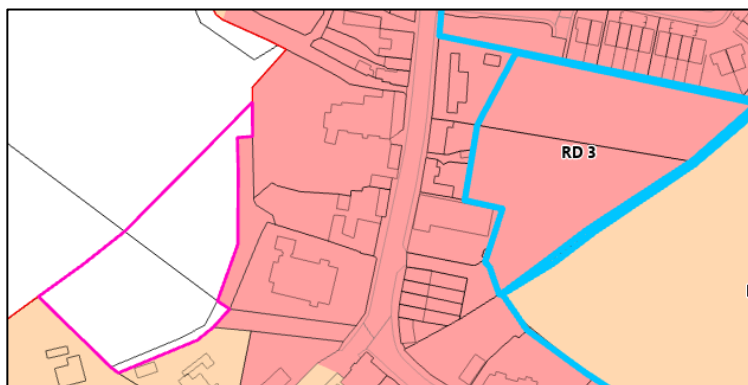
PROPOSED VARIATION ID	RW 2
LOCATION	ROUNDWOOD (Togher More)
SUBMISSION NUMBER	61
ZONING CHANGE	YES
NEW SLO / AA	YES (new objective)
AMENDED SLO / AA	NO

PROPOSED ZONING CHANGE

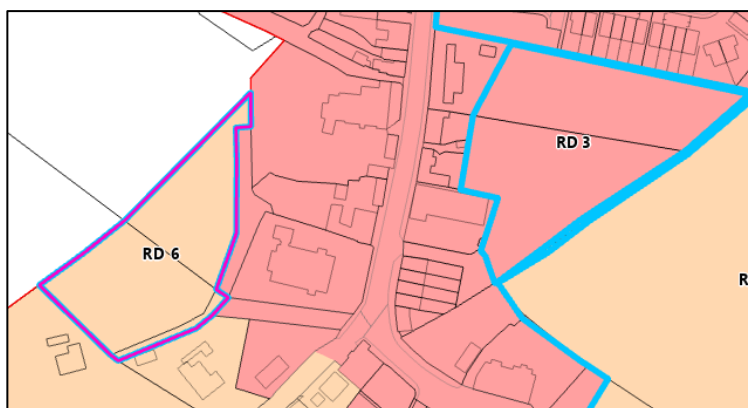
Change c. 0.6ha from unzoned to SDA – Secondary Development Area (identified as RD 6)

MAP

Change from:

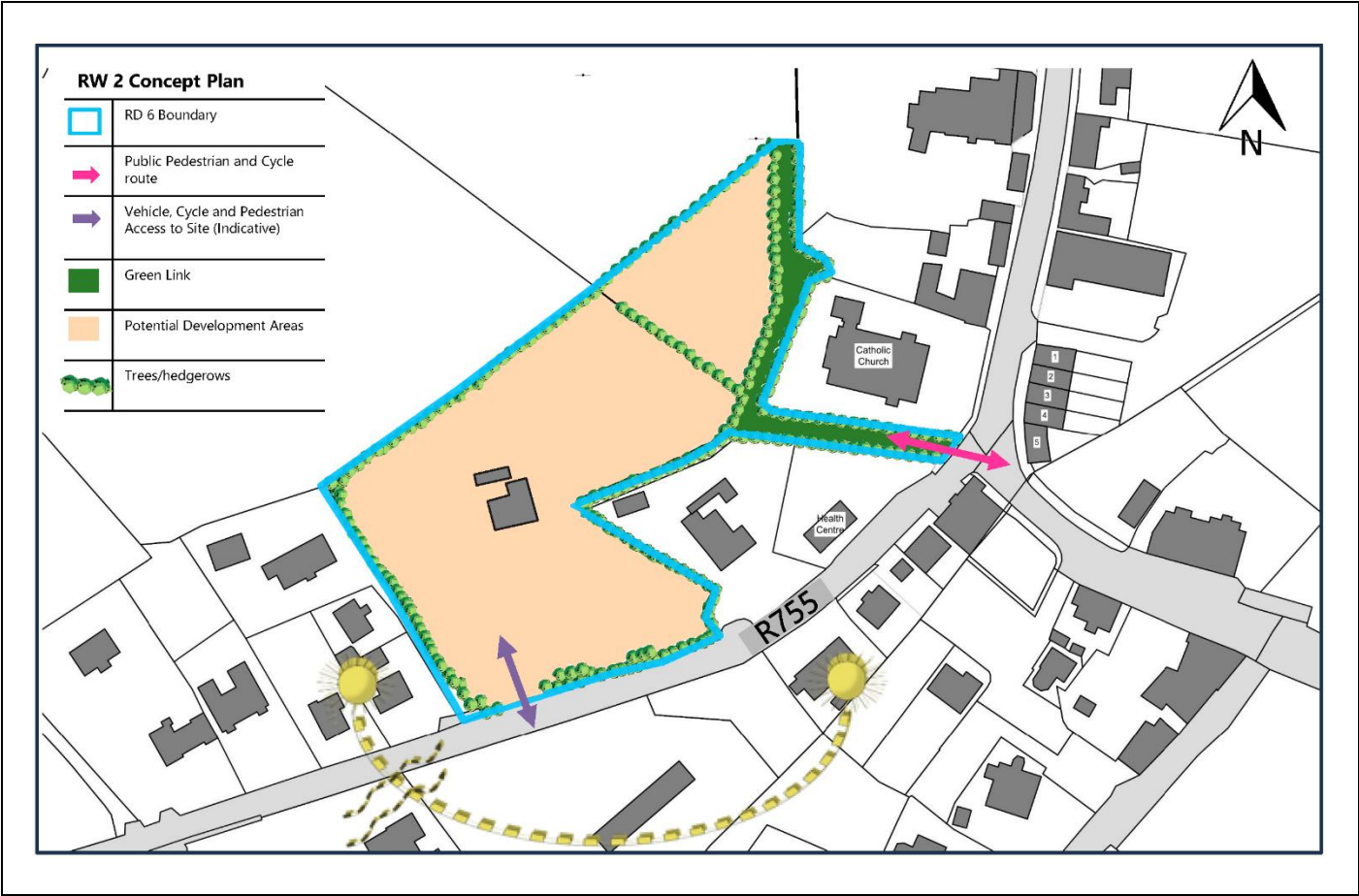


Change to:



Add new Objective RD6 as follows:

13. Development of the lands identified as **RD6** on Map 1 and Concept Diagram **RD6** shall be accessed via the R755. The historic laneway running along the eastern boundary is to be provided as a green link (public pedestrian route and amenity area) as part of the development.
 - The historic stone walls and mature trees/hedgerows along the green link shall be restored and stabilised, and hard and soft landscaping provided appropriate to its location adjoining the protected structure of Roundwood Catholic Church (18-15) and as an attractive public route to the town centre. The green link shall not be used by motorised traffic. The design and layout of development within RD6 shall address and provide passive surveillance of the green link. At no point should the design or layout allow for housing backing onto the green link.
 - No dwelling units that may be permitted within RD6 may be occupied until the green link is fully developed and is available for public use.



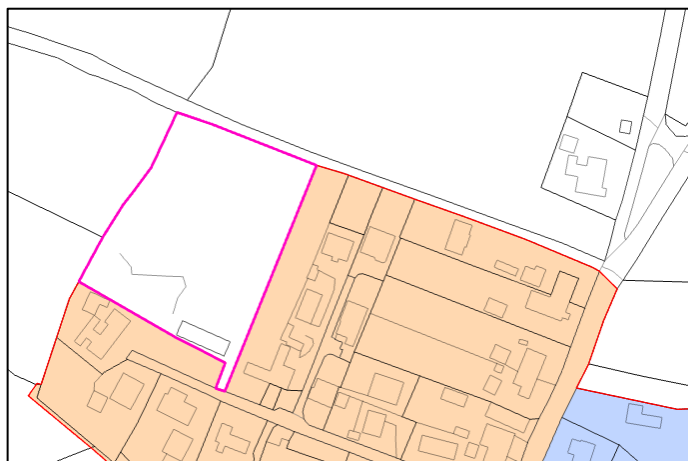
PROPOSED VARIATION ID	RW 3
LOCATION	ROUNDWOOD (Ashtown/Ballinafunshoge)
SUBMISSION NUMBER	195
ZONING CHANGE	YES
NEW SLO / AA	NO
AMENDED SLO / AA	NO

PROPOSED ZONING CHANGE

Change c. 0.8ha from unzoned to SDA – Secondary Development Area

MAP

Change from:



Change to:

