

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).

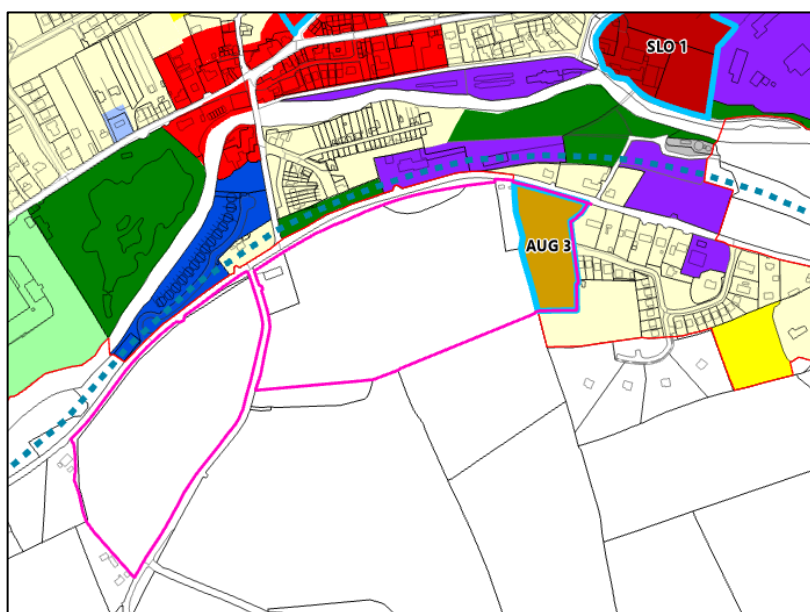
PROPOSED VARIATION ID	AU 1
LOCATION	KILLACLORAN
SUBMISSION NUMBER	93, 165, 167
ZONING CHANGE	YES
NEW SLO / AA	YES
AMENDED SLO / AA	NO

PROPOSED ZONING CHANGE

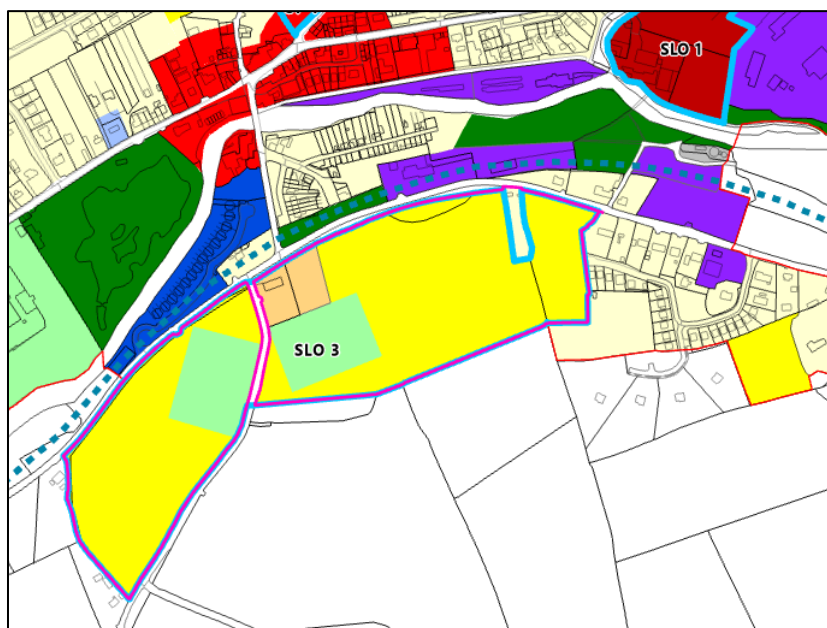
Change c. 9.3ha from unzoned to RN – New Residential
Change c. 1.1ha from R – Special to RN – New Residential
Change c. 0.2ha from unzoned to RE – Existing Residential
Change c. 0.6ha from unzoned to SLC - Small Local Centre
Change c. 2.2ha from unzoned to AOS – Active Open Space

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.

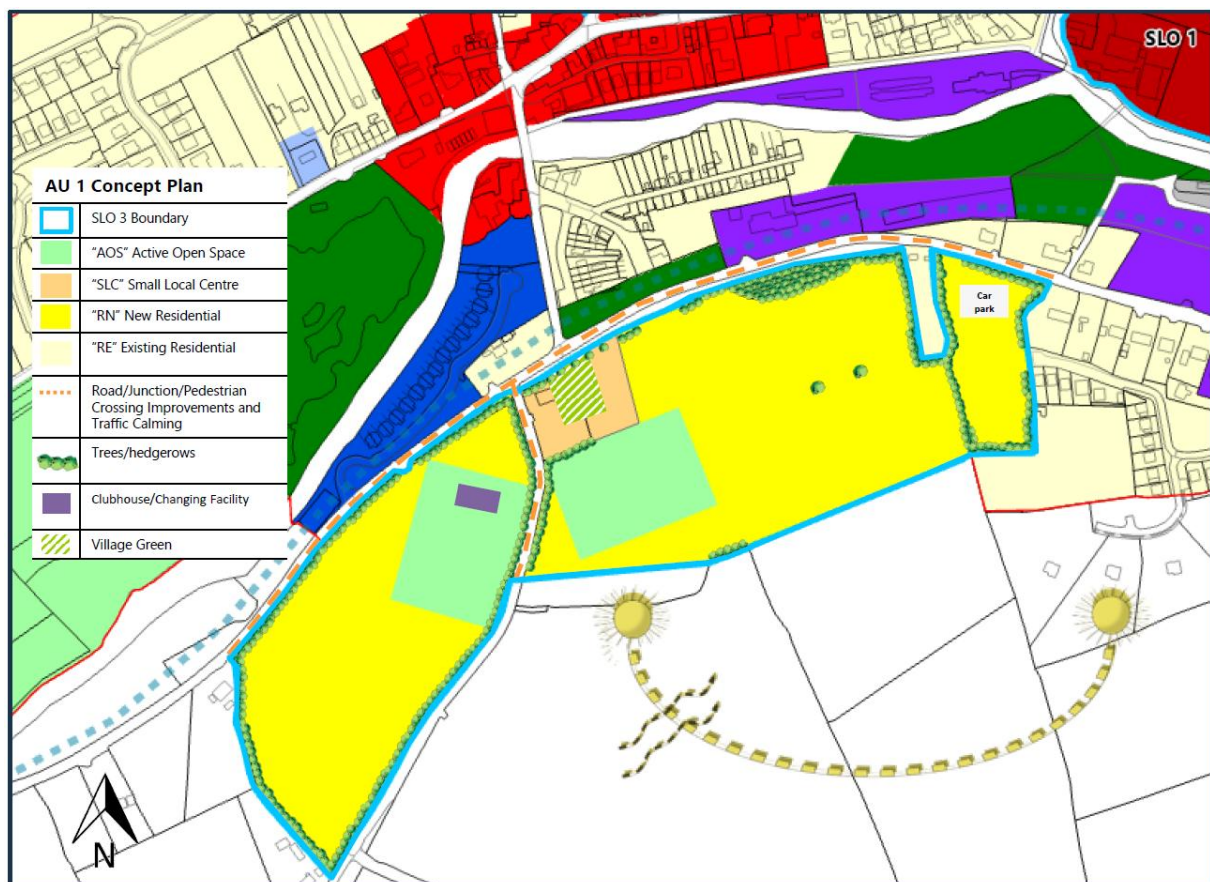
The layout shall include a central 'village green' or landscaped plaza facing the bridge. Development fronting onto the village green, shall be of a high quality design and use traditional vernacular architecture to provide a distinct sense of place and an attractive gateway to the site. The 'village 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.

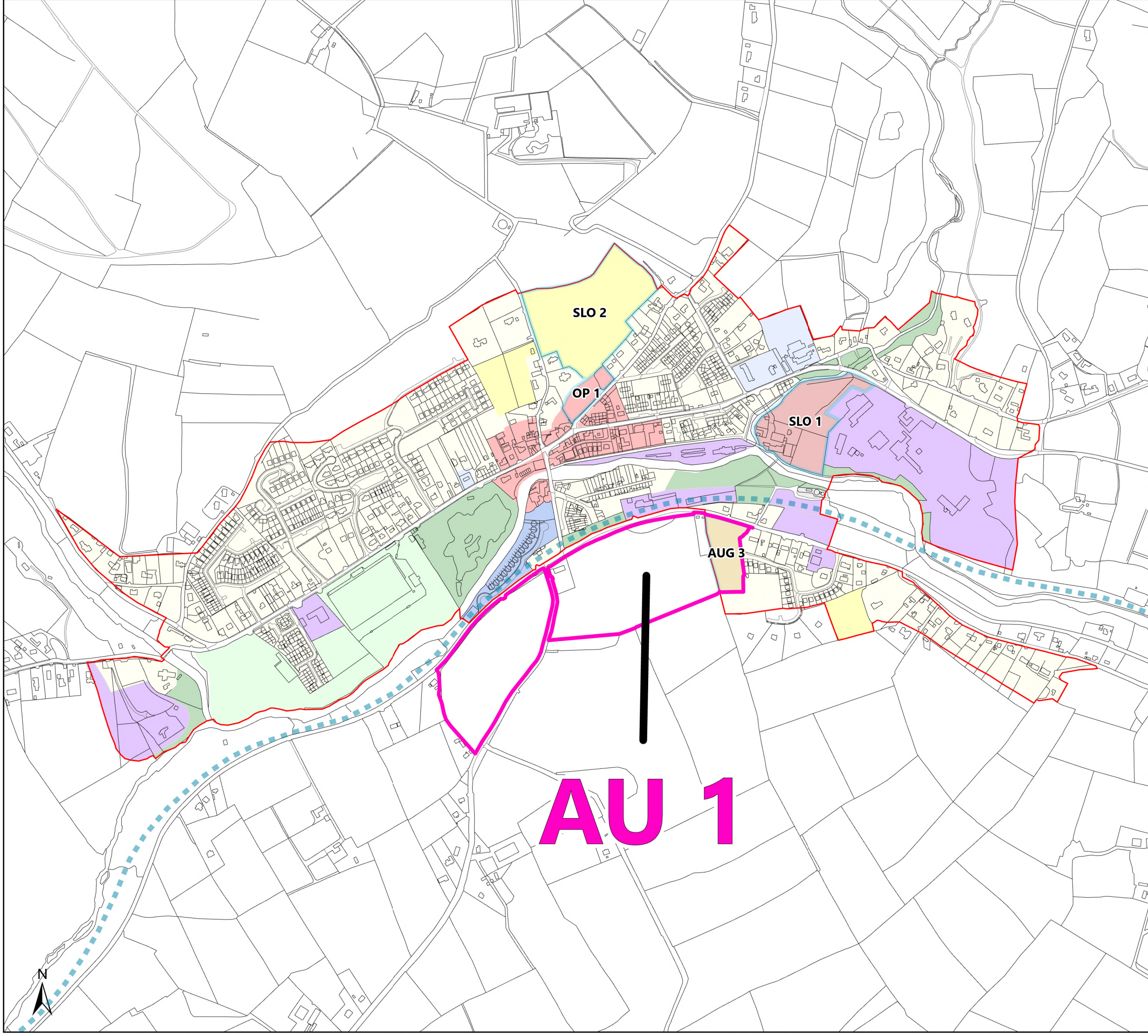
- Any buildings along the northern boundary of this SLO shall address the R747 and be of a high-quality design and finish providing for both hard and soft landscape in order to provide an attractive entrance to the town of Aughrim.
- A public car park of not less than 40 car parking spaces shall be provided 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.

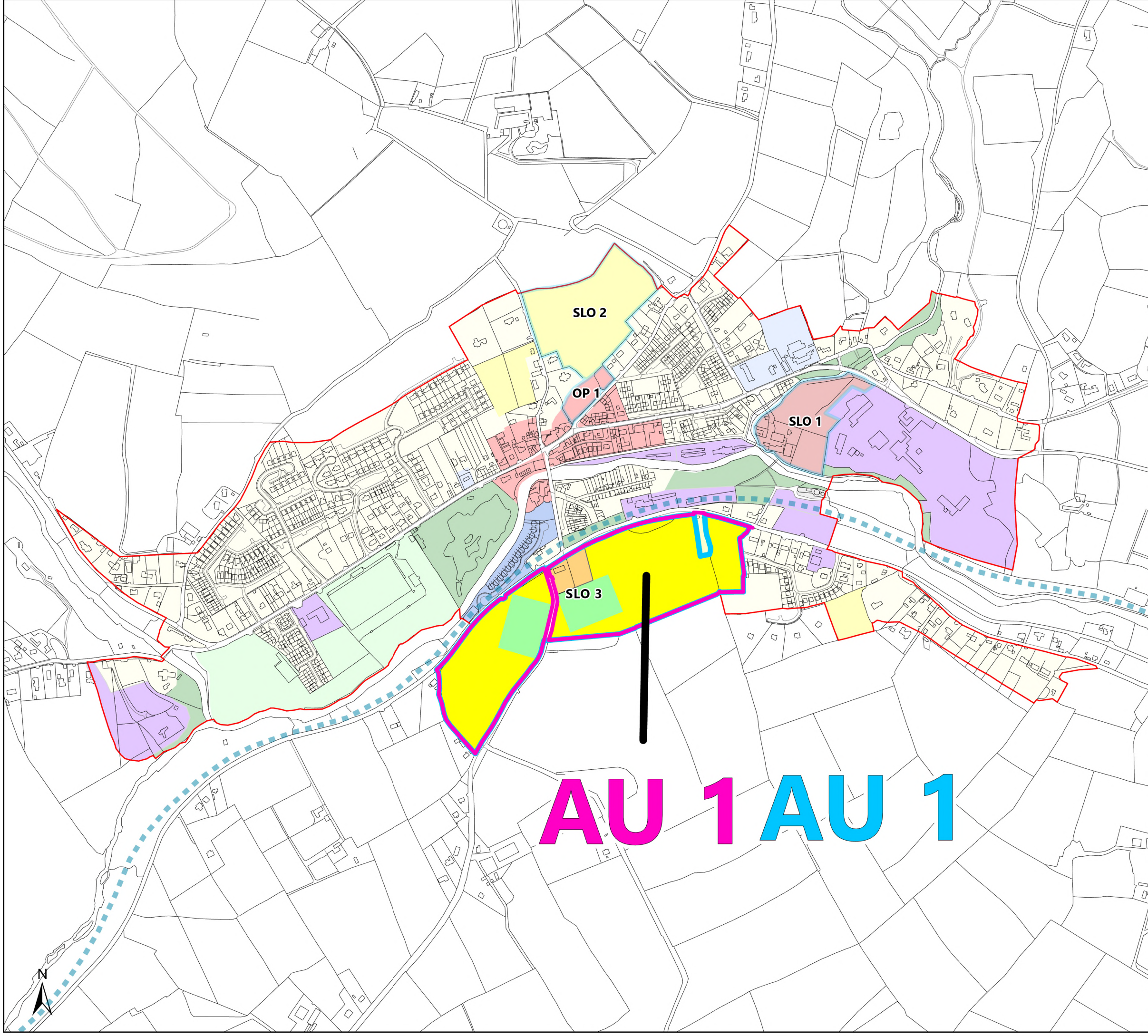
- The design and layout of the overall SLO, in particular the residential element, shall address and provide for passive supervision of the public open space areas. At no point should the design or layout allow for housing backing onto such public open space areas.
 - Maximum protection of mature trees 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.





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





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- SLC: Small Local Centre

