

# ***Wicklow County Development Plan 2010-2016***

## ***Proposed Amendments***

***June 2010***



***Wicklow County Council  
[www.wicklow.ie](http://www.wicklow.ie)***

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## Section 1

### Introduction

The Draft Wicklow County Development Plan 2010-2016 went on public display for a 10-week period between 15<sup>th</sup> October and 23<sup>rd</sup> December 2009. 166 submissions were received in response to that public consultation process.

Following this period of public consultation, the Manager prepared and distributed to the elected members of the County Council a report on the submissions received, including his opinion thereon and any recommended amendments to the draft plan.

Having considered the Draft County Development Plan 2010-2016 and the Manager's Report on submissions received it was resolved by the elected members at Council meeting of 10<sup>th</sup> May 2010 to amend the Draft Development Plan.

At the meetings the Council resolved that as these amendments constitute a material alteration to the Draft Development Plan, the proposed amendments would be placed on public display for a period of not less than 4 weeks in accordance with Section 12(7)(b) of the Planning and Development Act 2000 as amended.

### Purpose of this Document

The function of this report is to set out the proposed amendments in order for the public and other interested bodies to consider same and make a submission on any proposed amendment if so desired.

Written observations or submissions regarding the proposed amendments to the Draft County Development Plan are invited from members of the public and other interested parties. Written submissions or observations must be received between 2<sup>nd</sup> June 2010 and 30<sup>th</sup> June 2010.

The Manager will then prepare a further report on all submissions or observations received during the above time period and subsequently submit this to the elected members for their consideration. Having considered the proposed amendments to the draft plan and the Manager's Report on submissions received, the elected members will make the new Wicklow County Development Plan 2010-2016 in September 2010.

### Format of document

The proposed amendments to the draft plan are set out in Section 2. They include changes to the text of the Draft County Development Plan Written Statement, Appendices and accompanying maps. The proposed amendments are set out in the order in which they appear in the draft plan.

Section 3 comprises an Environmental Report which assesses the significance of Environmental Impacts (if any) of the proposed amendments to the Draft Plan.

Amendments to the text are shown through the **red type** to indicate new text and **blue strikethrough** to indicate deleted text.

## Section 2 Proposed Amendments

### Amendment 1

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#### CHAPTER 3 VISION & STRATEGIC GOALS

Amend Chapter 3 as follows:

#### ~~VISION & STRATEGIC GOALS~~ CORE STRATEGY

##### 3.1 Introduction

~~This chapter sets out the overall strategy for the development of County Wicklow over the plan period. This strategy evolves from consideration of national, regional and local plans, strategies and guidelines, as set out in Chapter 2 and the overall vision for the County which is:~~

The purpose of this chapter is to set out the vision for the future of the County and to provide a 'core strategy' for its spatial organisation over the plan period. This core strategy will be amplified and expanded upon in the ten strategic goals set out in this chapter and in the policies and objectives of the entire plan to follow.

##### 3.2 Vision

*For County Wicklow to be a cohesive community of people enjoying distinct but interrelated urban and rural environments; where natural surroundings and important resources are protected; where opportunities abound to live and work in a safe atmosphere, allowing people to enjoy the benefits of well paid jobs, a variety of housing choices, excellent public services, ample cultural and leisure opportunities, and a healthy environment.*

##### 3.3 Core Strategy

The purpose of the core strategy is to show that the development objectives in the Development Plan are consistent as far as practicable, with national and regional development objectives as set out in the National Spatial Strategy 2002 – 2020 and the Regional Planning Guidelines for the Greater Dublin Area.

##### 3.3.1 Population & settlement

The population and settlement objectives for the County flow directly from the National Spatial Strategy 2002 – 2020 and the Regional Planning Guidelines for the Greater Dublin Area as described in Chapter 2 of this plan.

Chapter 4 of this plan sets out in detail the population and settlement strategies for the County and these are summarised as follows:-

- This plan will provide for the growth of the County from a population of 126,196 persons in 2006 to 164,280 persons in 2016 and 176,800 persons in 2022, in accordance with the regional population allocation provided by the Minister and the County allocation provided by the draft Regional Planning Guidelines for the Greater Dublin Area 2010-2022.
- This population will be allocated in accordance with the NSS and the draft RPGs as follows:

- At least 42% of the growth allocated will be directed into the Metropolitan area settlements of Bray and Greystones, with Bray taking a larger share having regard to its designation in the RPGs as a Metropolitan Consolidation Town;
- The majority of the remaining growth allocated shall be directed in the hinterland growth towns of Wicklow, Arklow, Newtownmountkennedy and Blessington, the growth weighted towards the large growth towns of Wicklow and Arklow;
- Smaller towns and villages will be allowed to grow in a manner commensurate with their location and function in the settlement hierarchy, with a range of targeted growth controls employed to ensure that such settlements can prosper and absorb population, and to allow investment in services to be provided economically;
- The rural population will be allowed to grow in absolute numbers in recognition of Government policy, the housing needs of the next generation of the rural natives and the predominantly rural character of the County; however, the overall proportion of County's population that is resident in the open countryside will reduce over time reflecting the implementation of the settlement objectives.

### 3.3.2 Housing & zoning

In order to accommodate this growth, it will be necessary for this plan to ensure that adequate provision is made for zoned housing / mixed use land. Chapter 4 of this plan sets out in detail the availability of land for housing, which is summarised as follows:-

- The County is planned to growth to a total population of 164,280 in 2016 and 176,800 in 2022. Of this, it is planned that by 2022, 76% will be resident in the 21 'towns' in the settlement hierarchy, an increase from 72% in 2006; the remainder of the population will be residents in rural villages and the open countryside;
- The growth in the population of these towns to c. 123,800 in 2016 will require the delivery of c.18,000 additional units and the growth to 133,800 in 2022 will require c. 28,000 additional units.
- Taking an average density of 20 units / hectare for zoned housing land and a plot ratio of 0.5 for zoned 'town centre' land, there is development capacity for 22,575 units in the towns of the County<sup>1</sup>;
- There is currently extant permission for c. 7,350 residential units in the towns of the County, giving a total development capacity of 29,925 units.

There is 65% more land designated for development in the County than is strictly required to meet the population target up to 2016, this surplus reducing to 7% for 2022. Of the settlements without development plans, only one is of significant size (Blessington) and it is unlikely that when plans are put in place for the remaining four settlements that this surplus would increase significantly. It is essential that a surplus is provided to take account for lands that are not released to market and land that may not be developable due to lack of essential services.

### 3.3.3 Infrastructure

#### Roads

The County is served by two national routes - the N11/M11 along the eastern coast and the N81 along the western border with Kildare and Carlow.

The N11 / M11 is part of Euroroute 01 and has undergone significant investment in the last 20 years. The final section of dual carriageway between Bray to the north and the Wexford to the south is due to be completed within the lifetime of the plan – the Ballinabarney to Arklow Scheme. Having regard to the limitations of the mainline rail route in the County (see below),

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<sup>1</sup> Excluding Blessington, Avoca, Donard and Kilmacanogue which do not have development plans and therefore no zoned land

the N11/M11 will continue to be the principal access corridor in the eastern side on the County.

The N81 has also been upgraded during the lifetime of the previous plan but not to the same extent as the N11. The NRA National Road Design Office has undertaken a constraints study of the N81 from Tallaght to Hollywood with a view to determining a range of possible improvements, including rerouting some of the existing road from the County boundary to the north to Hollywood Cross.

The County is served by a network of regional and local roads, with are essential for inter-county traffic and east-west connections and local movements.

- In light of the likely continuing car dependency to access the metropolitan region in the short to medium term, it is the strategy of this plan to facilitate and encourage measures to improve capacity and efficiency of the national routes and facilitate the improved use of the national routes by public transport
- The priority for regional road improvement will be with east-west connector routes i.e. the Sally Gap (R759), the Wicklow Gap (R756) and the R747 (Arklow – Tinahely – Baltinglass)

### **Rail**

The County is served by one heavy rail line – the Dublin to Rosslare route, which is single track only from Bray and has only 6 functioning stations from Bray to Arklow. The limited capacity on this route does not render rail travel an attractive or viable option for many users.

It is proposed to extend the LUAS light rail system to Bray. This will reinforce the role of Bray as the primary settlement in the County and will provide an option fro removing car traffic from the N11/M11 north of Bray with the provision of park-and-rise facilities.

- It is the strategy of this plan to encourage and facilitate significant improvements to heavy and light rail infrastructure, including the provision of new lines and new stations.

### **Water**

The County is deficient in water services in most areas. This lack of services is preventing the County from fulfilling its functions under the NSS and the RPGs. The provision of a settlement hierarchy in this plan will set a framework for the delivery of necessary strategic infrastructure, including water and wastewater services to the growth towns of Bray, Greystones, Wicklow and Arklow.

- It is the strategy of this plan to facilitate significant improvements to water infrastructure, with priority for investment being derived from the County Settlement Strategy

#### **3.3.4 Retail**

The development plan includes a retail strategy for the entire County, which is consistent with the GDA Regional Retail Strategy. In accordance with the Retail Planning Guidelines, the retail strategy for Wicklow will include the following:-

- Confirmation of the retail hierarchy, the role of centres and the size of the main town centres;
- Definition in the development plan of the boundaries of the core shopping area of town centres;
- A broad assessment of the requirement for additional retail floorspace;
- Strategic guidance on the location and scale of retail development;
- Preparation of policies and action initiatives to encourage the improvement of town centres;
- Identification of criteria for the assessment of retail developments.

### 3.4 Key strategic goals

In order to implement this vision and core strategy, it is necessary to set out a number of strategic goals that will underpin all the policies and objectives of this plan.

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### 3.2 Key strategic goals

**GOAL 1** *To implement the overarching guidance offered by the National Spatial Strategy 2002 – 2020, the National Development Plan 2007 – 2013, the Regional Planning Guidelines for the Greater Dublin Area 2004—2016, and manage the spatial organisation of the County in an efficient sustainable manner.*

To achieve this goal, a County settlement strategy is put in place that will guide the location of new development during the plan period and beyond. This strategy will establish a hierarchy of settlements based on their role and capacity for growth and will determine what levels and type of future development shall be allowed to occur at each level in the hierarchy.

#### Strategic Policies

- To structure and manage the spatial organisation of the County, having regard to the principles of proper planning and sustainable development, and the guidance given by the National Spatial Strategy 2002-2020, and the Regional Planning Guidelines for the Greater Dublin Area 2004 – 2016;
- To manage the County's settlement in accordance with the settlement strategy hierarchy of settlements and population apportionment;
- To direct growth into the designated metropolitan growth centre and the large, moderate and small growth towns in the hinterland area, whilst recognising the settlement requirements of rural communities;
- That all water, transportation and community infrastructural investments shall be informed by and based upon the County settlement strategy and hierarchy of settlements;
- To ensure that the zoning of land is referenced by the County settlement strategy, that it is based upon rational planning grounds and a clear evidence based core strategy.

**GOAL 2** *To facilitate and encourage the growth of employment, enterprise and economic activity in the County, across all economic sectors and in all areas.*

The promotion of economic activity is key to the future development of the County and may be facilitated through:

- encouraging a broad range of enterprise development within the County thereby avoiding dependence on a specific sector;
- adopting a cohesive and co-ordinated approach to the provision of incubation/start up units throughout the County;
- identifying key success traits of current development initiatives and highlight what is creating blockages to future development and addressing these blockages;
- promoting the provision of necessary infrastructure required for the development of industry e.g. broadband;
- creating linkages with third level education providers;
- addressing regional disparities to ensure the benefits of growth and development are evenly distributed and dispersed throughout the County;
- promoting economic growth and potential employment opportunities in the rural areas of the County in order to sustain vibrant and sustainable rural communities.



### Strategic Policies

- To enhance the range and number of employment opportunities in the County, to increase the jobs ratio (i.e. the ratio of jobs available in the County compared to Wicklow labour force) from 0.65 in 2006 to 0.7 by 2016 and 0.75 by 2020 and to reduce the excessive commuting distances and trip times undertaken by the County's working population.
- To facilitate the development of high technology and high value employment, including the manufacturing sector, research and development and science, to create a knowledge based economy and to build strong linkages between education, research and employment, and promote the third level institute at Clermont as a centre of excellence;
- To promote the development of the tourism sector in a sustainable and environmentally sensitive manner, to capitalise on the County's tourism and recreational assets and generate wealth and employment in the County through the provision and upgrading of tourism infrastructure that will extend the stay and spend of tourists in the County;
- To protect and enhance key built and natural assets that are of integrity per se, and critical to the development of a sustainable economy;
- To overcome the County's water infrastructural deficits and in particular wastewater infrastructure to ensure such under provision does not impede economic development and wealth creation;
- To promote and facilitate the development and expansion of the electricity transmission and distribution grid and to encourage improved availability of a high quality, high-speed information, telecommunications and broadcasting networks.

**GOAL 3**            ***To integrate land use planning with transportation planning, with the dual aim of reducing the distance that people need to travel to work, shops, schools and places of recreation and social interaction, and facilitating the delivery of improved public transport.***

The 2006 Census figures give an indication of commuting patterns in Wicklow. The figures indicate that the County has by far a greater percentage of people travelling for longer lengths of time than the national average, with the percentage of people travelling 1–1.5 hours to work, school or college at 10%, which is nearly double the national average of 6%. Similarly, County Wicklow residents have longer distances to travel, with significantly higher numbers of people travelling 25 kilometres and longer, at 20%, compared to the national average of 12%.

This level of commuting is unsustainable on many fronts, including socially, economically and environmentally, and is an important contributor to assessing the overall quality of life for the inhabitants of the County. Reducing the need to travel long distances by private car, and increasing the use of sustainable and healthy alternatives, can not only bring multiple benefits to both our environment and communities, but also to our own mental and physical wellbeing.

### Strategic Policies

- Craft land use policies to produce settlements of such form and layout that facilitates and encourages sustainable forms of movement and transport, prioritising walking and cycling, and for larger settlements, bus transport;
- Promote the improvement of public transport services, in particular the upgrading of the Dublin – Rosslare train line, bringing the LUAS to Bray and the development of improved bus services;

**GOAL 4**            ***To enhance existing housing areas and to provide for high quality new housing, at appropriate locations and to ensure the development of a range of house types, sizes and tenures in order to meet the differing needs of all in society and to promote balanced communities.***



The Housing Strategy, which forms part of this plan, sets out projected housing growth, the availability of zoned and serviced land to meet this demand, and the issue of housing affordability based upon, in the main, projections of income and housing unit prices.

While it is estimated that there is sufficient land to meet Wicklow's housing needs up to 2016, limitations in water and particularly wastewater capacities have and will continue to present serious blockages to development. Wastewater collection and treatment deficits may persist to 2014 and beyond. This key finding has implications for the spatial distribution of development within the County, with housing demand capable of being met in the north and east of the County and significant restrictions elsewhere.

In its appraisal of housing affordability, the Housing Strategy estimates that up to 40% of new households formed over the plan period will expect affordability challenges and 20% will clearly not be able to enter the housing market.

### **Strategic Policies**

- To zone sufficient land in accordance with the County's Settlement Hierarchy, to accommodate the projected increase in population and households over the plan period;
- To promote the delivery of appropriately scaled and located employment, retail and social / community infrastructure in tandem with new residential development;
- To ensure that new retail, employment, education, community and recreational facilities are directed to the locations with the highest concentration of residents;
- To adequately service zoned land where housing demand exists and or is planned;
- To ensure that a mixture of house types and sizes is developed to reasonably match the requirements of the different categories of households including the range of social and affordable housing identified by The County Housing Strategy;
- To ensure new housing developments are designed and constructed to the highest of standards.

**GOAL 5**      ***To maintain and enhance the viability and vibrancy of settlements, to ensure that towns and villages remain at the heart of the community and provide a wide range of retail, employment, social, recreational and infrastructural facilities.***

While a high proportion of the County's residents live outside towns, the settlements of the County provide a significant component of employment, retail, social and cultural needs for all of the County's people. While the proportion of the County's population living in towns and villages is gradually increasing, the future viability of our towns and villages is under threat, particularly because of the significant outflows of retail expenditure from the County.

Notwithstanding this, the County's towns and villages are best placed to absorb additional growth and in accordance with the County settlement strategy, new development is to be directed into settlements. With additional development comes the need for the implementation of appropriate development standards, that result in a good mix of development types, high quality development and places and improved viability of infrastructural services (including public transport). In these regards, the density of development requires to be appropriately managed.

### **Strategic Policies**

- To promote the development of the County's urban settlements and in the interests of maintaining higher order economic development, social and cultural infrastructure, promote efficiencies in engineering services and transportation;
- To encourage higher residential densities in urban centres, and to reflect this in local area and town plans;

- To seek to address dereliction and urban decay by supporting urban regeneration projects;
- To ensure that businesses and services with a high potential for public transport utilisation by employees and visitors are sited in locations which are easily accessible or which can be made easily accessible by public transport;
- To direct new retail activities into existing urban centres, in accordance with the Retail Planning Guidelines for Local Authorities (2005), the Retail Strategy for the Greater Dublin Area (2008) and the County Retail Strategy;
- To retain a greater percentage of retail expenditure in the County, to stem expenditure outflows and in particular the excessive leakage of comparison spend and to encourage the increased provision of both comparison and convenience retail opportunities in the County.

**GOAL 6            *To protect and enhance the County's rural assets and recognise the housing, employment, social and recreational needs of those in rural areas***

Wicklow's proximity to Dublin, which allows for easy access to the main commercial and employment centres of the Metropolitan area, coupled with its beautiful landscape and amenities, has led to considerable urban generated pressure for housing in our rural area and smaller villages. This has resulted in competition for housing sites and difficulties for rural natives in securing suitable sites. In accordance with 'Sustainable Rural Housing – Guidelines for Planning Authorities' (DoEHLG) 2005, this plan recognises that people who are part of the rural community should be facilitated by the planning system in all rural areas, including those under strong urban-based pressures.

Furthermore, the decline in the primary sectors of agriculture, forestry and fishing has resulted in the need to diversify the rural economy into alternative resource based industries as well as appropriate non-resource based activities.

These housing and employment activities require to be accommodated in such a way that does not diminish the County's rural assets, including our landscape, nature designations, water quality and the safety of all road users, including pedestrians and cyclists.

**Strategic Policies**

- Rural housing development shall be in accordance with the provisions of "Sustainable Rural Housing - Guidelines for Planning Authorities" (DoEHLG 2005), the sustainable settlement policy framework as articulated in the National Spatial Strategy and the rural housing strategy and objectives set out in this plan;
- That rural housing shall be accommodated where rural housing need has been established, where it strengthens the established structure of villages, smaller settlements and other rural areas, where it sustains and revitalises established rural communities and does not endanger key rural assets or the vitality and viability of the higher order County Settlements;
- To minimise the impacts of new rural housing, in terms of adverse effects on the landscape, water quality, natural and built heritage and road users;
- To address the changing nature of the rural economy by promoting the diversification of employment options and towards maximising the potential of resource based development in the areas of forestry, marine, rural enterprise and services, natural resources, renewable energy production, tourism and agri-tourism. To promote re-structuring and efficiencies

**GOAL 7            *To protect and improve the County's transport, water, waste, energy and communications infrastructure, whilst having regard to our responsibilities to respect areas protected for their important flora, fauna or other natural features***

## Strategic Policies

- To continue to improve the County's transportation infrastructure, ~~with an emphasis shift away from new road construction in favour of solutions that facilitate the delivery of improved public transport (where feasible), reducing the demand for travel and improved public safety;~~ with the construction of new roads and the improvement of the existing road network and with a particular emphasis on delivering an improved public transport system.
- To promote and facilitate the improvement of the mainline train and DART services and to promote the linkage of the LUAS extension to Bray and Fassaroe and the linking of both DART and LUAS at Bray.
- To continue the County's investment in water services infrastructure and in particular investment in waste water infrastructure to ensure that existing barriers to growth, economic progress and the sustainable development of the County, are removed
- To implement the provisions of the "Planning System and Flood Risk Management" Guidelines (2008), have regard to the guidelines, objectives formulated around flood management, avoidance of development in flood risk areas, reduction and mitigation of risk and flood risk management and assessment.
- To implement the Wicklow Waste Water Management Plan 2006 – 2011 and have regard to the National Waste Prevention Plan 2009, and the National Hazardous Waste Management Plan.
- It is policy to pursue best practice in accordance with the Waste Management Hierarchy and formulate guidance regarding solid waste management including green waste and waste to energy facilities, hazardous waste and emissions, emissions to air, noise and light pollution.

**GOAL 8**      *To promote and facilitate the development of sustainable communities through land use planning, by providing for land uses capable of accommodating community, leisure, recreational and cultural facilities, accessible to and meeting the needs of all individuals and local community groups, in tandem with the delivery of residential and physical infrastructure in order to create a quality built environment in which to live.*

The term "community development" refers to a complex and broad range of actions and measures involving a wide range of practitioners and bodies with the common aim of improving various aspects of local communities. There are however two key strands to the development of 'sustainable communities':

- (1) Facilitating communities in developing the skills, capacities and projects needed to enable them to have a greater say in the management of their own futures;
- (2) Facilitating access to the goods, services and structures within society for all, and particularly for those that are marginalised and powerless ('social inclusion').

## Strategic Policies

- To ensure the provision of a comprehensive, integrated infrastructure of social and community facilities through out the County.
- To ensure the provision of social and community facilities as an essential part of the development of settlements where the scale and range of such infrastructure provided shall be in accordance with the Hierarchy Model of community facilities prepared under Strand 3 of County Development Levy scheme;
- That land use planning facilitate the delivery of social and community projects, the improved physical access to goods and services and the overall improvement in the quality of the built environment including the provision of open space.

**GOAL 9            *To protect and enhance the diversity of the County's natural and built heritage***

Wicklow's built heritage wealth is reflected in its abundance of archaeological and historical sites and monuments ranging from the late bronze age right through Christian, Viking, Norman and medieval eras, large county houses, planned estate villages, Georgian houses and other vernacular structures as well as bridges, harbours, stone walls and structures and sites associated with mining, industrial, political and religious heritage. The County's natural heritage includes an excellent diversity of natural and semi-natural habitats such as marine, coastal, wetland, woodland, lake, river and upland habitats that in turn support a diverse and varied flora and fauna.

Our natural and built heritage is under threat and is being diminished by, in the main, the pressures wrought by population growth and economic change and development. The Council recognises heritage's intrinsic value, and the importance of protecting and conserving Wicklow's heritage potential to the economic, social, cultural and environmental development of the County.

**Strategic Policies**

- To protect, conserve and enhance buildings, areas, structures, sites and features of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.
- To ensure the conservation, wise management of areas of natural heritage value, and of features of natural interest and value such as woodlands, wetlands, watercourses and areas of unspoilt uplands. To protect plant animal species and habitats which have been identified in the Habitats Directive, Birds Directive, Wildlife Act (1976) and the Flora Protection Order 1999, **and in particular, to ensure that any programme, plan or project carried out on foot of this development plan, including an variation thereof, with the potential to impact upon a Natura 2000 site(s) shall be subject to an Appropriate Assessment in accordance with Articles 6(3) and 6(4) of the EU Habitats Directive 1992 and "Appropriate Assessment of plans and projects in Ireland – Guidance for Planning Authorities" (DoEHLG 2009)**
- To protect and promote the enhancement of the natural and built environment and the coastal zone as identified in the County Development Plan. Facilitate and strictly control appropriate development, prohibit development that is detrimental to coastal areas while minimising the adverse impacts of existing activities, promote the economic, social, cultural and environmental use of the coast, the bio-diversity of coastal cells and their critical support systems.

**GOAL 10            *To address the climate change challenge, as a plan dynamic, throughout the County Plan, directly in the areas of flooding and renewable energy, and indirectly by integrating climate change and sustainable development into statements of plan policy, strategies and objectives.***

We predominately use fossil fuels, non-renewable resources, such as coal, oil and natural gas, to generate energy. We inevitably face the depletion of these resources in the future and the associated risk of security of fuel supply. Furthermore the combustion of such fuels results in greenhouse gas emissions. The development of renewable energy shall be to the forefront of Wicklow County Council's policy formulation to ensure that our use and dependence on fossil fuels be reduced.

Flooding is an area of special planning concern, in the main attributable to the noticeable increase in the severity and frequency of flooding, and because of failure to appropriately take account of flood risk and the subsequent wide ranging costs incurred.

### **Strategic Policies**

- To facilitate the minimisation of emissions to the air of greenhouse gases in accordance with international and European agreements and the National Climate Change Strategy. In this regard, the Council will support any appropriate initiatives taken to provide for more sustainable forms of energy use.
- To have regard to the National Climate Change Strategy (2007), the Government White Paper “Delivering a Sustainable Energy Future for Ireland - The Energy Policy Framework” (2007), the Wind Energy Guidelines for Planning Authorities (2006) and the Planning & Development Acts 2000 – 2007 in the development of appropriate strategies and objectives for the development of alternative and renewable energy, in particular Wind Energy;
- To reduce energy demand in the areas of primary consumption being transport, electricity and heating, particularly through improved integration of land use and transportation planning and higher standards of building design;
- To implement the provisions of the “Planning System and Flood Risk Management” Guidelines (2008), have regard to the guidelines, objectives formulated around flood management, avoidance of development in flood risk areas, reduction and mitigation of risk and flood risk management and assessment.

## Amendment 2

### CHAPTER 4 POPULATION, HOUSING & SETTLEMENT

#### Amend Chapter 4 as follows:

#### 4.1 Introduction

This chapter sets out the population, housing and settlement strategies and policies for County Wicklow for the plan period and up to 2022. These strategies will seek to:-

- Set out a plan for the growth of the County's population growth over the plan period and beyond, in accordance with historical trends and targets set by the National Spatial Strategy 2002 – 2020 (NSS) and Spatial Policy Unit of the DoEHLG;
- Project the housing requirements of this growing population and evaluate issues arising with regard to housing supply and affordability;
- Set out a settlement strategy for this growing population, which will be consistent with the settlement and growth strategy of the National Spatial Strategy 2002-2020 (NSS) and the Regional Planning Guidelines for the Greater Dublin Area 2004-2016 (RPGs). This strategy will identify the different types of the settlements in the County, outline their different roles and will set out indicative population targets for each settlement.

The County Wicklow Housing Strategy, which forms part of the draft plan and is a statutory requirement under the Planning Acts, provides the in-depth analysis on which these strategies are based (the complete Housing Strategy is set out in Volume 3 of this draft plan).

#### 4.2 County population projections

County Wicklow is located in the most rapidly growing region in Ireland today (the 'Mid-East' region comprising the counties of Kildare, Meath & Wicklow). However, the rate of population growth in the County has not kept pace with other counties in the region. Its population has increased from 114,676 in 2002 to 126,196 in 2006, an increase of just under 11,520 people (Table 4.2A). This equates to a growth rate of 10.04%. This rate of growth is significantly below the growth rate in the other counties in the region as shown in Table 4.2B. Furthermore, Wicklow's share in the population of the region has been falling year on year, as shown in Table 4.2C below.

**Table 4.2 A: Wicklow population 1996-2006**

Year	Population	% change
1996	102,683	5.6%
2002	114,676	11.7%
2006	126,196	10.04%

**Table 4.2 B: Growth rates in Mid-East Region 2002-2006**

Year	2002	2006	% change
Region	412,625	475,362	15.2%
Kildare	163,944	186,335	13.7%
Meath	134,005	162,831	21.5%
Wicklow	114,676	126,196	10.04%

**Table 4.2 C: Wicklow's share of Mid-East Region population 1996-2006**

Year	Mid-East	Wicklow	Share
1996	347,407	102,683	29.5%
2002	412,625	114,676	27.8%
2006	475,362	126,196	26.5%

Source: CSO Census of population 1996, 2002 & 2006

The Central Statistics Office published new projections for national population growth in April 2008 and regional population growth in December 2008. These publications outline a number of growth scenarios up to 2026, making different assumption about fertility, mortality and international migration. A total of eight different scenarios are identified in the national projections and four scenarios for the regional projections, with the total population projected in the mid-east region up to 2021 ranging from 629,000 to 746,000 (from 475,362 in 2006).

These **projections** were evaluated by the Spatial Policy Unit of the Department of the Environment, Heritage & Local Government, which published new regional **targets** in January 2009. It is important to note that the CSO projections do not take account of NSS policy, which aims to achieve more a more balanced growth across the Country through coordinated implementation of NSS principles. Therefore the regional population targets set out in the DoEHLG's document are based on a view of future development trends which are significantly influenced and driven by the NSS and thus differ in concept and practice from the CSO projections. Furthermore, the DoEHLG regional targets differ from the CSO projections in that they set out population breakdowns at 2010, 2016 and 2022. These dates are in line with the 6-yearly cycle for the review of the RPGs.

**Table 4.2 D: DoEHLG Regional Population Targets 2010, 2016 and 2022**

	2008	2010	2016	2022 (low / high range)
<b>Border</b>	492,500	511,000	552,700	595,000 - 611,400
<b>Dublin</b>	1,217,800	1,256,900	1,361,200	1,464,200 - 1,504,500
<b>Mid-east</b>	514,500	540,000	594,600	639,700 - 657,200
<b>Midland</b>	266,800	275,600	297,300	317,100 - 325,800
<b>Mid-west</b>	371,900	383,800	427,200	462,300 - 475,000
<b>South-east</b>	487,800	507,900	542,200	580,500 - 596,500
<b>South-west</b>	644,600	667,500	737,100	795,000 - 816,900
<b>West</b>	426,100	442,200	484,700	521,400 - 535,700
<b>State</b>	<b>4,422,000</b>	<b>4,584,900</b>	<b>4,997,000</b>	<b>5,375,200 - 5,523,000</b>

Source: Department of the Environment, Heritage and Local Government, 2009

~~The distribution of this population target across the three mid-east region counties will be determined in the new RPGs for the GDA, that will not be published until 2010. However the draft RPGs will be on display during 2009 and will give a strong indication of how this population will be distributed, but these figures are not available for this draft Plan.~~

~~This draft plan must therefore be framed in the absence of these final allocations. It is assumed however that the RPG strategy will endeavour to redress the population imbalance between Wicklow and the other counties in the mid-east region and attempt to increase Wicklow's share in the region's population. In this regard, population projections in this draft plan are based Wicklow's share in the region's population returning to 2002 levels by 2016 (27.8%) and increasing further to 28.8% by 2022.~~

~~As it is an overriding aim of the plan to be consistent with the RPGs, it is intended to update this plan during the adoption process to incorporate the RPG figures when they are available.~~

The distribution of this population target across the three mid-east region counties is determined in the new RPGs for the GDA 2010-2022 and this plan will accord with the population allocations provided in the guidelines.

**Table 4.2E: Wicklow Population Targets 2016 and 2022**

Year	2002	2006	2016	2022 (low / high range)
<b>Mid-east</b>	412,625	475,362	594,600	639,700 - 657,200
<b>Wicklow</b>	114,676	126,196	<del>165,299</del> 164,280	<del>184,234 - 189,274</del> 176,800
<b>% share</b>	<b>27.8%</b>	<b>26.5%</b>	<del>27.8%</del> 27.6%	<del>28.8%</del> 27.3%

Source: Draft Regional Planning Guidelines for the Greater Dublin Area 2010-2016



#### 4.2.1 Population Objectives

**POP1** To facilitate the growth of the population in County Wicklow, in accordance with the National Spatial Strategy 2002-2020 (NSS) and the (prospective) Regional Planning Guidelines for the Greater Dublin Area 2010-2022.

**POP2** To increase the rate of population growth in the County, to redress the imbalance in growth between County Wicklow and other counties in the mid-east region.

#### 4.3 Settlement Strategy

The purpose of a settlement strategy is to direct development to those locations that are the most suitable for growth. To achieve this aim, it is necessary to establish a hierarchy of settlements based on their role and capacity for growth and to determine what levels and type of future development shall be allowed to occur at each level in hierarchy.

##### 4.3.1 Settlement hierarchy

The idea of a hierarchy of settlements is crucial to the achievement of regional dispersal and balanced growth in the County. As set out in the NSS, a settlement hierarchy will incorporate a range of settlements from small to large and concerns spatial distribution, service and economic functions as well as population. The idea of hierarchy suggests that several smaller settlements should be clustered around and readily accessible from the larger settlement next above it in the hierarchy. This is a principle which would maximise the accessibility of the full range of services and job opportunities from any location.

As with the 2004 County Development Plan, the hierarchy is divided into 'urban' settlements and 'rural' settlements. The positioning of the settlements in the 'urban' sector is relatively straight forward as the RPGs provide guidance and definitions of settlement types according to size and function. ~~However, there is one significant departure to note:-~~

~~Baltinglass and Rathdrum are elevated to moderate growth towns, in the same category as Blessington and Newtownmountkennedy~~

- ~~• Baltinglass is a strong settlement, has a long history as a population centre and it dominates an extensive geographical area, albeit an area of lesser population than similar sized catchments in the north or east of the County. It has a wide range of services including retail, second level education, industry, warehousing, utilities and amenity that could support increased growth. The south west of the County is currently lacking in a strong growth pole, to act as an attractor of people and investment. Furthermore, obstacles to the expansion of wastewater treatment facilities in Blessington are likely to result in limited potential for expansion up to 2016. The designation of Baltinglass will therefore provide an alternative growth centre in the medium term for the west of the County.~~
- ~~• Rathdrum again is a strong town with a full range of infrastructural and social services, which services a wide rural area. In addition, Rathdrum is served by the mainline railway line from Dublin to Rosslare. It is considered wholly consistent with the spirit of the RPGs that Rathdrum be designated for population growth given this sustainable form of transport available to the Metropolitan area.~~

The 2004 County Development Plan divided the small town category (1,000-5,000 population) into two categories (Small Growth Town 1 and Small Growth Town 2), with the more rural of these settlements being placed in the 'rural' zone of the hierarchy, notwithstanding population targets. A similar differentiation is maintained in this plan, with Small Growth Towns Type 1 being renamed 'Small Growth Towns' and Small Growth Towns Type 2 being renamed 'Rural Towns'.

There were 73 'rural' settlements designated in the 2004 County Development Plan, across four levels in the hierarchy. While similar levels are maintained in this plan, the positioning of all towns has been reviewed. This entailed the undertaking of an 'audit' of all settlements in

the 'rural' zone with regard to essential services available in each<sup>2</sup> and an evaluation of the character and function of each settlement.

**Table 4.3 A: County Wicklow Settlement Hierarchy 2010-2016  
(See Maps 4.01 & 4.02 at the end of this chapter)**

Level	Settlement type	Settlement name		
1	Metropolitan consolidation town	Bray		
2	Large Growth Town 1	Wicklow / Rathnew		
3	Large Growth Town 2	Arklow	Greystones / Delgany	
4	Moderate growth town	Baltinglass Blessington	Newtownmountkennedy Rathdrum	
5	Small Growth Town	Ashford Aughrim Baltinglass Carnew	Enniskerry Kilcoole Rathdrum Tinahely	
<b>URBAN – RURAL DIVIDE</b>				
6	Rural Town	Avoca Donard Dunlavin	Kilmacanogue Newcastle	Roundwood Shillelagh
7	Large Villages	Barndarrig Ballinaclash Coolboy Glenealy Hollywood	Johnstown/ Thomastown Kilpedder / Willowgrove Kiltegan	Knockananna Laragh - Glendalough Manor Kilbride Redcross Stratford
8	Small Villages	Annacurragh Annamoe Askanagap Ballyconnell Ballycoog Ballyknockan Ballynacarrig (Brittas Bay)	Connary Coolafancy Coolkenno Donaghmore Grangecon Greenan	Kirikee Knockanarrigan Lackan Moneystown Rathdangan Valleymount
9	Rural Clusters	Ballinglen Ballyduff Ballyfolan Ballynultagh Baltyboys Boleynass Barraniskey Carrigacurra Crab Lane Coolattin Croneyhorn	Crossbridge Davidstown Glenmalure Goldenhill Gorteen Kilamoat Kilcarra Killiskey Kilmurray (NMKY) Kilmurray (Kilmacanogue) Kilquiggan	Kingston Macreddin Moynes Mullinacluff Oldcourt Park Bridge Rathmoon Redwells Stranakelly Talbotstown Tomacork Tomriland
10	Rural Areas i.e. any location outside the development boundary of any settlement listed above			

<sup>2</sup> Availability of mains water supply and mains sewerage, school, shop, pitch / sports club, church, Garda Station, public house, post office

### 4.3.2 Population allocation

~~The 2006 Census revealed that approximately 72% of the County's population lived in one of the 21 settlements designated as towns in this draft County Development Plan (i.e. Levels 1-6). This increased slightly from the 2002 (71%) and the 1996 (70%) Censuses.~~

~~In 2006, of the c. 35,500 persons resident outside the larger settlements, it is estimated (using GeoDirectory data<sup>3</sup>) that approximately 5,200 of these lived in villages or rural clusters (i.e. Levels 7-9). Therefore approximately 30,300 persons were resident in the open countryside, outside of any designated settlement. This is approximately 24% of the total County population.~~

~~With the continued implementation of the NSS and the RPGs it is expected that the relative proportion of the County's population living in rural areas will decline further up to 2022 and population allocations for the larger 21 settlements therefore will aim to absorb up to 77% of the County's population by 2022 (i.e. 142,000 – 146,000 persons). While the relative proportion living in rural settlements and open countryside is planned to fall, the absolute numbers in such locations is expected to increase gradually along the same trends evident since 1996 i.e. growth in number of people living in rural areas by 500 per annum (of which 66% would be in the open countryside). This would mean that by 2022, the total number of people living in the open countryside would be in the order of 35,278 persons, compared to 30,328 in 2006.~~

The population allocated to Wicklow by the draft Regional Planning Guidelines for the Greater Dublin Area 2010-2016 requires to be distributed throughout the County. This population distribution is required to underpin the NSS and the RPG settlement strategy for gateways and hubs. In this regard, the RPGs indicate that the Metropolitan area (Bray and Greystones) should increase to a population of 56,213 in 2016 (i.e. combined growth of 12,830) with the remainder of the growth allocated to be distributed around the County, with the majority being directed into the growth towns. In this regard, the population figures have been crafted to gradually increase the proportion of the County's residents living in the 21 towns from 72% in 2006 to 75% in 2016 and 76% in 2022.

It is necessary for this plan to also make provision for rural growth in the County given the high proportion of the County's residents living in rural areas and the likelihood that demand for rural housing will continue into the future, notwithstanding the overall aim to direct new population into designated settlements.

In this regard, in 2006, approximately 35,500 persons were residents outside of the 21 designated towns in the County, of which approximately 30,300 were residents in the open countryside (24% of the total County population). This plan allows for rural population growth to c. 40,500 in 2016 and 43,000 in 2022. This equates to an overall reduction in the proportion resident in rural areas from 28% in 2006 to c. 24.7% in 2016 and 24.3 % in 2022. This is considered to be in accordance the provisions of the NSS, the RPGs and the Sustainable Rural Housing Guidelines.

Population has been allocated over the period of the plan 2010-2016 and up to 2022 in order to provide a longer term timeframe for the planning and delivery of services, in particular water infrastructure. The current availability or otherwise of such infrastructure will not therefore dictate the growth target for each town up to 2022, but where it is known (based on the water services investment programme) that services are likely to be unavailable within the period of this plan (i.e. up to 2016), more substantial growth will be targeted for the next plan period, up to 2022.

<sup>3</sup> GeoDirectory is the complete database of buildings in the Republic of Ireland. It assigns each property its own individual fingerprint – a unique, verified address in a standardised format, together with a precise Geocode.

The 2011 figure is based on an estimate of actual and likely growth in the settlements between 2006 and 2011 having regard to known capacities and developments granted permission between 2006-2009.

~~The targets for 2016 are based on those set out in the 2004 County Development Plan (as varied), adjusted where it is clear that the target cannot be reached due to infrastructural constraints which are not expected to be addressed before 2016. Assuming a gradual move to a higher proportion residing in the County's towns (assuming 75% by 2016),~~

The total population allocated to the 21 towns in the County in 2016 for these towns is actually 412% higher than required. This modest 'market factor' is considered necessary in order to ensure that the plan provides opportunities and options for development across the whole County (which will give people choice as to their housing location) and to recognise that it is inevitable that over time some settlements will not develop or develop at different stages, either slower or faster than others for a variety of reasons.

The target for 2022 is based on a further increase in the proportion living in the larger 21 settlements to 77 76% and again a market factor of 15-23%, given the long time line involved and the inability to predict what factors will determine the growth rates of individual settlements that far into the future.

**Table 4.3: Historical population figures for County towns 1996-2006 and growth estimates and targets up to 2022**

Settlement type	Settlement	1996	2002	2006	2011	2016	2022
<b>Metropolitan Consolidation Town</b>	<b>Bray</b>	25,760	28,002	28,814	30,000	40,000	45,000
<b>Large Growth Town 1</b>	<b>Wicklow / Rathnew</b>	8,727	10,776	11,919	14,000	19,000	24,000
<b>Large Growth Town 2</b>	<b>Arklow</b>	8,557	9,993	11,759	13,000	19,000	23,000
	<b>Greystones/ Delgany</b>	11,296	11,913	14,569	16,000	21,000	24,000
<b>Moderate Growth Town</b>	<b>Baltinglass</b>	1,127	1,260	1,735	2,000	3,000	3,500
	<b>Blessington</b>	1,860	2,509	4,018	4,500	6,000	7,500
	<b>Newtown</b>	2,528	2,521	2,548	3,500	6,000	7,500
	<b>Rathdrum</b>	1,234	1,387	1,528	2,000	3,000	5,000
<b>Small Growth Towns</b>	<b>Ashford</b>	1,215	1,356	1,494	1,600	2,500	3,000
	<b>Aughrim</b>	745	871	960	1,200	1,500	2,000
	<b>Baltinglass</b>	1,127	1,260	1,735	2,000	3,000	3,500
	<b>Carnew</b>	795	809	892	1,200	1,500	2,000
	<b>Enniskerry</b>	1,275	1,904	1,881	2,000	2,500	3,000
	<b>Kilcoole</b>	2,694	2,826	3,252	3,750	4,500	5,000
	<b>Rathdrum</b>	1,234	1,387	1,528	2,000	3,000	5,000
	<b>Tinahely</b>	630	692	965	1,050	1,250	1,550
<b>Rural Towns</b>	<b>Avoca</b>	490	564	622	700	800	900
	<b>Donard</b>	162	201	182	200	300	400
	<b>Dunlavin</b>	693	914	897	1,000	2,000	2,500
	<b>Kilmacanogue</b>	818	834	839	915	1,000	1,100
	<b>Newcastle</b>	763	851	938	1,000	1,500	1,750
	<b>Roundwood</b>	446	518	571	700	1,100	1,300
	<b>Shillelagh</b>	324	278	311	450	600	750
<b>Total town population</b>		<b>72,139</b>	<b>80,979</b>	<b>90,694</b>	<b>99,850</b>	<b>138,050</b>	<b>164,750</b>
<b>% of County</b>		<b>70%</b>	<b>71%</b>	<b>72%</b>	<b>73%</b>	<b>75%</b>	<b>77 76%</b>
<b>Headroom in towns</b>						<b>11 12%</b>	<b>15 23%</b>
<b>Smaller settlements</b>							
Large villages				3,135	3,635	4,135	4,635
Small villages				1,059	1,309	1,559	1,809
Rural clusters				980	1,080	1,180	1,280
<b>Total in villages/clusters</b>				<b>5,174</b>	<b>6,024</b>	<b>6,874</b>	<b>7,724</b>
<b>No. of rural dwellers</b>				<b>30,328</b>	<b>31,978</b>	<b>33,628</b>	<b>35,278</b>
<b>County total</b>		<b>102,683</b>	<b>114,676</b>	<b>126,196</b>	<b>138,691</b>	<b>165,299</b> <b>164,280</b>	<b>186,754</b> <b>176,800</b>

While the Census does not generally provide population surveys for smaller settlements, populations can be estimated based on the recorded number of houses in the GeoDirectory in each as of April 2006 (the time of the 2006 Census) multiplied by the County average household size in 2006 (2.89). Growth targets for settlements below Level 6 are set out in Chapter 6 (Rural Development).

### 4.3.3 Settlement Objectives

- SS1** To implement the County Wicklow settlement strategy having regard to the availability of services and in particular, to direct growth into the designated metropolitan growth centre and the large, moderate and small growth towns in the Greater Dublin hinterland area.
- SS2** To ensure that the designated large growth towns will insofar as is practical, be self sufficient, incorporating necessary employment, retail, social and services infrastructure.
- SS3** To require new housing development to locate on designated housing land within the boundaries of settlements, in accordance with the development policies for the settlement.
- SS4** To implement the population growth targets as set out in Table 4.3, to monitor development and the delivery of services on an ongoing basis and to review population allocations where service delivery is impeded.

## 4.4 Housing Strategy

The draft Wicklow Housing Strategy sets out:-

- The demand for new housing that will arise out of the projected growth in County population over the life of the strategy and this development plan (i.e. up to 2016);
- An assessment of the availability of zoned and serviced land, to meet this housing demand;
- An evaluation of housing affordability over the life of the strategy based on projections of future income and house prices.

### 4.4.1 Demand for housing

The demand for housing is a result of the formation of new households. This can be either fuelled by indigenous growth e.g. young adults moving out of the family home and buying their first property, or the movement of new households into the County. There has been a strong rate of household growth in County Wicklow between 1996 and 2006, with both intercensal periods showing an increase of around 17%.

**Table 4.4 A: Number of households & household size, Co. Wicklow 1996-2006**

Year	1996		2002		2006	
	Number of households	Average household size	Number of households	Average household size	Number of households	Average household size
	31,134	3.22	36,572	3.06	42,870	2.89
<b>increase</b>			+6,298		+5,438	
<b>% increase</b>			+17.2%		+17.5%	

Source: CSO Census of population 1996, 2002 & 2006

On the basis of the County population target set out earlier in this chapter and assuming a decrease in household size to 2.56 by 2016, the following table sets out the number of new households that will be formed and the number of additional housing units that will be required over the plan period.

**Table 4.4 B: Population projections & projected growth in households 2006-2016**

Year	Population	Total population in private households <sup>4</sup>	Average household size	Number of private households	% increase	Number of new households to be formed per annum	Number of additional housing units required <sup>5</sup>
2006	126,194	123,670	2.89	42,870			
2007	128,693	126,119	2.86	44,098	2.9%	1,228	1,301
2008	131,192	128,568	2.83	45,430	3.0%	1,333	1,413
2009	133,691	131,017	2.79	46,960	3.4%	1,529	1,621
2010	136,190	133,466	2.76	48,357	3.0%	1,398	1,482
2011	138,691	135,917	2.73	49,787	3.0%	1,429	1,515
2012	143,809	140,933	2.69	52,391	5.2%	2,605	2,761
2013	148,927	145,948	2.66	54,868	4.7%	2,476	2,625
2014	154,044	150,964	2.63	57,401	4.6%	2,533	2,685
2015	159,162	155,979	2.59	60,224	4.9%	2,823	2,992
2016	164,280	160,994	2.56	62,888	4.4%	2,665	2,825

An analysis in the pattern of change in the age structure of the County since 1996 shows that there has been a decline of persons in the 0-24 age group in the County from 42% in 1996 to 36% in 2006. This is likely to have an impact on the rate of 'indigenous' household formation over the strategy. There is also a trend towards a greater proportion of the County's population in the older cohorts (55 years+).

**Table 4.3C: Percentage of persons in each age group, 2006**

Year	0-14	15-24	25-39	40-54	55-64	65+
2006	22%	14%	24%	20%	10%	10%
2002	23%	15%	23%	20%	9%	10%
1996	25%	17%	22%	19%	8%	10%

Source: CSO Census of population 2006

The breakdown of the household structure can be summarised as one person, two or more family units, non-family households, two or more non-related persons, couples with no children and couples with children, and lone parents with children.

In Wicklow the number of family units comprising couples (married / cohabitating) with children has remained constant at 41%—42% between 2002 and 2006. Interestingly, while the proportion of households in the State with 3 or more persons has decreased between 2002 and 2006 (from 53% to 51%), the number of 3+ households in Wicklow has increase over the same period from 44% to 48%.

<sup>4</sup> The Census reveals that c. 2% of the enumerated population on the date of the census is not resident in a private household in the County. This allows for visitors, hotel guest, those in hospitals, nursing homes etc on the census date.

<sup>5</sup> The number of housing units required will be slightly above the number of new households formed due to the 'excess factor' which is a term describing the fact that demand for housing will exceed actual household formation due to some of the additional units being required to replace obsolete housing, some units being vacant at any one time due to market frictional factors or some units being second homes or pieds à terre. An excess factor of 6% is used in this plan.



**Table 4.3D: — Percentage of Persons in each Age Group, Co. Wicklow 2006**

<b>Household composition</b>	<b>2002</b>	<b>2006</b>
<b>1 person household</b>	18%	19%
<b>Husband &amp; wife</b>	14%	15%
<b>Cohabiting couple</b>	4%	5%
<b>Husband &amp; wife with children (any age)</b>	39%	35%
<b>Cohabiting couple with children (any age)</b>	3%	6%
<b>Lone mother</b>	9%	10%
<b>Lone father</b>	1.5%	2%
<b>Other</b>	11.5%	8%

Source: CSO Census of population 2002 & 2006

The demographic trends in the County have implications for housing demand. Clearly there is a requirement to ensure the provision of additional housing to meet the forecast demand and in Wicklow, given the high proportion in the 25-39 range and the high proportion of households with 3 or more persons, it would appear that the strongest demand will be from 1<sup>st</sup> time buyers, particularly those with young / expanding families. While household sizes overall will be falling over the plan period, this is largely attributed to 'empty nesters' rather than falling fertility amongst those in the 25-39 age group. This will require a policy approach that favours the development of medium sized units (2-4 bedrooms).

#### **4.4.2 Supply of housing**

The supply of new housing will clearly be dependent on market factors, but assuming a market in equilibrium, if there is a demand for housing, there will be housing supply. The role of a land use plan is therefore to ensure that there are no obstacles to the delivery of housing. In this regard, it will be necessary to ensure that there is zoned and serviced land available for housing development.

#### **Development capacity**

Table 4.3E details the town development plans in effect in County Wicklow and sets out the amount of existing zoned land available in each. Furthermore, an estimate of development capacity and number of residential units in construction or granted but awaiting construction is provided. This information is sourced from the 2008 Housing Land Availability Study, which the Council prepares annually for submission to the DoEHLG. However, it has been updated to take into account the adoption of new plans for Carnew, Kilcoole, Newtownmountkennedy, Tinahely and Wicklow Environs, Enniskerry and Bray Environs.

**Table 4.3E: Zoned land in County Wicklow & development capacity**

Settlement	Period of plan	Amount of undeveloped zoned land (hectare)	Amount of Local Authority undeveloped zoned land	Development capacity (units)	No. of units in construction or awaiting commencement
Bray Town Plan	2005-2011	23	0	1,094	227
Bray Environs	2009-2015	58	0	2,680	0
Wicklow Town Plan	2007-2013	28	8.5	679	262
Wicklow Environs (incl Marlton LAP)	2008-2014	280	0	7,700	1,400
Arklow Town Plan	2005-2011	79	15	2,300	180
Arklow Environs	2006-2012	65	0	1,304	69
Greystones/Delgany	2006-2012	120	12.35	1,333	242
Newtownmountkennedy	2008-2014	36	0	739	980
Ashford	2008-2014	50	0.4	1,010	183
Aughrim	2004-2010	24	0	459	36
Baltinglass	2008-2016	28	0.93	477	5
Carnew	2009-2016	16	2.4	313	261
Enniskerry	2009-2015	19	0	325	18
Kilcoole	2008-2014	25	4.5	532	251
Rathdrum	2006-2012	23	1.2	463	290
Dunlavin	2008-2016	34	1.95	687	3
Newcastle	2007-2016	28	0	340	50
Roundwood	2007-2016	13	0	250	36
Tinahely	2009-2016	20	1.35	404	64
Shillelagh	2004-2010	17	2.5	359	53
<b>Total</b>		<b>986</b>	<b>51</b>	<b>23,488</b>	<b>4,610</b>

This table shows that there is currently sufficient land zoned to meet Wicklow's housing needs up to 2016. Although there is clearly significant 'headroom', in that there is approximately 5022% more land zoned than is required to meet the housing growth needs, some settlements will not have the necessary infrastructure to allow all zoned lands to be developed within the lifetime of the plan. It should also be noted that this table does not provide an estimate of the number of units that may be developed in smaller towns, villages and rural areas. The 2006 Census revealed that only 67% of the County's population resided in the 17 settlements included in this table.

Table 4.4 C details the current development capacity in County Wicklow having regard to the amount of land that is designated for development and the quantity of extant residential persons, using the following assumptions:

- An average gross density of 20 units to hectare on zoned residential lands, which reflects the range of density and housing types possible across the different settlements in the County;
- Town centre land being developed at a plot ratio of 0.5, which reflects both potential non-residential use of such lands and the range of town centre types across the County;
- All land with the benefit of existing permission will be developed in accordance with the current permission.

**Table 4.4 C: Development capacity (in number of housing units) in County Wicklow**

Settlement	Development capacity of zoned land with no current permission	Number of units with current permission (in construction or awaiting commencement)
Bray	3,500	800
Wicklow	6,440	1,500
Arklow	4,000	1,000
Greystones/Delgany	1,520	850
Newtownmountkennedy	370	1,200
Ashford	1,200	350
Aughrim	450	10
Baltinglass	650	100
Carnew	625	200
Enniskerry	630	10
Kilcoole	570	300
Rathdrum	630	500
Dunlavin	400	325
Newcastle	600	40
Roundwood	180	25
Tinahely	480	100
Shillelagh	330	40
<b>Total</b>	<b>22,575</b>	<b>7,350</b>

In summary, this table shows that between extant permissions and zoned land, there is capacity to deliver an additional c. 29,925 housing units in the towns of the County, excluding Blessington, Avoca, Kilmacanogue and Donard which do not have local development plans and therefore no zoned land. The growth in population of the 21 towns in the County to 123,800 in 2016<sup>6</sup> will require the delivery of c.18,000 additional units and the growth to 133,800 in 2022 will require c. 28,000 additional units<sup>7</sup>.

Therefore there is currently approximately 65% more development capacity than is required to meet population growth needs up to 2016, but this reduces to 7% for 2022. Of the settlements without development plans, only one is of significant size (Blessington) and it is unlikely that when plans are put in place for the remaining four settlements that this surplus would increase significantly. However, it is the stated objective of this plan to implement the population growth targets as set out in Table 4.3 and therefore this surplus of development capacity does not present any major issue. In fact, it is prudent to have a surplus having regard to the reality that some land will not be released to the market and some lands will not be serviced by 2016.

### Infrastructure

While there are restrictions in the County with regard to transport infrastructure (roads, rail, public transport etc), these do not in the main present a bottleneck to the release or development of zoned land. Similarly, deficiencies in social and economic infrastructure persist, but the County Development Plan and Local Area Plans will control the role out of new residential development such that it is commensurate with development of this necessary social and economic infrastructure. However, restrictions in Sanitary Services have and continue to present serious blockages to development. Table 4.4 D below shows that amount of land the principal County settlements ~~up to 2014~~ that is serviceable (as of June 2009) by water supply and wastewater collection / treated systems, and any planned service improvements on the basis of investment planned over the period<sup>8</sup>.

<sup>6</sup> This figure is derived from the total County population of 164,280 in 2016 less the total rural population of 40,500 in 2016

<sup>7</sup> Allowing for household size of 2.89 in 2006, 2.56 in 2016 and 2.3 in 2022 and an 'excess factor' of 6%

<sup>8</sup> Note that Blessington, Avoca, Donard and Kilmacanogue are not included in this table as there are no local plans in place for these settlements and therefore no zoned land.

**Table 4.3F: Amount of undeveloped zoned land serviceable pre-2014**

Settlement	Amount of undeveloped zoned land (hectare)	Amount of undeveloped zoned land serviceable pre-2010	Development capacity 2008-2010 (units)	Amount of undeveloped zoned land serviceable pre-2014	Development capacity 2008-2014 (units)
Bray Town Plan	23	20	1,100	23	1,094
Bray Environs	58	0	0	58	2,680
Wicklow Town Plan	28	28	679	28	679
Wicklow Environs (incl Marlton LAP)	280	0	0	267	5,340
Arklow Town Plan	79	0	0	0	0
Arklow Environs	65	0	0	0	0
Greystones/Delgany	120	0	0	120	1,333
Newtownmountkennedy	36	0	0	36	739
Ashford	50	0	0	50	1,010
Aughrim	24	1	20	1	20
Baltinglass	28	4	80	4	80
Carnew	16	16	313	16	313
Enniskerry	19	19	325	19	325
Kilcoole	25	0	0	25	532
Rathdrum	23	0	0	23	463
Dunlavin	34	0	0	34	687
Newcastle	28	0	0	28	340
Roundwood	13	0	0	0	0
Tinahely	20	0	0	0	0
Shillelagh	17	0	0	0	0
<b>Total</b>	<b>986</b>	<b>88</b>	<b>2,517</b>	<b>743</b>	<b>16,901</b>

**Table 4.4 D: Amount of serviced land (as of June 2009) and planned capacity increases during the plan period (number of housing units) undeveloped zoned land serviceable pre-2014**

Settlement	Capacity June 2009	Planned capacity increase by 2016
Bray	1,750	2,550
Wicklow	0	3,500
Arklow	0	1,000*
Greystones/Delgany	0	2,850
Newtownmountkennedy	0	1,700
Ashford	0	500
Aughrim	10	-
Baltinglass	250	-
Carnew	1,040	-
Enniskerry	880	-
Kilcoole	0	1,300
Rathdrum	100	-
Dunlavin	0	-
Newcastle	0	-
Roundwood	30	-
Tinahely	250	-
Shillelagh	150	-
<b>Total</b>	<b>4,460</b>	<b>13,400</b>

Source: Wicklow County Council Water Services Department

\* Assuming the planned Arklow WWTP is delivered before 2016

As can be seen from this table, the lack of water services in fact restricts the number of units that could be delivered up to 2016 to c. 18,000 units. In these circumstances, it would appear unlikely that the growth target of 16,700 for these towns up to 2016 will be achieved.

~~Between 2006 and 2010, the projected growth of the County will give rise to the formation of 5,820 households (see Table 4.3B above). There have been approximately 4,900 new homes completed between 2006-2008. There is permission outstanding for 4,610 units and development capacity for 2,517 additional units (as per Table 4.3F above). Therefore while there are significant capacity constraints in sanitary infrastructure up to 2010, it is apparent that there is and will be no shortfall in potential development to meet the growing population.~~

~~In the medium term (up to 2014), there will be capacity for 21,511 new residential units (16,901 units on currently undeveloped zoned land plus the 4,610 units already permitted). However, only approximately 72% (15,644) of the 21,633 new households formed up to 2016 will be formed before 2014 and therefore it is clear that sanitary infrastructure will not impede the delivery of sufficient residential units to meet the projected growth in population.~~

It is **however** important to note the infrastructural difficulties being experienced in Arklow, which is designated a Large Growth Town II in the County Settlement hierarchy and the Regional Planning Guidelines for the Greater Dublin Area ~~2004-2016~~. It is considered unlikely that wastewater collection and disposal infrastructural deficits will be resolved before ~~2014~~**2016**.

Furthermore, **both all** of the major settlements in the west of the County (Baltinglass, Blessington **and Dunlavin**) are experiencing **short to** medium term restrictions on development, while only the settlement in Carnew in the south of the County has development capacity.

There are clear implications therefore for the spatial distribution of new residential units in the County, with the housing needs of those desiring or willing to live in the north and east of the County being met, but significant restrictions elsewhere in the County. This however generally correlates to the growth strategy for the County as set out in the Regional Planning Guidelines for the Greater Dublin Area ~~2004-2016~~.

#### **4.4.3 Housing affordability**

The Housing Strategy sets out a detailed evaluation of housing affordability over the plan period and forms part of the County Development Plan. Even assuming a scenario where house prices continue to fall yet incomes recover, between 33%-46% of new households formed every year over the plan period will experience affordability difficulties. The Housing Strategy for County Wicklow is included in Volume 2 of this plan.

#### **4.4.4 Housing Objectives**

- HS1** To ensure adequate zoned and serviced land is available over the plan period to meet the housing needs of the growing population of the County and in particular, to allow the growth of the County to 165,299 persons in 2016.
- HS2** To ensure an equitable distribution of zoned land around the County, to ensure that new households are not overly restricted in their choice of location and can maintain a relationship with their own community.
- HS3** To ensure that development land is designated in a range of settlement types and sizes in order to provide for needs arising in all areas.
- HS4** To ensure that adequate infrastructure, in particular water infrastructure, is or will be made available to all zoned land.
- HS5** To require compliance with Part V of the Planning Act, in accordance with the County Housing Strategy, for all new residential or mixed use development (of which residential forms part), other than applications with the benefit of a certificate of exemption from Part V under Section 97 of the Planning Act.

- HS6** To require a 20% quota of social / affordable housing to be provided for in all new residential or mixed use developments (of which residential forms part) on zoned land through the transfer of either:
- (a) 20% of the land of the site, or
  - (b) Housing units, where the total value of the planning gain of the unserviced site(s) of such units is equivalent in monetary value to the planning gain to the Council on the transfer of 20% of the land of the site, or
  - (c) Fully or partially serviced housing sites where the total planning gain for the unserviced element of such sites are equivalent in monetary value to the planning gain on 20% of the land of the site, or
  - (d) A payment of such an amount, which is equivalent to the monetary value of the amount accruing to the Planning Authority, under the provisions of a, b or c above, (ie equal in monetary value to the planning gain to the Council on the transfer of 20% of the land of the site) or.
  - (e) The provision of (a), (b), (c) or (d) above at another area within Wicklow.

Planning gain means the difference between the open market value and the existing use value.

- HS7** To require a 20% quota of affordable housing to be provided for in all new residential or mixed use developments (of which residential forms part) on unzoned land, to be transferred in the same mechanism as set out in Objective HS6.
- HS8** To require all new social and / or affordable housing development (whether Local Authority / Voluntary or Part V schemes) to provide a minimum of 50% of the units at a size of 3 bedrooms or greater.
- HS9** To require all applicants for permission that will include social and / or affordable housing to engage in meaningful pre-planning discussions with both the Housing and Planning Authorities, in order to establish at the outset the location, house size and house design requirements of both Authorities.
- HS10** To require the highest standard of design in all new social / affordable development or development containing an element of social / affordable housing, in accordance with the development standards set out in the County Development Plan and the DoEHLG social housing guidelines.
- HS11** To encourage proposals from developers to satisfy Part V obligations which are directed toward special need categories – namely, elderly accommodation, travellers accommodation, specialised accommodation for the homeless and specially adapted accommodation for persons with disabilities – where the proposal is related to an identified local need and is consistent with other policies of the Development Plan.

## Amendment 3

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### CHAPTER 5 URBAN DEVELOPMENT

#### Amend Chapter 5 as follows:

#### 5.1 Introduction

This chapter of the plan deals with development strategies, objectives and standards for the urban settlements of the County, that is, those settlements in Levels 1-5 of the County Settlement Hierarchy.

#### 5.2 Vision for towns

While a high proportion of Wicklow residents live outside towns, the County's towns are the lifeblood of the County, meeting all or some of the employment, retail, cultural and social needs of all residents. The County settlement strategy sets out a hierarchy of towns from 'metropolitan' to 'small' but they will all fulfill similar functions depending on their size and catchment, and services on offer. Investment in towns and urban settlements gives the highest return to society, as economies of scale can be achieved and the highest standards of environmental protection can be achieved.

**Strategic Objective** For towns to be or to become the heart of the community, the principal area for communities to meet, interact, shop and recreate. The viability and vitality of centres is paramount, and all other objectives in the Plan affecting urban centres must be assessed in this context.

#### Objectives

**UD1** To maintain the future viability of existing urban centres in the County by directing new development into designated towns and settlements.

**UD2** To ensure the continued vibrancy and life of urban centres, the provision of business, retail, leisure, entertainment and cultural uses will be encouraged. In urban redevelopment proposals, the provision, retention or replacement of such uses may be required. In addition, existing residential uses should be retained wherever practical and new residential development will be encouraged.

**UD3 It is an objective of the Council to:-**

- To require the creation and maintenance of a high quality urban and suburban environment;
- Encourage higher residential densities in urban centres, and to reflect this in local area and town plans;
- To allow a relaxation in certain development standards in urban centres in the interest of achieving the best development possible, both visually and functionally;
- To seek to address dereliction and urban / suburban decay by supporting urban / suburban regeneration projects;
- Ensure that businesses and services with a high potential for public transport utilisation by employees and visitors are sited in locations which are easily accessible or which can be made easily accessible by public transport;
- Encourage the provision of a wide range of employment opportunities;
- Direct all new retail activities into existing urban centres, in accordance with the County Retail Strategy (as set out in Chapter 10).



### **5.3 The role of towns & development policies**

The County settlement strategy sets out five different designations of towns in the County – metropolitan consolidation town, large growth towns (Types 1 and 2), moderate growth towns and small growth towns. These designations closely match the Regional Planning Guidelines for the Greater Dublin Area 2004-2016.

#### **5.3.1 Metropolitan Consolidation Towns & Large Growth Towns (Levels 1, 2 & 3)**

These are the main settlements in the County, that have the highest order economic and social functions, the highest potential for sustainable growth and good transport links to the Dublin Metropolitan Area.

The RPGs advise that the locations closest to Dublin City should be developed to a relatively large scale as part of the strategy for the consolidation of the Metropolitan Area. The Metropolitan Consolidation Towns are located within the Metropolitan Area and include the existing significant urban centres of Bray, Swords, Blanchardstown, Lucan, Clondalkin, Tallaght, Dun Laoghaire and Dundrum.

It is envisaged that, principally, the Large Growth Towns are most likely to be successful in attracting a concentration of major employment-generating investment and should have the high accessibility/connectivity and will therefore require a location on a main radial / orbital road intersection and high quality rail service. These centres should be economically self-sustaining, with a population, including its catchment, which is able to support facilities such as a high quality secondary (and sometimes tertiary) education service, a small hospital or polyclinic-type facility of sufficient size to provide non-specialised medical care and a comparison retail centre.

A distinction is made between Large Growth Towns I and Large Growth Towns II on grounds such as population size, accessibility, location on principal modal corridors and range of facilities. Large Growth Towns I are identified as Navan, Naas, and Wicklow, while the Large Towns II are Balbriggan, Newbridge, Greystones/Delgany and Arklow.

**UD4** The settlements in Levels 1, 2 & 3 shall be prioritised for growth and investment and shall absorb regional demand for new housing from inside and outside the County.

#### **5.3.2 Moderate Growth Towns (Level 4)**

Towns of this scale in the GDA are also generally located on or near the transportation corridors radiating from Dublin and are relatively close to the larger urban areas. While large growth towns will be the main focus for responding to future growth in the GDA hinterland, these smaller towns cater for local growth in residential, employment and service functions through enhancing the built environment, water services, public transport links and capacity for development in these centres. Accommodating such additional functions must however be balanced with protecting the character and quality of these towns.

The Moderate Growth Towns that are located within the Hinterland Area include Lusk, Rush, Trim, Kells, Ashbourne, Kildare, Monasterevin, Kilcullen, Athy, Blessington and Newtownmountkennedy.

A number of these towns are envisaged as having an interacting and supporting role to their adjacent Large Town, and in both Kildare and Meath, a number of Moderate Growth Towns form part of 'dynamic clusters' with adjacent Large and Metropolitan Growth Towns. However, no such 'clusters' have been identified for the Moderate Growth Towns in Wicklow, although it would seem logical that Blessington could be clustered with Naas or Tallaght in the Metropolitan area given proximity, road links and strong interaction for services and Newtownmountkennedy could be clustered with Greystones.

~~Rathdrum and Baltinglass are also designated as 'moderate growth towns' in the Wicklow settlement strategy, which is a deviation from the current RPGs.~~

- UD5** The settlements in Levels 4 (moderate growth towns) shall be prioritised for moderate growth and investment and shall absorb demand for new housing from inside and outside the County subject to the following controls
- in any new multi-house development, a minimum of 20% of new houses shall be sold to persons that have been living and/or working in County Wicklow for at least 1 year. There are no restrictions on the remaining 80%.
  - Any new single house developments shall be restricted to those living and/or working in the County for 1 year.

### 5.3.3 Small Growth Towns (Level 5)

The classification of Small Growth Towns is largely synonymous with the centres identified by the NSS as yielding a population of between 1,500 and 5,000 persons. It is envisaged that major employment-generating investment companies will seek to locate in Large Growth or possibly Moderate Growth Towns, and not necessarily in these locations. Relatively small and locally financed businesses are expected to locate in Small Growth Towns; however, other economic investment could be ~~permitted~~ **supported where sustainable and in keeping with the size and services of the town**. Retail is likely to be mainly in the convenience category, with a small supermarket and possibly local centres serving only the town and its local catchment area. Small Growth Towns would likely contain facilities such as a primary and sometimes a secondary school, as well as a health clinic.

**Within this category of settlement, the Regional Planning Guidelines identify a range of small town 'types' including small commercial towns, remote from core commuter areas and having a strong trading tradition serving a large rural hinterland; in particular, Baltinglass is identified as such a town. Such economically active independent towns, with less dependence on commuting for population growth, are recognised in the RPGs for their key local importance and should be supported in this role. It is important that the investment in social infrastructure in such locally significant towns is at a higher level, equivalent to larger size centres in recognition of their role as key centres for a very large rural hinterland and for surrounding smaller villages and towns.**

**The RPGs also note in Section 4.7 'Strategic Policies and Recommendations - Recommendations for Development Plans & Core Strategies' that 'The rural and particular landscape qualities of the County, which see a large rural hinterland to the south west more focused towards Carlow, allows the town of Baltinglass to grow in a sustainable manner, meeting the needs of the local community and surrounding districts, and playing critical local role'. Accordingly, within this small growth town category, Baltinglass will have a superior significance.**

**Section 4.7 also recognises that "the recommended examination of possible improvements to the Wicklow rail route by the RPGs will assist in supporting economic and housing activity in ....the smaller rail served towns of Rathdrum and Kilcoole, and support the continued delivery of a strong defined settlement pattern for the County". This plan will thus give due recognition to this elevated status of Rathdrum and Kilcoole within this small growth town category, particularly with regard to their growth targets.**

- Objective UD6** The settlements in Levels 5 shall be re-inforced as attractors for more indigenous growth and investment and shall absorb demand for new housing from inside and outside the County subject to the following controls
- In any new multi-house development, a minimum of 50% of new houses shall be sold to persons that have been living and/or working in County Wicklow for at least 1 year. There are no restrictions of the remaining 50%.

- Any new single house developments shall be restricted to those living and/or working in the County for 1 year.

## 5.4 Urban design standards

Urban design considers the relationship of buildings to one another and to the spaces around them. This section sets out the principal standards that Wicklow County Council will apply to all new developments in urban areas, but with particular emphasis on the standards applicable to developments that include residential use<sup>9</sup>. There have been a number of guidance documents published by the Department of the Environment, Heritage and Local Government on urban design and all applicants for permission in urban areas are advised to consult these documents, as they will also be utilised as a tool in the assessment of planning applications<sup>10</sup>.

### 5.4.2 Appropriate consideration of local setting and context

Any proposed development must consider both its site and its surroundings and respond to them in a positive way. All of Wicklow's larger settlements still have at their core a traditional two - three storey 'main street' where most economic activity is concentrated, with the larger settlements having developed 'satellite' economic centres, normally in the form of new neighbourhood retail centres in housing expansion areas.

#### Core town centre area

The core town centre area, which is usually the historic core, will normally be zoned 'town centre', which allows for a wide range and mix of uses. New development in such areas will normally comprise infill or brownfield sites, or redevelopment opportunity sites put together through acquisition of a number of underperforming or derelict sites. Regardless of the type of site, new development shall generally follow the pattern of development in that area, with regard to building form, massing, height and design features, unless the relevant local plan specifies otherwise. In particular:-

- new developments will require to be 'integrated' with the existing built fabric, in the sense that it will knit together, both physically and visually with the surrounding buildings;;
- new developments will be required to form new street frontage or to bridge existing gaps in the streetscape. Where an access point is required, this should be in the form of a tunnel or arch. Where appropriate or necessary, buildings may however be stepped backwards or forwards, to add visual interest and variety to the town, subject always to this not undermining or interfering with an established streetscape;
- the development of new streets and squares will be encouraged, as well as the opening up of new links between sites or from backlands to the street front;
- where the plot width of the site is considerably wider than the prevailing plot width along the street, the new building's facade will be required to be broken into visually distinguishable elements, to allow for a more seamless transition between existing and new;
- in town centres that are designated Architectural Conservation Areas, applications for new development shall pay due regard to the features of the area that warranted that designation and shall identify key elements of the existing townscape that are to be carried forward into the new development;
- while intensification of development in town centres is encouraged, excessive height shall not be utilised as the principal mechanism for achieving this. Heights more than 1-storey above adjoining buildings will not normally be accepted, unless the individual town plan has set a height standard. Any application for heights in excess of this shall

<sup>9</sup> For development standards relating to employment generating development, namely industry, office, small-medium sized business etc please refer to Chapter 7; for shopfront design standards refer to Chapter 10.

<sup>10</sup> 'Sustainable Residential Development in Urban Areas' (DoEHLG 2008), Urban Design Manual, 'Sustainable Urban Housing: Design Standards for New Apartments' (DoEHLG 2007), 'Quality Housing for Sustainable Communities' (DoEHLG 2007), Recommendations for Site Development Works for Housing Areas (DoEHLG 1998)

- submit detailed justification and visual assessment of the proposal, including rendered drawings / photomontages and day and sunlight analysis;
- As internal ceiling height in older buildings may not meet modern needs, necessary deviations from the prevailing 'storey line' shall be mitigated by design for example, through the use of fenestration;

### **Greenfield developments**

New developments on greenfield sites may need to establish their own identity, as some may be of such a scale and distance from the core town centre area as to render analysis of existing 'context' meaningless. In this regard, it is considered appropriate to consider two forms of greenfield development – the large-scale planned expansion area and small to medium scaled housing developments.

### **Large-scale expansion areas**

Large-scale expansion areas are considered to be those developments that would add 10% or more to the existing housing stock of a town (e.g. the development of Charlesland in Greystones which added around 30% to the existing housing stock in Greystones / Delgany) or comprise more than 200 residential units. Normally the local area or town plan will set out the detailed design parameters for large-scale planned expansion areas.

Unless otherwise specific in a local plan, the following shall apply:-

- at the outset, a vision for the area shall be established and agreed with the Planning Authority. This shall set out the 'type' of place that is envisaged, the design ethos and the influences on form and design emerging;
- an evaluation of the existing surroundings of the site, as well as future proposals / zoning for lands in proximity, shall be carried out to determine how the new development will integrate with the area and allow for maximum connectivity and permeability;
- the development shall include distinctive and / or landmark type buildings and a series of new spaces that allow for the development of a sense of place and identity;
- new roads / streets shall be laid out in a legible hierarchy from distributor to local roads;
- the retail, employment and community needs of the new area shall be met at a scale appropriate to the development, having regard to the availability of such facilities in the settlement and their proximity to the site in question.

### **Small-medium scale housing developments**

These developments would not normally be of scale that warrants the establishment of a new neighbourhood 'identity', but rather are intended to 'fit' into the existing built fabric of the settlement. These developments will normally be within or adjacent to existing developed areas or at the very edge of the settlements. Again the local area or town plan will often set out the specific design parameters for new housing estates and unless otherwise specific in a local plan, the following shall apply:-

- Visual integration and physical connectivity with the area surrounding the site will be required to be at the fore of any design model;
- While the format and design should complement the prevailing pattern of development in the area and should not degrade the residential or visual amenities already enjoyed in the area, new developments shall meet the highest standards of modern layout and design even if this means a development that is very different from its surroundings;
- Where such a small to medium scale development is to form part of a future larger development, the developer will be required to show possible future development zones / layouts in the area and compliance with the principle set out for large scale developments (above)
- Where such a small to medium scale development is adjoining future development lands or provides the only possible access route to other lands, new roads will be required to be designed to ensure that future access to other lands can be facilitated.

### 5.4.3 Intensity of development (density)

In urban settlements and particularly in the core area of urban settlements, measures such as 'units per hectare' are problematic as they do not allow meaningful measurement of the quantum of development permissible on mixed-use sites and do not reflect the range in unit sizes that may be proposed. Therefore plot ratio, which is the ratio of development floor area to site area, will apply in such areas. Often local area and town plans will set out the minimum or maximum density permissible at that location, as this is likely to vary from town to town, depending on local characteristics. Unless otherwise specified, the following standards will apply:-

Location	Maximum plot ratio
Commercial, housing or mixed use core town centre area (zoned TC)	2 (20,000sqm of development per hectare)
Commercial, housing or mixed use edge of centre (zoned TC)	1 (10,000sqm of development per hectare)
Housing only edge of centre	0.5 (5,000sqm of development per hectare)
Housing only greenfield	0.35 (3,500sqm of development per hectare)

- All planning applications shall provide a table of data showing site area, development area, building footprint, total building floor area and a calculation of plot ratio;
- 'Density' will only be allowed to be generated from land that is capable of being built upon; land which is ultimately unsuitable for such purposes (e.g. due to excessive slope) will not be considered to be part of the density equation even if it forms part of the overall site. Any such areas should be clearly shown on planning applications drawings;
- The density that can be achieved on any site will ultimately depend on compliance with 'qualitative' standards such as fit with surroundings, height, open space provision, adequate privacy, car parking etc and the density ultimately proposed should be the outcome of the design process rather than the starting point;
- In certain circumstances, such as brownfield sites in urban areas or sites in very close proximity to a high quality, reliable public transport network, departures from the maximum density standards specified may be considered, subject to the highest quality of design;
- Where a new 'neighbourhood' centre forms part of a large-scale greenfield expansion area, plot ratio in the neighbourhood hub (i.e. only that area forming an integrated part of the shopping / community facilities provided) may be allowed to increase to 1:1.
- A plot ratio of 0.5:1 or 5,000sqm per hectare would be the equivalent of 40 houses of 125sqm to the hectare or 16 houses to the acre. Expressing the density allowable in terms of sqm per hectare allows for density to be adjusted where houses are larger or smaller than 125sqm (for example, if all houses were 100sqm, 50/ha would be allowable whereas only 25/ha would be possible if all houses were 200sqm)
- A plot ratio of 0.35:1 or 3,500sqm per hectare would be the equivalent of 28 houses of 125sqm to the hectare or 11 houses to the acre.

### 5.4.4 Suitability of the proposed use at that location

- The uses allowable in any zone in an urban centre will normally be set out in the local area or town plan applicable. However, while a particular use may be allowable, it does not imply that it is desirable or acceptable at all locations;
- In particular, in core town centre areas, active uses will normally be required at ground floor level i.e. retail, commercial, community or leisure uses. All non-residential floors will be required to be designed to be suitable to a range of users. The mix and balance of different type of uses (including retail and retail services) is important to attract people to core town centre areas and to ensure town centres remain the main meeting point for the community. Too many of certain types of outlet can destroy the balance of the town centre, and accordingly the Planning Authority will control the number of bookmakers, off-licences (including off-licences in convenience stores), financial institutions, and other uses that can adversely affect the character of a town centre;

- 'Living over the shop' i.e. residential use over ground or first level commercial use will be specifically encouraged by allowing a relaxation in development standards such as car parking and open space;
- At edge of centre locations, even where a local area or town plan allows for commercial or mixed uses, these will only be considered where there are either no better sites available in the town centre core or there is some impediment to the development of available town centre core sites and it can be shown that trade or activity will not be drawn away from the core;
- At greenfield locations separated from the town core, where a local area or town plan does not specify otherwise, any significant new residential developments will be required to be accompanied by that quantum of retail, commercial and social / community development necessary to meet the needs of that community.

#### 5.4.5 Accessibility

Town centre locations will normally be well serviced by a good road network and some of the larger urban centres will also have public transport infrastructure. Departures from the maximum density standards specified may be considered where the site is in very close proximity to a high quality, reliable public transport network (subject to the highest quality of design). New development may also be required to include services and formats that facilitate penetration of public transport into the development / site.

New entry / exit points off the 'main street' will be strictly controlled in order to maintain free movement of vehicles and pedestrians along the street. Where no other option is available, new / expanded entry / exit points will be allowed subject to no adverse traffic congestion or pedestrian safety problems being created. Where new entrances are allowed, they may be required to be so located and designed to allow for access to other sites.

At edge of centre or greenfield locations, good connectivity to the town centre area will be required and where access roads or pedestrian / cycle links do not exist, these will be required to be provided or financed by the developer.

New developments will be required to place a high emphasis on **permeability** and **legibility** of access routes. A permeable layout is one that is well connected and offers a choice of direct routes to all local destinations, thereby encouraging walking and cycling, facilitating public transport penetration and generating higher levels of pedestrian activity, casual social interaction, informal supervision and thus security. A legible development is one that is structured in a way that creates distinctive places and spaces that may be easily 'read' and that are easy to find one's way around. A legible layout is based on designing at a human scale in response to the positive features of a site and how it relates to the wider area, rather than technical demands of traffic or the internal logic of the individual site.

Relaxation in car parking standards in town centres may be considered where

- Good public transport is available;
- the applicant can provide a robust model of car parking usage to show that dual usage will occur and that peak car parking demand at any time of the day / week will always be met;
- there is a parking enforcement system in place in the town concerned or town car park in proximity to the site. In such cases, only the needs of long-term users (e.g. employees, residents) will have to be addressed by the developer.

(Car parking standards are set out in Chapter 11, Table 11.2)

## 5.4.6 Design quality

### 5.4.6.1 Layout

- New urban developments shall be so laid out to have a 'relationship' with the public realm, with windows / balconies overlooking existing or proposed streets / open spaces. Buildings backing onto public areas, whether they are streets or public open spaces, will not be permitted.
- A variety in set backs and building lines shall be provided to provide for visual interest and to create interesting spaces. As set out in Section 5.4.5.4 to follow, car parking does not always have to be located uniformly along the front of houses;
- Notwithstanding established separation 'rules' that may be applied to maximise privacy for dwellings (see below), traditional back-to-back rows of 2-storey houses, exactly 22m apart should be avoided and more imaginative layouts and building forms provided, subject always to adequate privacy being provided;
- Layouts shall ensure adequate sunlight and daylight, in accordance with "*Site layout planning for daylight and sunlight: a guide to best practice*", (BRE 1991);
- Roads should be designed in a hierarchical manner, so that the bulk of traffic moves around distributor roads, with the majority of residences located on lightly trafficked routes (this of course should be balanced with the need to maximise permeability within the development). Roads, footpaths and car parking areas shall be located and designed so that obstructive on street parking or parking on kerbs is not necessary;
- Greenfield developments shall be so laid out as to maximise retention and integration of natural features, such as mature trees, hedgerows, water courses etc into the site layout;
- The maximum size of any greenfield housing development will depend on the size of the town and the requirements of the town plan / local area plan, but shall not be greater than 100 units where only traditional houses are proposed or 200 units where there is a mix of houses and apartments. Any development exceeding this number shall be broken up into a number of distinct 'estates', even if accessed from a shared road, with materially different architectural styles.

### 5.4.5.2 Building design

New buildings shall be attractive, safe and secure and provide a high quality living environment. In particular, the design of new buildings shall accord with the following requirements:-

#### ***External appearance***

- Good modern architecture with a building language that is varied and forward-looking rather than repetitive and retrospective will be required; however, reference and 'clues' must be drawn from surroundings, particularly in traditional or protected town centre areas;
- Variation in external materials will be expected, again subject to 'fit' with surrounding buildings. Care shall be taken in excessive use of contrasting materials and generally no more than two contrasting materials shall be utilised on any façade;
- The possibility of providing roof mounted communal satellite dishes in town centre commercial and apartment developments will be required to be considered, to avoid demands for numerous individual dishes.
- Where a development takes the form of more than one structure (i.e. a number of apartment blocks or a multitude of individual houses), adequate variety in form, height, materials etc shall be employed, within an overall unified theme, to provide for visual diversity;

#### **Unit sizes & formats**

- All planning applications shall be accompanied by a data table setting out number and floor area of all commercial and residential units;

- New apartment developments<sup>11</sup> will be required to include a range of unit sizes to cater for different housing needs, while new greenfield housing areas shall also include a range of unit types including apartments, duplexes, townhouses, semi – detached and detached houses, including single storey dwellings;
- The minimum size apartment allowed will be 45sqm<sup>12</sup>. No more than 20% of the units in any single development shall be under 50sqm. At least 50% of the units in any development shall be 73sqm or larger.
- The minimum room size and storage space standards set out in *Sustainable Urban Housing: Design Standards for New Apartments*’ (DoEHLG 2007) shall be adhered to;
- Single aspect residential units will only be permitted where the main living rooms face south, west or east;
- In the design of new residences, cognisance shall be had of the changing space demand of households over time. For example, apartment formats should allow for either the future subdivision of larger units or the merging of two or more smaller units (either horizontally or vertically) and houses should have attics capable of conversion to habitable rooms;
- In ‘edge of centre’ or ‘out of centre’ new residential development, the quantum of apartments allowable will be regulated, as this dense format of development is more suited to urban core locations, where direct access to services is available. In this regard the maximum quantum of floor space that may be devoted to apartments in ‘edge-of-centre’ locations shall be 40% of the development and 20% in ‘out-of-centre’ locations.

## Privacy

- Residential developments shall be so designed and constructed to ensure maximum privacy for residents.
- Windows and balconies shall be positioned and designed such that direct intrusion into private living areas from other dwelling units or from the public realm is avoided. In this regard, the design of ground levels units with little or no separation from footpaths or other public areas shall be carefully considered and mitigation measures applied.
- A separation of 22m will normally be required above ground level between opposing windows serving private living areas (particularly bedrooms and living rooms). However, this rule shall be applied flexibly: the careful positioning and detailed design of opposing windows can prevent invasion of privacy even with short back-to-back distances. Windows serving halls and landings do not require the same degree of privacy as say balconies and living rooms;
- The degree of ‘overlooking’ afforded by different windows types shall be considered appropriately; for example, an angled roof light will not have the same impact as a traditional ‘flat’ window on the same elevation;
- In ‘traditional’ housing developments, with side-to-side and back-to-back housing, the following standards will be applied for boundary walls
  - all walls bounding the private (usually rear) garden shall be 2m in height
  - side boundaries between houses shall be provided at a height of 2m at shall extend from the front façade of the house to the rear wall of the house.
  - All boundaries shall be of solid construction i.e. they form a complete screen barrier with no gaps
  - Walls bounding any public areas shall be rendered and capped on the outside
  - If timber boundaries are utilised, they must be bonded and supported by concrete posts. Concrete post and plank walls will not be permitted for any boundary visible from the public domain.

<sup>11</sup> Apartments are residential units in a multi-unit building with grouped or common access and single-storey own door units that form part of a ‘duplex’ unit

<sup>12</sup> Measurements are internal wall-to-wall dimensions and apply to units on one floor.



**Green issues**

- ~~All new buildings will be required to incorporate energy saving technology or be designed in such a manner that allows an Building Energy Rating (BER) of B1 or above (as set out in Chapter 14). To require all new buildings during the design process to incorporate sustainable technologies capable of achieving a Building Energy Rating in accordance with the provisions S.I. No. 666 of 2006 European Communities (Energy Performance of Buildings) Regulations 2006~~
- All new buildings will be required to incorporate water saving measures, as set out in Chapter 12. This may include rain water harvesting for internal service uses. In particular, all new dwellings with individual surface water collection systems will be required to be provided with water butts;
- All buildings will be required to be provided with a suitable area on site for the keeping of waste storage receptacles for mixed dry recyclables, organic waste (composters) and residual waste. In apartment developments, this may be in the form of grouped individual bins in car parking areas or a designated waste building; for individual houses with no side or rear lane from the garden to the public road (e.g. mid terrace houses), this may entail a designated, appropriately designed / screened / enclosed area to the front of the house;
- Consideration should be given in the design of new buildings to the provision of green roofs or walls (i.e. roof gardens / planted balconies etc), to aid in both water absorption but also to contribute positively to the environment and visual amenity.

**5.4.5.3 Open space**

- Open space shall be provided in all new developments, the scale of which shall be dependent of the use of the building/site. In commercial developments, this may be limited to a small area utilised by employees for passive use, such as small courtyard area or roof garden. While the provision of such space may not always be possible in built up urban locations, new developments shall endeavour to provide a minimum area equivalent to 5% of the building gross floor area.
- All residential units shall be provided with private open space, either in the form of private balconies, terraces or rear / side gardens. Where necessary to make up for a shortfall in private open space, communal private space, for example, in the form of internal courtyards or roof gardens, shall be provided. Care shall be taken to ensure such spaces receive adequate sunlight and meet the highest safety standards.
- All apartments shall be provided with a minimum area of 30sqm private open space, which shall be at least partially made up of a private balcony or terrace. The front wall of balconies should be made from an opaque material and be at least 1m in height. The minimum balcony / terrace sizes shall be:

<b>Apartment size</b>	<b>Minimum balcony / terrace size</b>
One bedroom	5sqm
Two bedrooms	7sqm
Three bedrooms	9sqm

- Dwellings (including own door duplexes) shall be provided with private open space at a rate of 0.64sqm per 1sqm house floor area (for the first 150sqm), with the minimum garden size allowable being 48sqm.
- Public open space shall be provided in accordance with the standards set out in Chapter 15. In particular,

  - Public open space will normally be required at a rate of 15% of the site area – areas within the site that are not suitable for development or for recreational use must be excluded before the calculation is made;
  - The need to provide public open space in town centre developments may be waived if the development specifically achieves other overriding aims of this Plan,

particularly where public amenity space such as a town park or beach is in close proximity;

- In greenfield developments, a hierarchy of open spaces shall be provided to provide for the different play needs of different age groups and all efforts shall be taken to ensure that all houses are in visual range of one open area;
  - Spaces less than 10m in width or 200sqm in area will not be counted as useable public open space; nor will space that is excessively sloping or otherwise unsuitable for usage;
- New organised sports areas shall be located in proximity to existing or planned community or neighbourhood facilities such as neighbourhood retail centres, schools etc

#### **5.4.5.3 Car parking**

- 2 off street car parking spaces shall normally be required for all dwelling units over 2 bedrooms in size. For every 5 residential units provided with only 1 space, 1 visitor space shall be provided. Parking for non-residential uses shall be provided in accordance with the standards set out in Table 11.2 (Chapter 11) except where a deviation from the standard has been justified (in accordance with Section 11.5 of Chapter 11);
- In new housing areas, car parking has traditionally been located on site, to the front of houses resulting in a regular 6-10m set back and regular buildings lines. Alternative parking arrangements that avoid this format will be encouraged; however, parking will always be required to be proximate to the dwelling served. In cases where the front door of a residential unit is directly onto a road that is not suitable for on-street parking (e.g. a main distributor road), car parking shall be located adjacent to a back or side door;
- Communal car parking areas shall be conveniently located for residents and suitably lit at night-time;
- Adequate provision shall be made for visitor and disabled car parking;
- Designated sheltered and secure bicycle parking will be required in apartment developments.

#### **5.4.5.4 Social & community facilities**

In accordance with the Objective CD5 (Chapter 15), all applications for large-scale residential expansion areas shall include a community facilities audit and where facilities are found to be inadequate, proposals to address these deficiencies will be required.

## 5.4.6 Other issues

### 5.4.6.1 Infill / backland development in existing housing areas

Many older housing areas were built at densities and in such formats that resulted in particularly large plot sizes. Where opportunities arise for infill or backland type development, the following standards shall apply:

- The site / plot must be capable of being developed in accordance with the density limit set for that area in the local area or town plan, or in any case in keeping with the prevailing density of the immediate area. Where no density limit is set (for example, in areas zoned 'existing residential'), the quantum of development that will be permissible will flow as a result of adherence to best development standards as set out in this chapter;
- The design of a new house should complement the area. Where an area has an established unique or valuable character worthy of preservation, particular care should be taken to match the style and materials of the area; however, where an area is a 'mixed-bag' of styles and periods, more flexibility can be applied;
- Particular attention will be required to be paid to the design and location of new windows, in order to ensure that the privacy of either the existing house on the plot or adjacent houses is not diminished;
- Gable walls abutting public areas (e.g. footpaths, car parking areas and open spaces) will not be permitted and a minimum separation of 0.9m will be required between the house gable and the side wall of the plot;
- Where the access route to a proposed development site is proposed to run alongside the external walls of the existing dwelling on the development plot or the external walls of a dwelling on an adjoining plot, there must be adequate separation available to facilitate the required driveway (normally 3m) and allow a 0.5m 'buffer' area alongside any existing dwelling. Any deviation from this standard must be evaluated on traffic safety and residential amenity grounds.
- The re-design of access and car parking arrangements for the existing dwelling on the plot must be clearly detailed, and permission included for same where required; developments accessed from a long narrow driveway must provide for the turning of vehicles within the site;
- Cognisance will be required to be taken of the potential of adjacent rear / side plots to be developed in a similar manner and separation between site boundaries, location of windows etc must not prejudice development options on the adjacent plot;
- New apartment developments dependent on access through existing established areas of predominantly single family homes, will not be permitted.

### 5.4.6.2 Sub-division of dwellings

In established areas of predominantly single family homes, the subdivision of a dwelling into apartments or bedsits will generally not be permitted, except in exceptional circumstances. Where sub-division is permissible, normal qualitative standards with regard to internal space, private open space, privacy and car parking will required to be complied with.

### 5.4.6.3 House extensions

The construction of extensions to existing houses will be encouraged generally as it usually provides a less resource intensive method of expanding living space than building a new structure. Given the range of site layouts prevailing, it is not possible to set out a set of 'rules' that can be applied to all extensions, but the following basic principles shall be applied

- The extension should be sensitive to the existing dwelling and should not adversely distort the scale or mass of the structure
- The extension shall not provide for new overlooking of the private area of an adjacent residence where no such overlooking previously existed;
- In an existing developed area, where a degree of overlooking is already present, the new extension must not significantly increase overlooking possibilities. If for example a

two-story dwelling already directly overlooks a neighbour's rear garden, a third storey extension with the same view will normally be considered acceptable;

- New extensions should not overshadow adjacent dwellings to the degree that a significant decrease in day or sunlight entering into the house comes about. In this regard, extensions directly abutting property boundaries should be avoided;
- While the form, size and appearance of an extension should complement the area, unless the area has an established unique or valuable character worthy of preservation, a flexible approach will be taken to the assessment of alternative design concepts.

#### **5.4.6.4 Independent living units ('Granny-flats')**

A 'granny flat' or 'independent living unit' is a separate living unit on an existing house site, used to accommodate a member of the immediate family, often an elderly parent, for a temporary period. The construction or conversion of part of an existing dwelling into a 'family flat' will only be permitted where the development complies with the following requirements

- The need for the unit has been justified and is for the use of a close family member;
- The unit forms an integrated part of the structure of the main house – in exceptional circumstances, the conversion of an existing detached garage / store etc may be considered subject to the structure being in very close proximity to the main house;
- The unit is modest in size and in particular, it shall not exceed 45sqm and shall not have more than 1 bedroom;
- The unit shall not be sold or let as an independent living unit and the existing garden shall not be sub-divided
- The structure must be capable of being functionally re-integrated into the main house when its usefulness has ceased. Permission for such units shall be restricted to a period of 7 years, after which it must revert to a use ancillary to the main house (e.g. garage, store, hobby room) unless permission has been secured for its continuation as an independent unit for another period.

#### **5.4.6.5 Temporary residential structures**

Temporary residential structures (e.g. mobile homes, caravans, portacabins etc) form a haphazard and substandard form of residential accommodation and generally have poor aesthetic value and can detract from the overall appearance of an area. Therefore permission will generally not be granted for such structures.

#### **5.4.6.6 Naming of developments**

It shall be a condition of a planning permission for new housing schemes that the developer will submit a scheme for the naming and numbering of the estate prior to the commencement of the development. The naming of housing estates shall reflect in as far as possible the local context in which it is located. The names of new estates in as far as possible should be in bilingual format or in Irish alone. On approval of the naming of the scheme, the developer will be required to provide nameplates and numbers, as required by the Council.

#### **5.4.6.7 Taking in charge**

New developments shall be taken in charge in accordance with the adopted 'Taking in Charge Policy' of Wicklow County Council (2007), as may be varied over the life of the plan.

#### **5.4.6.8 Entrances to developments**

The name of the development shall be clearly identified at the entrance. Measures shall be put in place to ensure parking is restricted for sufficient distance at the start of the development to eliminate potential traffic hazard on the public road. Gated developments will not be permitted, except in exceptional circumstances.

#### **5.4.6.9 Flood routing**

Chapter 12 of this plan specifically deals with the assessment of flood risk and the techniques to be applied to avoid or minimise flood risk. One of these methods is the manipulation of the layout and design of a development to provide flood 'routes' i.e. in the event of surface water sewers, or a nearby culverted stream failing, the development shall be so laid out that the resultant flood waters can take a natural route through the site without having to flow through people's homes.

## Amendment 4

### CHAPTER 6 RURAL HOUSING & DEVELOPMENT

#### Section 6.3.1 Rural settlements (Levels 6-9 in the County settlement hierarchy) Rural Towns (Level 6)

##### Rural Towns (Level 6)

These are strong rural towns, with a good range of infrastructural services and are suited to accommodating a significant element of urban generated housing demand, with necessary controls in place to ensure that local demand can also be met. These towns are differentiated in this plan from Small Growth Towns having regard to their more rural character and the rural nature of their catchments. Such rural centres are considered to contain the potential to consolidate rural development needs and support the maintenance of essential rural social and community infrastructure such as schools, shops, public houses, post offices and local sporting organisations.

**Table 6.2 Historical and projected population for rural towns 1996-2022**

Settlement Level	Settlement	1996	2002	2006	2011	2016	2022
Rural Towns	Avoca	490	564	622	700	800	900
	Donard	162	201	182	200	300	400
	Dunlavin	693	914	897	1,000	2,000	2,500
	Kilmacanogue	818	834	839	915	1,000	1,100
	Newcastle	763	851	938	1,000	1,500	1,750
	Roundwood	446	518	571	700	1,100	1,300
	Shillelagh	324	278	311	450	600	750

**RH9** The settlements in Level 6 shall be prioritised for moderate growth and investment and shall absorb demand for new housing from inside and outside the County subject to the following controls:-

<b>Multi-house development</b>	<b>50% Regional Growth</b> <b>50% County Growth, <del>excluding those living / working in Levels 1-3 of the hierarchy</del></b>
<b>Single house development</b>	County Growth, <del>excluding those living / working in Levels 1-3 of the hierarchy</del>

**RH10** To have up to date local plans (either Local Area Plans or Town Plans) in place for all settlements in Level 6 of the settlement hierarchy and in particular, to prepare local plans for Avoca, Donard and Kilmacanogue during the lifetime of this plan.

## Amendment 5

### CHAPTER 6 RURAL HOUSING & DEVELOPMENT

#### Section 6.3.1 Rural settlements (Levels 6-9 in the County settlement hierarchy) Large Villages (Level 7)

##### Large Villages (Level 7)

These are the settlements that have a moderate level of existing infrastructural services, both physical and social and that are of such a size as to accommodate a limited amount of urban generated housing demand. Such large villages generally have a population of less than 500, with many considerably smaller.

Table 6.3 Indicative growth targets for large villages (number of houses) up to 2016

Settlement Level	Settlement	2006	2016	Increase
Large villages	Barndarrig	80	120	+40
	Ballinaclash	100	140	+40
	Coolboy	56	76	+20
	Glenealy	89	119	+30
	Hollywood	25	45	+20
	Johnstown/ Thomastown	50	70	+20
	Kilpedder / Willowgrove	166	196	+30
	Kiltegan	54	74	+20
	Knockananna	42	62	+20
	Laragh - Glendalough	130	180	+50
	Manor Kilbride	74	84	+10
	Redcross	68	88	+20
	Stratford	56	96	+40
	<b>Total growth</b>			

RH11 The settlements in Level 7 shall be considered suitable for limited growth and investment and shall absorb demand for new housing from inside and outside the County subject to the following controls:-

<b>Multi-house development</b>	<b>25% Regional Growth</b>  <b>50% County Growth, <del>excluding those living / working in Levels 1-4 of the hierarchy</del></b>  <b>25% Local Growth</b>
<b>Single house development</b>	<b>Local Growth</b>

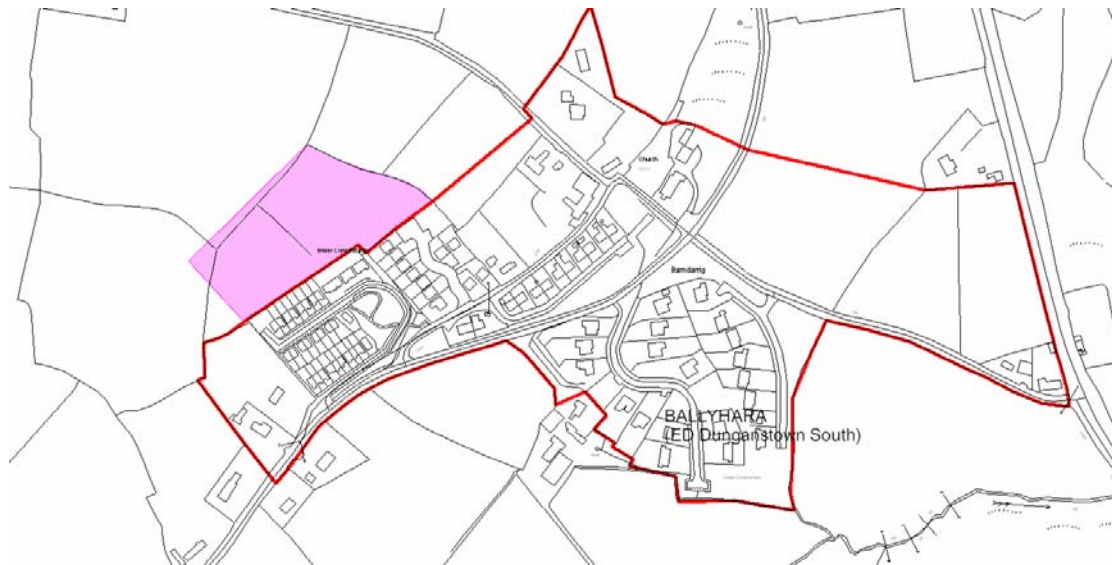
## Amendment 6

### CHAPTER 6 RURAL HOUSING & DEVELOPMENT

#### Section 6.3.1 Rural settlements (Levels 6-9 in the County settlement hierarchy) Large Villages (Level 7)

Amend large village boundaries as follows:-

**Barndarrig** Extend boundary by 1.77ha / 4.4 acres



**Glenealy** Extend boundary by 0.4ha / 1 acre





## Amendment 7

### CHAPTER 6 RURAL HOUSING & DEVELOPMENT

#### Section 6.3.1 Rural settlements (Levels 6-9 in the County settlement hierarchy) Small Villages (Level 8)

##### Small Villages (Level 8)

Small villages are generally existing smaller scale settlements with very limited infrastructure that can accommodate lesser levels of growth. These settlements tend to have populations of less than 100 and for the most part have few facilities, other than perhaps a public house, a primary school and a church.

**Table 6.4 Indicative growth targets for small villages (number of houses) up to 2016**

Settlement Level	Settlement	2006	2016	Increase
Small villages	Annacurragh	11	21	+10
	Annamoe	38	48	+10
	Askanagap	14	19	+5
	Ballyconnell	17	27	+10
	Ballycoog	13	33	+20
	Ballyknockan	37	47	+10
	Ballynacarrig (Brittas Bay)	32	52	+20
	Connary	18	28	+10
	Coolafancy	15	25	+10
	Coolkenno	17	27	+10
	Donaghmore	10	15	+5
	Grangecon	50	65	+15
	Greenan	4	9	+5
	Kirikee	12	17	+5
	Knockanarrigan	13	23	+10
	Lackan	19	24	+5
Moneystown	3	13	+10	
Rathdangan	33	48	+15	
Valleymount	24	34	+10	
<b>Total growth</b>				195

**RH12** The settlements in Level 8 shall be considered suitable for restricted growth and investment and shall absorb only local or rural generated housing demand subject to the following controls:-

<b>Multi-house development</b>	<p><b>Proven Need</b> for new housing, and</p> <p><del>25% 50% County Growth, excluding those living / working in Levels 1-4 of the hierarchy</del></p> <p><b>75% 50% Local Growth</b></p>
<b>Single house development</b>	<p><b>Proven Need</b> for new housing and compliance with <b>Local Growth</b> criteria</p>

## Amendment 8

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### CHAPTER 6 RURAL HOUSING & DEVELOPMENT

#### Section 6.3.1 Rural settlements (Levels 6-9 in the County settlement hierarchy) Rural Clusters (Level 9)

##### Rural Clusters (Level 9)

These are 'unstructured' settlements considered suitable for very limited new rural development, with the main purpose of the designation being to direct rural generated housing into clusters rather than the open countryside. The population projections for the County allocate limited growth to these clusters, in the order of 80 houses between 2006 and 2016. Given the controls that apply for these clusters, some flexibility in this target may be applied where the number of bona fide applicants exceeds the target.

**RH13** The settlements in Level 9 shall be considered suitable for limited growth and shall absorb only local or rural generated housing demand subject to the following controls:-

<b>Multi-house development</b>	Not permissible
<b>Single house development</b>	<p><b>Proven Need</b> for new housing, and</p> <p><del>Meet Local Growth criteria, with the following limitation:</del></p> <p>Residents of <del>Level 6 &amp; 7</del> <b>Levels 1- 8</b> will <b>only</b> be eligible for permission in Level 9 if the applicant is a son/daughter of a parent that was born and raised and resided for a period of not less than 10 years in that rural cluster or its surrounding rural area.</p>

## Amendment 9

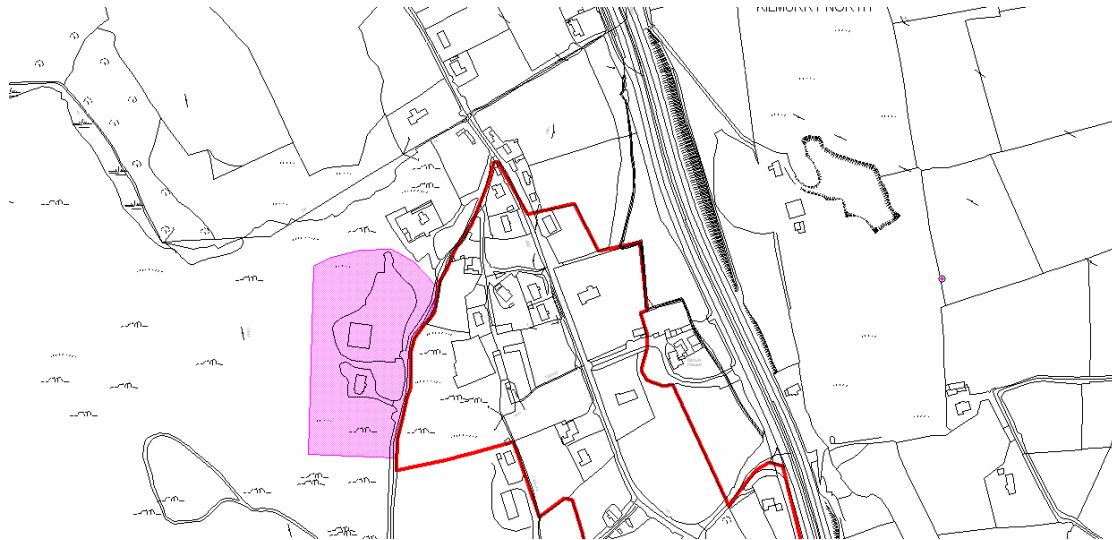
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### CHAPTER 6 RURAL HOUSING & DEVELOPMENT

#### Section 6.3.1 Rural settlements (Levels 6-9 in the County settlement hierarchy) Rural Clusters (Level 9)

Amend rural cluster boundary as follows:-

**Kilmurray (Kilmacanogue) Extend boundary by 3.042ha**



## Amendment 10

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### CHAPTER 6 RURAL HOUSING & DEVELOPMENT

#### Section 6.3.2 Houses in the open countryside (Level 10)

~~RH14~~ The Planning Authority will support proposals for necessary individual dwellings on suitable sites in the open countryside (i.e. areas outside of any designated settlement) where the applicant can clearly demonstrate a genuine social or economic need for a rural dwelling (as defined in this section) and a housing need, having regard to their existing housing situation.

~~Where permission is granted, the applicant will be required to lodge with the Land Registry a burden on the property, in the form of a Section 47 agreement, restricting the use of the dwelling for a period of 7 years to the applicant or to other such persons that the Planning Authority may agree to in writing.~~

#### ECONOMIC NEED

##### *Involvement in agriculture*

~~The Planning Authority will positively consider applications from those who are significantly involved in agriculture. In such cases, it will be necessary for the applicant to satisfy the Planning Authority with supporting documents that the nature of the agricultural activity, by reference to the area of land and or / the intensity of the usage, is sufficient to support full time or significant part time occupation. Where the applicant has no previous experience in agriculture and/or is establishing a new or alternative agricultural enterprise, the Planning Authority shall require the applicant to establish the activity in question a minimum of three years prior to the application for permission for a dwelling, and provide evidence that the enterprise and the applicant have been successful during that period.~~

##### *Involvement in non-agricultural rural enterprise*

~~The Planning Authority will support applications from those whose full time employment is intrinsically linked to the rural area, that can demonstrate a need to live in the immediate vicinity of their employment in order to carry out their employment. The Planning Authority will strictly require any applicant to show that there is a particular aspect or characteristic of their employment that requires them to live in that rural area, as opposed to a local settlement. As above, where the applicant has no previous experience in the rural activity in question and/or is establishing a new or alternative rural enterprise, the Planning Authority shall require the applicant to establish the activity in question for a minimum of three years prior to the application for permission for a dwelling, and provide evidence that the enterprise and the applicant have been successful during that period.~~

#### SOCIAL NEED

##### *Permanent native residents and returning emigrants*

~~The Planning Authority recognises the need of persons local to or intrinsically linked to rural areas that are not engaged in significant agricultural or rural based occupations to live in rural areas. In this regard, persons local to or intrinsically linked to a rural area are considered to include:-~~

- ~~— permanent native residents of that rural area i.e. a person who was either born and reared in the family home in the same rural area as the proposed development site, or resided in that same rural area for at least 10 consecutive years prior to the application for planning permission;~~

- ~~— permanent native residents who have not resided in that rural area for many years due to emigration, but were born and reared in the same rural area as the proposed development site, and now wishes to return to their local area;~~

~~Consideration for rural housing will also be given to those persons who were permanent native residents of a rural area but due to the expansion of an adjacent town / village, the family homeplace is now located within the development boundary of the town / village. A person whose lands have been zoned or designated as development lands in the extension of the development boundary shall not benefit from such consideration in this regard. This shall relate to lands subsumed within individual development boundaries of Local Area Plans and Town Plans adopted in the previous 6 years.~~

### ***Inheritance of a rural holding***

~~Persons who are not native to an area but have inherited / been gifted a rural holding from a close relative (father, mother, grandfather, grandmother or uncle/aunt with no children of their own) may be considered for rural housing where~~

- ~~— the land has been in family ownership since before October 1994~~
- ~~— the proposed dwelling and the holding are to be held as a single property and not subdivided;~~
- ~~— the applicant can show a social or economic need to live in the rural area in question.~~

### **REPLACING OR RENOVATING AN EXISTING RURAL STRUCTURE**

~~Applications for a new rural dwelling will be positively considered where the new dwelling is replacing an existing rural dwelling that has become obsolete or is not suited to modern accommodation needs. It will be necessary for the applicant to demonstrate that the structure being replaced is in fact a 'dwelling' and its residential use has not been abandoned.~~

~~Where the existing dwelling is not proposed for demolition, the applicant shall include proposals for the existing house, including permission for any change of use. Any alternative use proposed e.g. tourism, storage etc must be consistent with the policies for that use set out elsewhere in this Plan. It will be a requirement of any grant of permission that the existing and new houses be held in single ownership.~~

~~Permission may in certain circumstances be considered for the conversion of non-residential rural structures to residential use and/or the renovation and extension of abandoned rural dwellings, where the building is of architectural, local, visual or historical interest to justify retention and conservation. Compliance with the following criteria shall be necessary:~~

- ~~— the original walls and roof must be substantially intact; buildings of a ruinous nature will not be considered;~~
- ~~— buildings must be physically capable of undergoing conversion and their original appearance must be substantially retained. A structural survey to this effect by a suitably qualified professional must be submitted as part of a planning application;~~
- ~~— works must be executed in a sensitive manner and retain architecturally important features whenever possible and make use of existing buildings and traditional and complementary building materials, techniques and specifications.~~

**One off rural housing refers to the development of single houses in the countryside outside of any settlement. The need for residential development to house those who are indigenous to and/or have a bona fide necessity to live in the rural area, is recognised.**

**Given Wicklow's location and proximity to Dublin, the rural areas outside of the towns and villages are subject to development pressure from urban generated housing. The principles of sustainability support the development of sites in urban areas, with greater opportunity to redevelop sites which are accessible and already serviced, in preference to the development of greenfield sites in rural areas and the loss of valuable agricultural land and land or sites of ecological or landscape value.**

The principles of the National Spatial Strategy promote rural living in particular, the regeneration of declining marginal rural areas, with the aim of sustaining and strengthening existing rural villages and settlements. The objectives of the NSS allow for the development of rural housing within established rural communities, subject to good planning practice. In line with these principles, the Development Plan has identified Large / Small Villages and rural clusters in County Wicklow. These settlements allow for rural living in an environmentally sustainable manner.

All applications for one off housing development in rural areas, will be subject to all normal planning considerations including: traffic safety; sanitation; heritage, design and siting.

With regard to the preservation of views and prospects, due consideration shall be given to those listed within the area of the National Park; and with respect to all other areas, to generally regard the amenity matters, but not to the exclusion of social and economic matters.

In the event of conflict of any other settlement strategy objective or Landscape Zones and Categories (as defined in Schedule 17.09), or conformity to Design and Development (as set out Section 6.4.3), Objective RH14 shall be supreme, except where the proposed development would be a likely traffic hazard or public health hazard.

### **Objective RH14**

Residential development will be considered in the countryside only when it is for the provision of a necessary dwelling in the following circumstances:

1. A permanent native resident seeking to build a house for his/her own family and not as speculation. A permanent native resident shall be a person who was either born and reared in the family home in the immediate vicinity of the proposed site (including permanent native residents of levels 8 and 9 i.e. small villages and rural clusters), or resided in the immediate environs of the proposed site for at least 10 consecutive years prior to the application for planning permission.
2. A son or daughter, or niece/nephew considered to merit the same position as a son/daughter within the law (i.e. when the uncle/aunt has no children of his/her own), of a permanent native resident of a rural area, who can demonstrate a definable social or economic need to live in the area in which the proposal relates and not as speculation.
3. A son or daughter, or niece/nephew considered to merit the same position as a son/daughter within the law (i.e. when the uncle/aunt has no children of his/her own), of a permanent native resident of a rural area, whose place of employment is outside of the immediate environs of the local rural area to which the application relates and who can demonstrate a definable social or economic need to live in the area to which the proposal relates and not as speculation.
4. Replacing a farm dwelling for the needs of a farming family, not as speculation. If suitable the old dwelling may be let for short term tourist letting and this shall be tied to the existing owner of the new farm dwelling were it is considered appropriate and subject to the proper planning and development of the area.
5. A person whose principle occupation is in agriculture and who owns and farms substantial lands in the immediate vicinity of the site.
6. An immediate family member (i.e. son or daughter) of a person described in 5, who is occupied in agriculture in the immediate vicinity.
7. A person whose principle occupation is in a rural resource based activity (i.e.: agriculture, forestry, mariculture, agri-tourism etc.) and who can demonstrate a need to live in the immediate vicinity of this activity.
8. Renovation or conversion of existing dilapidated buildings of substance, in a scale,

density and manner appropriate to the rural area and its scenic amenities. Any such developments shall be in accordance with the Rural Design Standards set out in Section 6.4).

9. A close relative who has inherited, either as a gift or on death, an agricultural holding or site for his/her own purposes and not for speculation and who can demonstrate a definable social and or economic need to live in the area to which the proposal relates.
10. The son or daughter of a landowner who has inherited a site for the purpose of building a one off rural house and where the land has been in family ownership as at 11<sup>th</sup> October 2004 for at least 10 years prior to the application for planning permission and not as speculation.
11. An emigrant, returning to their local area, seeking to build a house for his/her own use not as speculation.
12. Persons whose work is intrinsically linked to the rural area and who can prove a definable social and economic need to live in the rural area and who has resided in the immediate area for at least 10 consecutive years prior to the application.
13. A permanent native resident who has to dispose of their dwelling, on foot of a court order, following divorce or a legal separation.
14. Permanent native residents of moderate and small growth towns, seeking to build a house in their native town or village within the 50kmph / 30 mph speed limit on the non national radial roads, for their own use and not as speculation as of 11th October 2004.
15. A person whose business requires them to reside in the rural area and who can demonstrate the adequacy of the business proposals and the capacity of the business to support them full time.
16. Permanent native residents of the rural area who require a new purpose built specially adapted house due to a verified medical condition and who can show that their existing home cannot be adapted to meet their particular needs

Previous ownership of a house in County Wicklow will not be used as a reason for refusal of a rural planning.

Consideration for rural housing will also be given to those persons who were permanent native residents of a rural area but due to the expansion of an adjacent town / village, the family homeplace is now located within the development boundary of the town / village. A person whose lands have been zoned or designated as development lands in the extension of the development boundary shall not benefit from such consideration in this regard. This shall relate to lands subsumed within individual development boundaries of Local Area Plans and Town Plans adopted in the previous 12 years.

Where a permanent native resident cannot secure an appropriate site in their native rural area, consideration will be given to permission for a rural house in an alternative rural area, so long as the proposed development site is not located in a landscape zone higher up in the landscape hierarchy than the applicant's homeplace.

Where permission is granted for a single rural house, the applicant will be required to lodge with the Land Registry a burden on the property, in the form of a Section 47 agreement, restricting the use of the dwelling for a period of 7 years to the applicant, or to those persons who fulfill the criteria set out in Objective RH14 or to other such persons as the Planning Authority may agree to in writing.

## Amendment 11

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### CHAPTER 6 RURAL HOUSING & DEVELOPMENT

#### Section 6.3 Rural Development Objectives

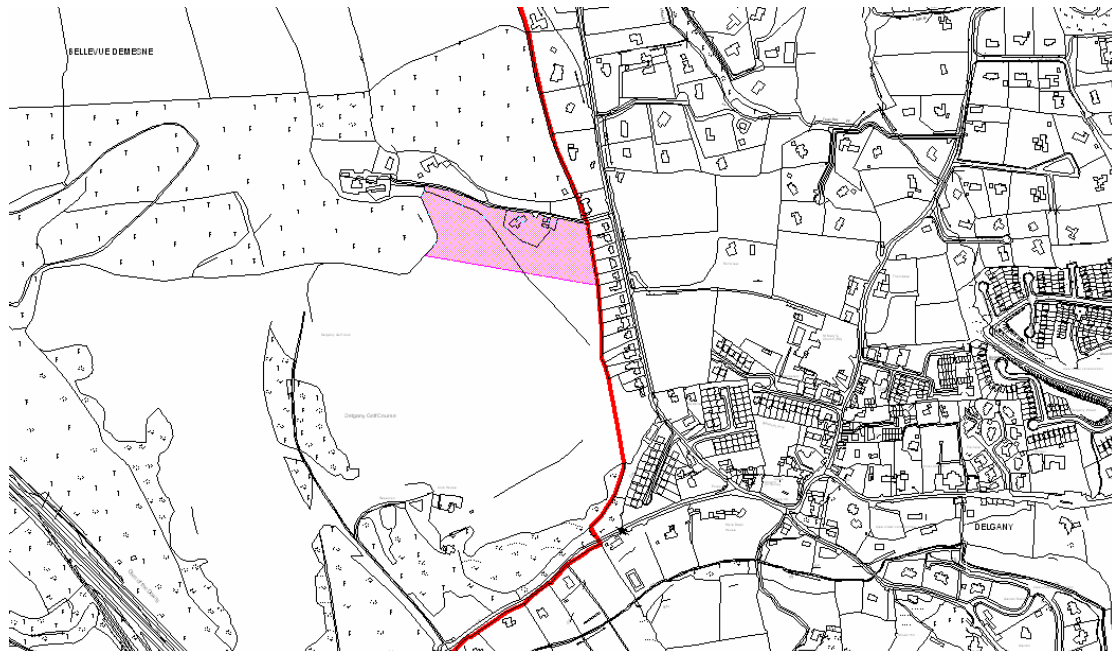
##### Add new Section 6.3.3

##### Section 6.3.3 Rural Housing Zoning

**RZ1** To provide for rural residential development, with no restrictions on purchasing and occupation at the following location:

- Grounds of Delgany Golf Club (as shown on map 06.05A) – for a maximum of 4 units

##### Map 06.05A Delgany Golf Club





## Amendment 12

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### CHAPTER 6 RURAL HOUSING & DEVELOPMENT

#### Section 6.4 Rural design development standards

##### 6.4.3 Houses in the open countryside

##### 6.4.3 Houses in the open countryside

The key parameter in designing a house in the countryside is to limit its impact on the landscape. The landscape includes both the natural and existing built environment. The overriding objective when considering a planning application is to protect and conserve the beautiful landscape we have inherited from other generations. The key to this is site selection and site layout, and the house should be absorbed as much as possible by the landscape, and this should be helped by landscaping, and if necessary by landscape mounding. The house type and design also has an important impact. Thus houses that do not fit into the landscape due to their scale, unusual design features, colour, or materials that are non traditional to that particular area will tend to stand out in close up and far distant views. Likewise boundary features and site entrances can add to the visual intrusion, and even landscaping with non-native species will cause a development to stick out in the general landscape. The following paragraphs are to give guidance, but should always be read in the context that the overall design and siting should leave as small a trace on the landscape.

##### Site selection

Above all else, it is important to acknowledge that some sites, for a variety of reasons, may not be suitable for house building and even a well considered and designed house may not be permissible. Therefore site selection is the most critical step in rural house design. While it is accepted that some bona fide applicants will have no choice in site, a large proportion of those seeking to build in rural areas will be building on family farms or buying a site from a landholder who may have a number of sites available for possible purchase.

Where such choice is available, the sites must be evaluated according to the following criteria:

- The openness and visibility of the site in the surrounding landscape, the sensitivity or vulnerability of the landscape to new development and the existence of protected views or prospects in the area. In these regards, prominent and exposed sites should be avoided as well as those that would impinge on a protected landscape or view. Applications in an Area of Outstanding Natural Beauty will be required to be accompanied by a Visual Impact Assessment;
- The suitability of the road access available to the site. The road serving the site must be capable of accommodating the additional traffic that will result from the proposed development — this includes not only domestic movements, but necessary service, delivery and construction vehicles that will need to access the site, as well as cyclists living in existing houses and the proposed house. It will not always be possible or desirable to carry out large scale road re-alignment or widening in a rural area to address the problem of a deficient road;
- The site drainage characteristics. Where the development would be dependent on an on-site effluent disposal system, it must be suitable to accommodate such a system, without adverse impacts to the ground or surface water regime, to other properties or to existing water supplies;
- Impacts on any other properties or dwellings — cognisance must be taken of potential impacts on existing proximate dwellings, particularly overlooking / overshadowing, noise and traffic.

- ~~The possibility of clustering the new development with other houses or manmade structures. While isolated rural sites should be avoided, care needs to be taken to avoid over-development in any location or 'ribbon development'<sup>13</sup>;~~
- ~~The existence of heritage features on or near the site, such as protected habitats or archaeological features. A buffer zone between such features and any new development will be required, the extent of which will depend of the feature to be protected;~~
- ~~The proximity to local services. All efforts should be made to locate a home in good proximity to local facilities, to reduce the need for excessive travel and to maximise social ties to the community.~~

~~Where no site choice is available, it cannot be assumed that permission will be granted solely on the grounds that the applicant has a bona fide necessity to live at that location.~~

### **House position & siting**

~~New houses shall be suitably positioned on site to make maximum use of screening available either from the land form itself or from existing tree cover. Positioning in a sheltered location not only aids visual integration in the landscape, but also provides benefits to the house in terms of protection from the elements and improved privacy. The location of any required effluent disposal system must also be taken into account, as drainage will normally be by gravity flow.~~

- ~~Houses located in the middle of sites / fields, distant from boundaries will not be considered acceptable – houses should be 'tucked into' existing field boundaries;~~
- ~~Houses shall not be above a ridgeline or so position to break the skyline or to appear highly visible or dominant in the landscape;~~
- ~~The house should be positioned to maximise daylight and solar gain – 30% energy savings can be achieved if the house is oriented within 15° of south, providing its main living areas are arranged to avail of passive solar gains (refer to Chapter 14);~~
- ~~The principle axis of the house should follow the site contours.~~

~~On sloping sites, houses will normally be required to be built into the slope of the site, so that the finished floor level of the house is not more than 0.15m above the existing ground level to the front of the house. However, deep excavations should also be avoided as these in themselves can cause a scar on the landscape. Where steeply sloping sites cannot be avoided, design solutions must be considered to minimise the impact, including for example the use of stepped or split level housing.~~

~~Where the proposed development site currently forms part of the site of an existing dwelling (i.e. it is proposed to subdivide an existing plot), the following considerations must be taken on board:~~

- ~~the site must be large enough to conformably accommodate the existing and additional house(s) and their associated facilities such as gardens, car parking, effluent disposal facilities etc.~~
- ~~the new house(s) should be so positioned on site to have a 'relationship' with the existing structures. In this regard, the end result should not be two (or more) distinct houses sitting at the opposite ends of the same site or a new house directly behind an existing one. Consideration must be given to clustering or the creation of courtyard type development, reminiscent of a vernacular farmstead layout.~~

### **House design**

~~High quality design will be required for all sites and the design of any house will be required to be developed taking cognisance of the site location and characteristics; however, this does not mean that a poor house design will be considered because similar inappropriate designs have been permitted in the same area in the past. Designs lifted from another site and from a formulaic 'pattern book' will not be accepted, nor will historical imitations. Unusual or modern designs will be considered where the site can accommodate and suitably absorb the design.~~

<sup>13</sup> ~~Ribbon development is defined as almost continuous road frontage type development, where 5 or more houses exist on any one side of a given 250 metres of road frontage.~~

All applications will be required to be accompanied by a statement from the designer setting out how the design resulted from the assessment of the site.

**Dwelling scale:** As a result of modern demands for larger houses and Building Regulations which require higher ceiling height, rural dwellings have become larger in scale. However, insufficient care has been taken in mitigating the impact of this larger scale and many new dwellings appear very out of scale with surrounding traditional buildings and with the landscape itself. In this regard, dwellings should be sized according to the current and future needs of the occupant.

A large dwelling will require a large site and needs to be set within a 'large scale' landscape. An area characterised by small field patterns and low level vegetation is unlikely to be suitable for a large dwelling which will dominate the area. However, where existing vegetation is mature and abundant and views are long, there may be more scope for a larger dwelling.

Where family demands necessitate a large house but the site or landscape cannot support it, consideration must be given to reducing the scale and mass of the house, to that appropriate to the area. This will entail the use of a well thought out and considered dwelling format and shape.

Consideration must also be paid to other dwellings that may be in close proximity to the proposed development site. A new dwelling that does not respect the existing scale and vernacular in an area or results in impacts on surrounding dwellings with regard to overlooking or overshadowing will not be permitted.

**Dwelling format / shape:** The key requirement for rural houses is that they be absorbed by the landscape. Dwellings should thus blend in and not dominate the local landscape, or stick out by reason of scale, form, or detail. Dwellings should be simple in format and shape and an excessive number of block shapes and heights, roof pitches and shapes, add-ons, wings, protruding windows (such as bay windows), porches, conservatories etc should be avoided. The main body of the house should be the dominant element and be clearly distinguishable, and if necessary, one or a number of smaller, suitably designed projections attached to the main house may be provided to break up the overall mass of the structure.

'Deep plan' houses (i.e. houses that are two rooms 'deep' with a central dividing corridor) should be avoided, as this format overly constrains the options for the format, design, roof style and glazing layout of the house and also results in poor use of natural lighting.

While symmetry is not required, houses should be well 'balanced'. This will mean that any projections to the main body of the house will require to be sensitively designed and located and not cause the house to look 'lop-sided'.

Generally, the following characteristics should be integrated into a new dwelling

- low eaves
- narrow plan
- 35-55 degree roof pitch
- vertical emphasis to gables
- sturdy and solid
- flat fronted

**Dwelling height:** There is no presumption against the development of dormer or 2-storey dwellings at any location in the County — the key consideration will be the quality of the design, its compatibility with the surrounding traditional architecture and the ability of the site to successfully absorb the dwelling.

**Roof style:** House formats should be avoided that require excessive roofing — i.e. the ratio of 'roof to wall' needs careful consideration. Where an appropriate building format is used, this problem should not arise; however, deep plan bungalows or bungalows with large dormer spaces tend to have excessively large roofs and therefore appear 'unbalanced'. This should be addressed by breaking up the roof mass, for example, by creating a 'valley roof' that will effectively halve the size of the roof.

Modern houses tend to include roof edges that significantly 'oversail' the external walls, a feature which gives the roof more 'dominance' over the main structure of the house, thereby weakening its appearance and rendering the appearance out of keeping with traditional Irish rural house features. Eaves overhang should be minimised or mitigated by good design.

To make new rural houses as unobtrusive as possible and in keeping with traditional rural houses, roofs will normally be required to be tiled or slated in dark colours such as blue / black or dark brown.

**Dormers:** Where a dormer style house is selected as the best option, this should be in the format of a 1 ½ storey dwelling, with dormer windows extending upwards out of the main walls of the house, rather than the provision of a number of 'break through' type dormer windows, as these tend to require a larger mass of roof. The use of rooflights to mid-roof dormers will be preferred and these should be so constructed to sit flush with the roof slates.

**Windows & doors:** Careful consideration must be given to the 'solid to void' relationship on a dwelling façade i.e. the relationship of solid wall to openings. The arrangement of openings should be kept simple and should be normally of the same size and style across the entire façade. Openings should be placed around the 'central' axis of the façade and should normally be symmetrical unless a high quality design allows otherwise.

Windows should generally be vertical in emphasis and in proportion to the rest of the house. Oversized feature windows to certain living spaces are permissible, but only where the length to width ratio is appropriate and the integrity of the overall design and balance of the house is not compromised.

Over-elaborate door styles should be avoided e.g. overly glazed panels or fan lights, as should large and fussy porches or canopies, particularly those including mock classical detailing and pillars.

**Materials:** Rural houses in County Wicklow are typically render finished and painted white / off white and this will be the normal finish required for new rural houses. Dashing with a coloured chip / pebble will not be permitted.

Brick, timber and metal finishes are not common and have only appeared in the last 30 years. The use of stone in domestic scale buildings would have been uncommon, although there are some localised exceptions, for example, areas surrounding quarries e.g. Ballyknockan. New houses will be required to utilise finishes common to and suited to the area. However, in locations where alternatives to painted render are typical or where a site is highly screened, alternative materials may be considered.

The use at an appropriately scale of timber, metal or stone features on a mainly rendered house to provide visual interest is welcomed, subject to correct positioning of the feature element and the use of the highest quality and appropriate materials. Brick will not normally be considered in any rural location but as set out above, where the site is well screened or very unobtrusive, flexibility in materials permitted will be afforded.

The use of plastic should be avoided in all cases, whether for use in rainwater gutters and pipes, windows or doors. Required external pipework and cabling associated with modern technology should be subtly located and should be coloured or painted to allow it to blend in with the façade.

Ornate fascias, patterned metal work, reconstituted stone / cladding or pre-cast features shall not be permitted.

### **Ancillaries**

**Walls / boundaries:** The design of walls and boundaries, particularly those along public road frontages, shall be suitable to the rural location. In the first instance, existing hedges and trees lining boundaries should be maintained. However, where they require to be removed for sightline or other reasons, they shall be replaced by a similar hedge of native species interspersed with suitable native trees. Long stretches of solid walls or railings will not be permitted, notwithstanding their perceived design quality. Sod and stone banks and dense hedges behind roadside drainage ditches are the prevalent traditional roadside boundary in County Wicklow — it will be a normal requirement of permission that such boundaries be provided or reinstated.

Existing side or rear boundaries, particularly mature field boundaries, should be maintained. Where new boundaries are required, they should not comprise solid walls or long straight, dense lines of evergreen trees. Instead clusters of trees at strategic locations around the site, which will appear more natural in time, will be preferred.

**Entrance design:** House entrances shall be modest and suitable to the rural context and grandiose entrances with high wing walls, pillars and elaborate gates will not be permitted. Entrance gates should be recessed a minimum of 5m from the public road carriageway and the recessed space shall be splayed with wing walls, timber fences or stone banks not exceeding 0.8m in height (including any pillars), splayed to provide an overall width of 6—8m along the roadside boundary.

The splayed entrance space shall be appropriately surfaced—unbonded loose materials will not be permitted, as it may be drawn onto the public road.

The entrance shall be installed in such a manner so that the existing profile of the grass verge is maintained and that surface water can continue to flow freely off the public road. Existing drainage inlets from the public road onto the site shall be preserved and any roadside drains interfered with shall be fully re-instated and shall where necessary be culverted with pipes of adequate size and strength.

**Driveways and hard surfaced areas:** Driveways shall be of suitable gradient (1:40 for first 6m from the public road and not exceeding 1:10 thereafter) and length should be kept to the minimum necessary to avoid scarring the landscape. In highly scenic locations, applicants may be required to leave driveways only roughly surfaced to give a natural appearance. All driveways shall provide sufficient area for car parking and turning on site. However, large hard paved car parking / turning areas, particularly to the front of the site, should be avoided.

Completely circling the house with hard surfaced areas / paths should be avoided—where possible, the garden should be brought right up to the house.

**Out buildings / garages / sheds:** The number of detached out-buildings on a rural site shall be kept to the minimum necessary and permission may be refused for additional garages or stores where the need for same cannot be clearly demonstrated. Out-buildings should be located close to the main house and should be positioned to replicate a rural vernacular / farmyard format. Two-storey garages or garages in excess of 40sqm will not normally be permitted.

#### **Services:**

- All surface water run off from roofs, entrances, driveways, parking areas etc. shall be collected and disposed of within the site to soakpits, drains, water butts or adjacent watercourses. In particular, no such surface water run-off shall be allowed to flow onto the public roadway or adjoining properties, nor to discharge to the effluent disposal system or public foul sewer;
- The effluent disposal system shall be designed and constructed to the relevant EPA specification. It will be a normal requirement of permission that photographic evidence of the installation of the effluent disposal system (including percolation trenches and pipes) be submitted on completion of the system and that a certificate from a Chartered Engineer, Environmental Health Officer, or Hydrogeologist, (with professional indemnity insurance) stating that the effluent disposal system has been installed in accordance with the relevant standard be submitted to the Planning Authority before the development is occupied. When sizing the effluent disposal system, it is prudent to allow for any extensions that might be envisaged, as to add capacity at a later stage can be very disruptive, and expensive;
- The house developer shall normally be required to enter into an annual maintenance and servicing contract with regard to the effluent disposal system. This contract shall also include for a guarantee of continual effective treatment of the effluent and for periodic de-sludging;
- Where there is an issue with water quality in an area, an applicant may be requested to have the proposed water supply source tested for compliance with the Drinking Water Regulations 2000 (SI 439 of 2000) at the planning application stage. Normally however it will be sufficient to submit such results upon completion of the dwelling. Where deficiencies are identified in either case, the developer shall submit proposals to rectify the problem;
- External lighting shall be sensitively positioned so as to avoid light pollution or glare to road users— all external lights shall be cowled and directed away from sensitive receptors. Lighting should be kept to the minimum required for security, safety and working purposes.

### **Landscaping**

~~All applicants for rural dwellings will be required to submit landscaping proposals. A mixture of native hedge species (such as whitethorn, blackthorn, whitebeam, holly and gorse) and deciduous and evergreen tree species should be used. Deciduous trees should be planted not less than 2m high and evergreen species planted when not more than 900mm high. Tree species planted shall include mountain ash, silver birch, willow, oak, sycamore, larch, spruce and pine.~~

~~In visually problematic sites, the use of landscaping mounds may be required.~~

~~Landscaping including tree planting brought close to the house can reduce its impact and assist in integrating the house into the site. Planting should cut across the path of the wind and should be sited to make use of and improve natural shelter features such as ridges and rocky outcrops.~~

### **Introduction**

The Rural Design Development Guidelines aim to assist those planning on building a house in rural County Wicklow, placing emphasis on the need for sensitive development in rural areas, in the siting and design of one off housing. The guidelines relate to new build one-off rural houses, proposed extensions or conversions to existing properties in the countryside.

“One Off Housing” refers to houses, which are to be built outside of any town or village boundary. Development in these rural areas must be properly planned, sited and designed, and yet retain local character, in order to protect and enhance the rural landscape.

### **New build**

Design may either be in keeping with traditional design and construction techniques or may utilise new design, materials and techniques. It is Council policy to promote and encourage the use of indigenous stone products for all new residential and commercial developments.

### **Location**

The location of a rural dwelling should be considered taking into account the following:

#### **Landscape categorisations**

- Area of Outstanding Natural Beauty
- Area of Special Amenity
- Rural Area
- Corridor Zone

#### **Designations**

- Proposed Natural Heritage Areas
- Nature Reserves
- Special Protection Areas
- Proposed and Candidate Special Areas of Conservation
- Areas of Geological and Geomorphological Interest
- Views and Prospects of Special Amenity Value or Interest
- Amenity Trees and Woodlands
- Trees, Groups of Trees subject to Tree Preservation Orders
- Record of Protected Structures
- Vulnerable Aquifers

### **Road Access**

The proposed site should be located taking account of an appropriate and safe access, the design of which shall be in accordance with Section 11.7 of this plan.

### **Energy**

A determinant of location should be energy savings that are naturally inherent to the site. Using such on site features as the slope of the land, existing walls and vegetation for shelter from the prevailing winds. When cutting into a hillside, grade the excavated material gently and carefully, to blend in with contours.(See also Section 14.5 of this plan)

### **Orientation**

Houses should be positioned to collect the maximum amount of light throughout the day. (See also Section 14.5 of this plan)

### **Siting of the dwelling**

- Buildings should be nestled into the landscape and not be located above a ridgeline or in an elevated position on a site. New houses should be located sympathetically within their surroundings;
- Make use of local contours, avoid skylines where development interrupts the flow of the landform. Avoid open field or exposed locations that prevent the development being integrated within its surroundings;
- The type of landscape should be identified e.g. hilly, coastal, flat, inland, to determine the final location of the house;
- It is important to respect the existing landscape zones;
- Houses should be set back from the road and be staggered from surrounding dwellings to appear closer to traditional development;
- Avoid sites directly along the main roads where this would result in problems of public safety;
- Houses should complement local traditional building styles within close proximity including ridge orientation and pitch of roofs door and porch styles and the use of materials where appropriate.

### **Locating driveways**

- Off street car parking must be provided;
- The entrance gate should announce the building suitably; entrances shall be visibly unobtrusive;
- Gateways should be constructed using local materials and styles indigenous to the area;
- Access roads should cut across contours gently;
- The entrance to the road should provide safe access without having to remove large amounts of hedgerow or existing stone wall;
- An adequate surface water runoff system must be provided.

### **Design**

- Include safe, less formal and unobtrusive forms of access and kerbing.
- Good, modern and innovative house design is encouraged provided it is in sympathy with the surrounding landscape and does not dominate nor clash with surrounding buildings. House designs more suitable to suburban areas are not acceptable in rural areas.
- Ensure outbuildings, garages, liquid gas tanks are designed or appropriately located or screened so as not to detract from the overall appearance of the development.
- Incorporate boundary treatments integral to the development and its setting, with preference given to stonewalling, and the use of hedging plants which are indigenous or characteristic of the area, and the avoidance of ranch or palisade fencing, concrete block walls and fast growing conifers.

### **Extension design**

Extensions and conversions shall be designed in such a way as to be sensitive to the structures existing character and scale.

### **Conversion**

Proposals for the conversion or re-use of existing buildings of substance in the countryside that are deemed worthy of retention by the Council will be considered favourably, providing they satisfy the following criteria:

- The original walls must be substantially intact. Buildings of a ruinous nature will not be appropriate.
- Buildings should be of local, visual or historical interest and be constructed in traditional materials to justify retention and conservation;



- Buildings must be physically capable of undergoing conversion and their original appearance must be substantially retained. A structural survey by a qualified engineer must be submitted as part of a planning application;
- Access must be appropriate in scale and height to a rural context;
- Works must be executed in a sensitive manner and retain architecturally important features whenever possible and make use of existing buildings and traditional and complementary building materials, techniques and specifications;
- There is a specific locational need for the use and that there are no available and more suitable alternative and less sensitive sites.

### **Extensions**

Extensions to existing dwellings should be unobtrusive, for example an extension to a single storey cottage would be best designed to incorporate a single storey extension in such a way which does not distort the existing scale and mass of the development.

Extensions to distortion schemes will only be accepted when deemed necessary to secure the restoration of the existing building(s) and where they would not alter the character of the building(s).

If the existing house is served by an on-site wastewater disposal system it will be necessary to show that this system is adequate to accept any additional wastewater generated by the proposed extension (in addition to any previous extensions that may have been constructed after the installation of the original effluent disposal system). Generally, if the extension will increase the number of bedrooms by more than 50% and / or entails an increase in the size of the house by 33% or more, the Planning Authority is likely to require the applicant to submit full details of the existing system. If it is clear that the existing system will not meet the needs of the enlarged house, it will be necessary to submit detailed proposals to upgrade the system, in accordance with current EPA standards.

### **Planting and landscaping**

Planting and landscaping can be used to harmonise new buildings with their surroundings and provide privacy between dwellings. New planting should consist of local plant types indigenous to the area and be incorporated in an organic pattern throughout the entire site. Under no circumstances are Leylandii to be planted.

### **Wastewater Treatment Systems**

Where it is proposed to build a new house in an area that is not served by a public sewer, but is otherwise acceptable, the Council will require an effluent treatment system that is in compliance with the current EPA Wastewater Treatment Manual and the Wicklow Groundwater Protection Scheme 2003, and the system chosen shall:

- Protect public health
- Protect the environment
- Be economical
- Operate without minimal maintenance from the owner; and
- Have a life span of over 20 years.

### **Light pollution**

Developments can have a negative impact upon the quality of rural areas at night-time through excessive lighting, leading to light pollution. The Council shall discourage such excessive and unsustainable use of lighting.

The Council may request submission of details of external lighting scheme as part of the development control process where developments are likely to cause light pollution. Applicants will be required to demonstrate that the lighting scheme proposed is the minimum required for security, safety and working purposes.



## Amendment 13

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### CHAPTER 7 ENTERPRISE & EMPLOYMENT

#### Section 7.1 Introduction

Add new text as follows:

#### Section 7.1 Introduction

This chapter will set out the strategy and objectives of the Council for enterprise and employment that are relevant to and implementable through a land-use plan. The strategies and objectives of this plan aim to complement and enhance the strategies of the County Development Board (CDB) and County Enterprise Board, both of which have a wider remit than the County Development Plan in the area of economic development.

#### Strategy

To promote the successful economic development and growth in employment of the County by:

- Providing the infrastructure and zoned land necessary to attract inward investment and growth in indigenous industry;
- Supporting the development of new employment opportunities in the right locations in the County, in particular, by promoting development in the designated growth towns, where access to the market can be maximised;
- Fostering entrepreneurial activity by providing opportunities for training and education, and business start-up and incubator facilities;
- Supporting and facilitating to the highest degree possible (subject to environmental and other relevant planning considerations) all forms of employment generation.
- **The Council will strive to obtain funding available from central government for infrastructure and any other business promotion and that all spending will give value for money**

## Amendment 14

### CHAPTER 7 ENTERPRISE & EMPLOYMENT

#### Section 7.4.2 Objectives for Enterprise & Employment Development

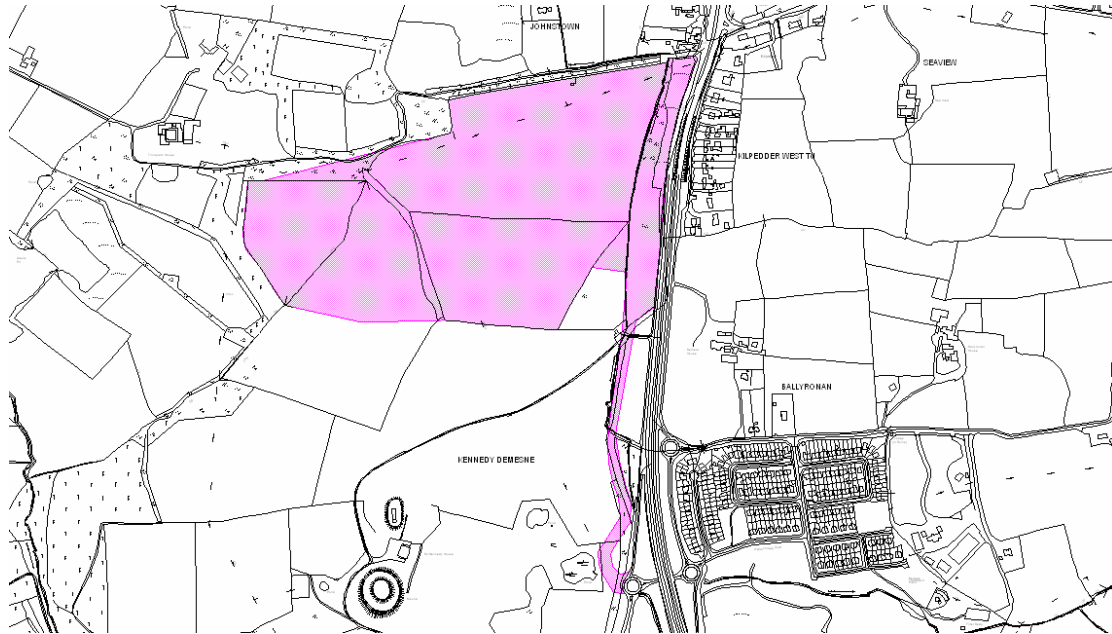
##### Add new Objective EMP 13

**EMP 13** To provide for employment development at the following locations as shown on Maps 7.01 – 7.12):

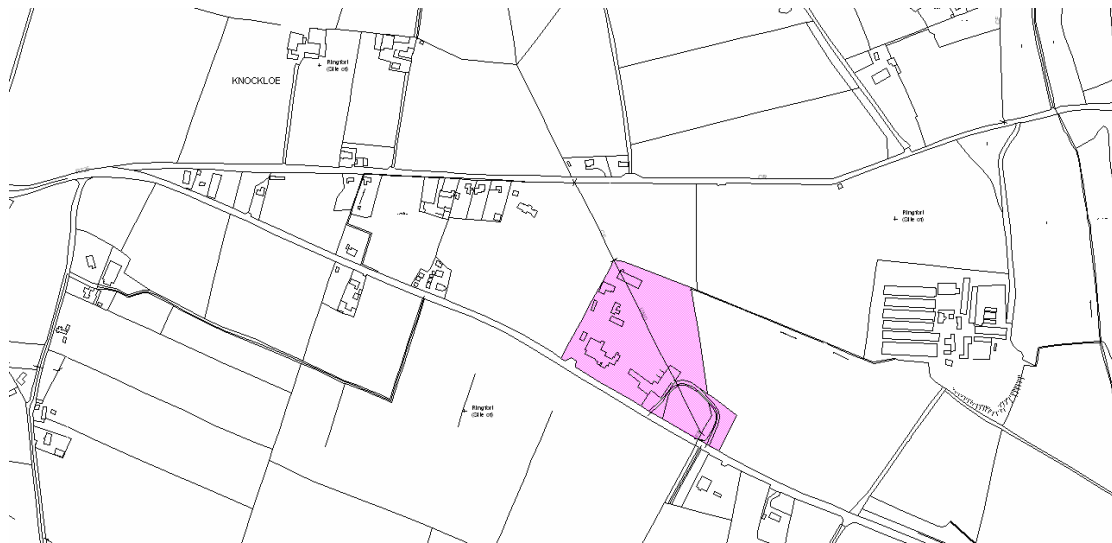
Location	Map No.	Size	Zoning
<b>Mountkennedy Demesne, Kilpedder</b>	7.01	34.7	To provide for a data centre facility <sup>14</sup> and associated related industries set in open parkland with extensive landscaping, a high architectural standard of layout and building design with low site coverage. Employment types other than those strictly related to data storage shall show a clear process related requirement to locate in proximity to a data centre.
<b>Rath East / Knockloe, Tullow</b>	7.02	4.4ha	To provide for a light industrial development
<b>Kilmurray South</b>	7.03	0.76ha	To provide for transport purposes development
<b>Kilmurray North</b>	7.04	0.8ha	To provide for a warehousing / storage / distribution and commercial vehicle park
<b>Scratenagh crossroads</b>	7.05	8.09ha	To provide for light industrial uses/business park uses with extensive landscaping and a high architectural standard of layout and building design.
<b>Kilmurray South</b>	7.06	2ha	To provide for an arts and crafts development with studio and workshops with a maximum total gross floor area of 400m <sup>2</sup> (in one or two blocks) to be divided into units of 40 m <sup>2</sup> , 60 m <sup>2</sup> or 100 m <sup>2</sup> with one dwelling only for a centre manager for the development.
<b>Kilpedder Interchange</b>	7.07	27.7	To provide for Employment uses including industrial, transport, distribution, warehouse or retail warehouse developments of good architectural design, layout and landscaping including substantial screening from N11. The provision of transport and retail facilities will not be at the expense of facilities in existing settlements.
<b>Rathmore, Ashford</b>	7.08	20.37	To provide for Employment uses
<b>Ballybeg, Rathnew</b>	7.09	4	To provide for Commercial use. Any development shall be subject to an EIS and shall be set back 100 metres from the N11 in accordance with County Development Plan policy on building lines.

<sup>14</sup> A data centre is a facility used to house computer systems and associated components, such as telecommunications and storage systems. It generally includes redundant or backup power supplies, redundant data communications connections, environmental controls (e.g., air conditioning, fire suppression) and security devices.

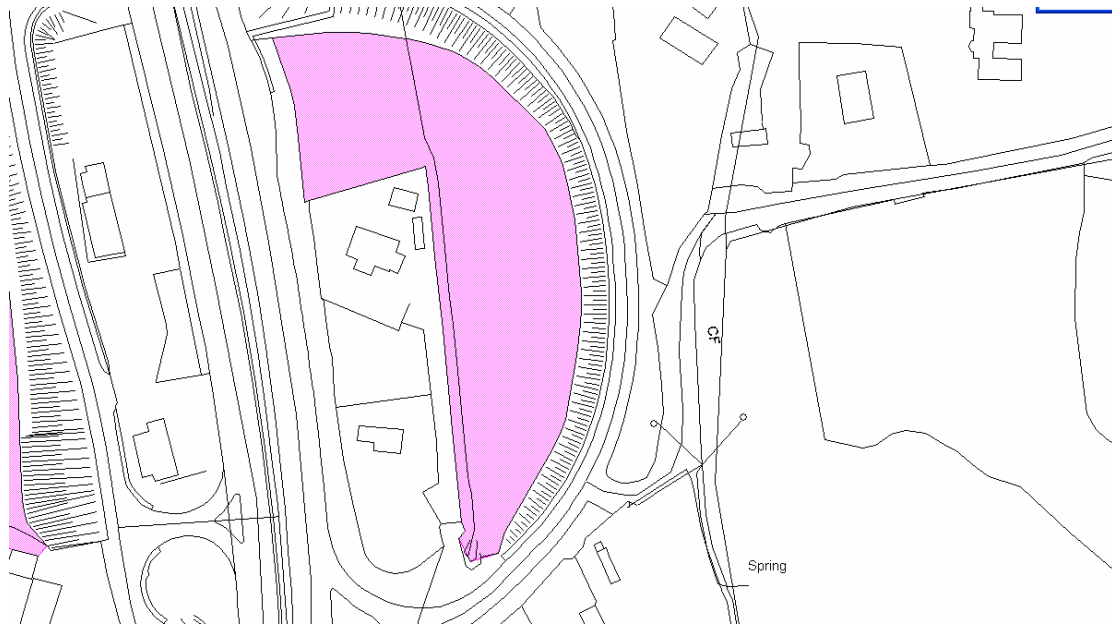
**MAP 7.01 Mountkennedy Demesne, Kilpedder**



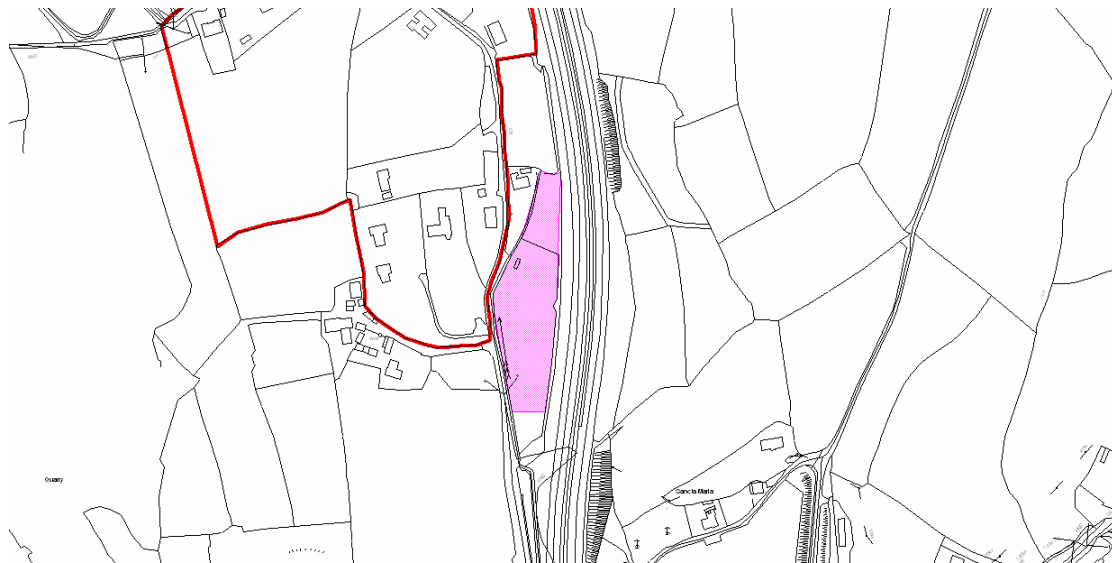
**MAP 7.02 Rath East / Knockloe, Tullow**



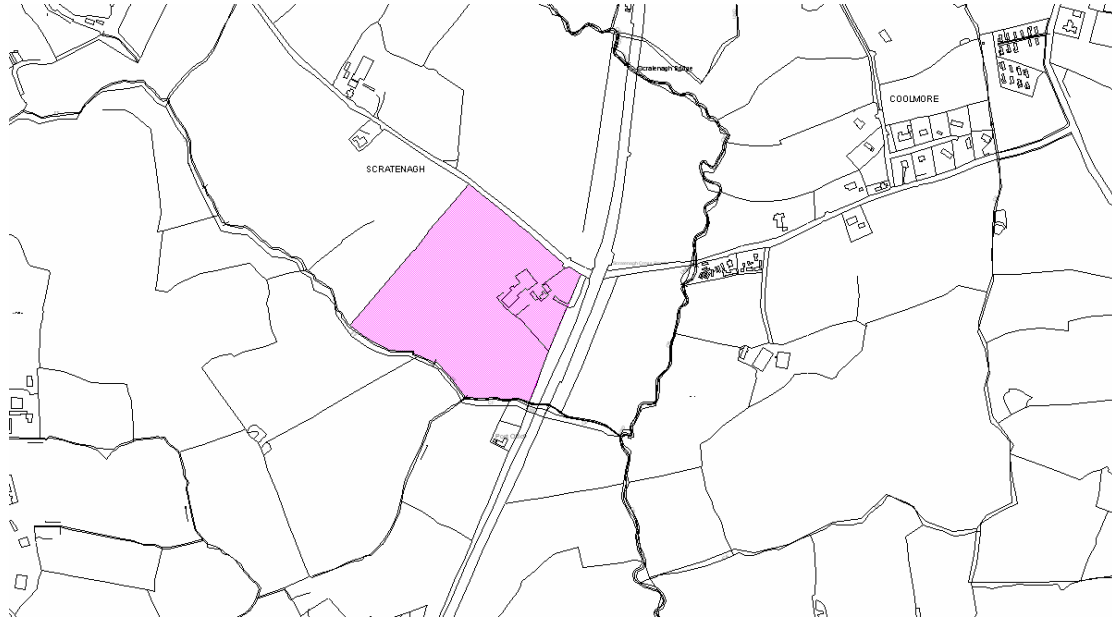
**MAP 7.03 Kilmurray South**



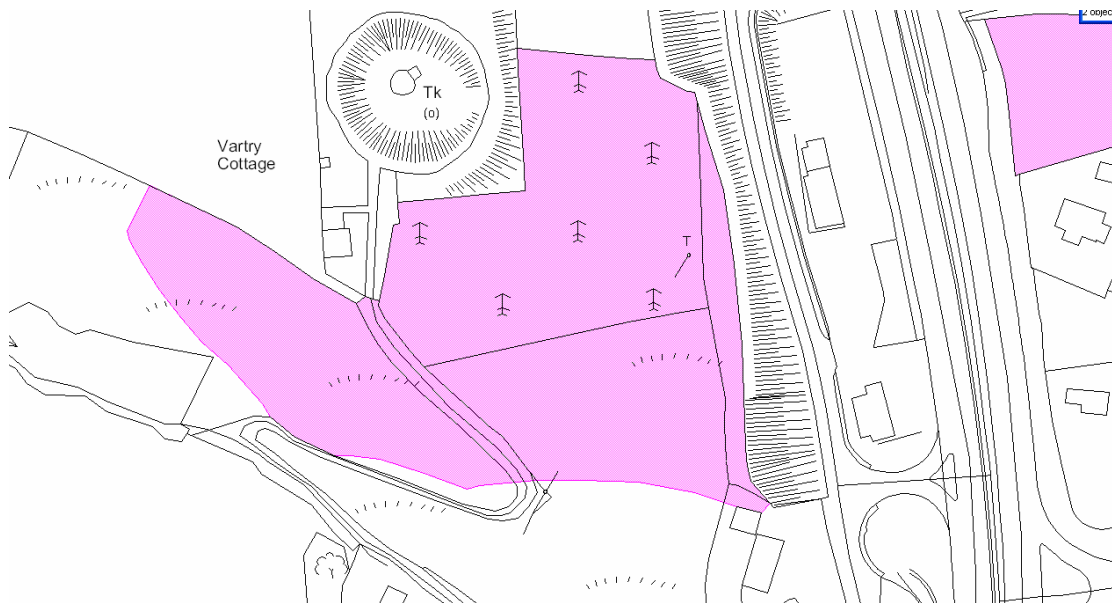
**MAP 7.04 Kilmurray North**



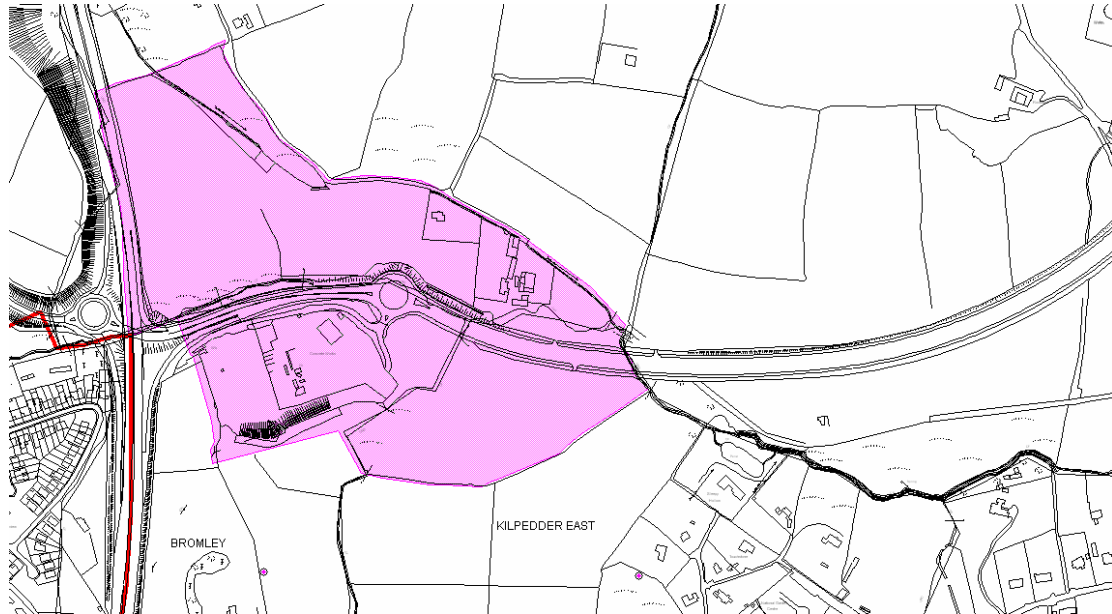
**MAP 7.05 Scratenagh Crossroads**



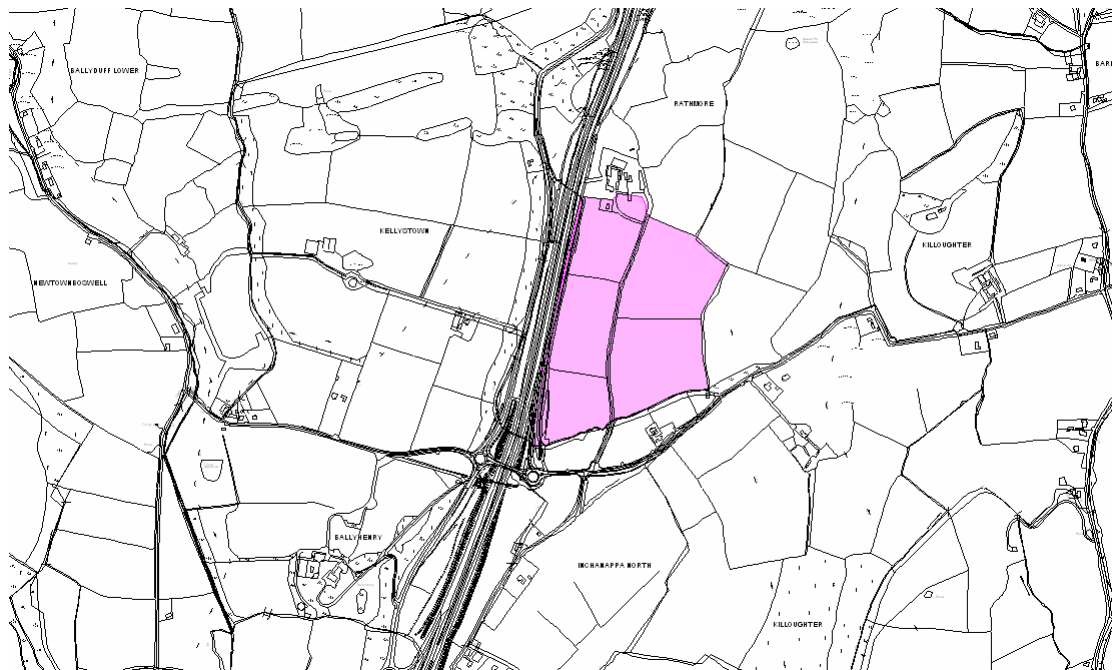
**Map 7.06 Kilmurray South**



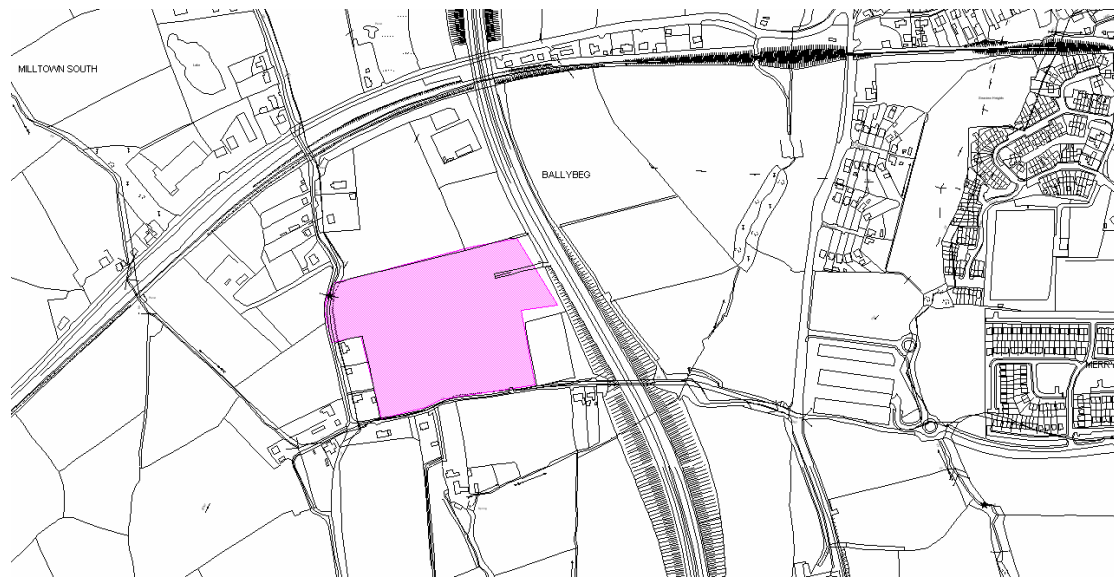
**Map 7.07 Kilpedder Interchange (Drummin East, Kilpedder East, Bromley)**



**Map 7.08 Rathmore, Ashford**



**Map 7.09 Ballybeg, Rathnew**



## Amendment 15

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### CHAPTER 7 ENTERPRISE & EMPLOYMENT

#### Section 7.4.3 Specific Objectives for Employment types

##### Amend Objective EMP 14

It is the objective of the Council to promote and facilitate the development of large-scale employment generating developments, including industrial, knowledge, high-technology, office and service based developments, at appropriate locations **generally** on suitably zoned land within settlements. Large-scale development should be located in appropriate settlements, having regard to the scale of the development and the settlement's place within the identified tiers of the County Settlement Hierarchy.

Planning applications for large-scale employment generating developments should be accompanied by a Mobility Management Plan. Regard should be paid to the design standards for employment generating developments set out in Section 7.5 of this chapter."

##### Amend Objective EMP 21

##### Wicklow County Campus, Clermont House

It is the objective of the Council to **promote develop** Wicklow County Campus, Clermont House in conjunction with the Carlow Institute of Technology **and other stakeholders** as a third level education facility and as a centre of excellence for enterprise development, education, training , research and development.

## Amendment 16

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### CHAPTER 7 ENTERPRISE & EMPLOYMENT

#### Section 7.5.10 Car Parking & Loading

Amend as follows:-

##### Section 7.5.10 Car Parking & Loading

Functional parking provision (car parking for staff/visitors, loading/unloading area etc) shall be in accordance with the Planning Authority's vehicle parking standards (**see Table 11.2, Chapter 11**).

The following minimum car parking standards shall apply:

Use	Car parking requirement
Offices	4-5 car spaces per 100m <sup>2</sup> gross floor area <del>1 car space per 25m<sup>2</sup> gross floor space</del>
Manufacturing (incl science and technology based)	3 car spaces per 100m <sup>2</sup> gross floor area <del>1 car space per 50m<sup>2</sup> gross floor space</del>
Distribution Warehousing	1 car space per 100m <sup>2</sup> gross floor space
Retail warehousing	2 car spaces per 100m <sup>2</sup> gross floor area <del>1 car space per 20m<sup>2</sup> gross floor space</del>

- Parking should be provided in proximity to the main access points of the building;
- Adequate soft landscaping should be provided to soften the appearance of parking areas that are in the view of the general public;
- Parking areas that are visible from public roads should be screened from view by landscaping or walls;



- It is essential that each industrial / warehousing unit be provided with adequate space for loading and unloading goods, including fuels, in an area clear of the public road and preferably behind the building line.

## **Amendment 17**

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### **CHAPTER 8 THE RURAL ECONOMY**

#### **Section 8.3.1 Commercial & Industrial Development in a rural area**

##### **Amend Objectives RUR3 and RUR6 as follows:**

**RUR3** To permit the development of commercial / industrial developments in rural areas, where it is proven that the proposed development requires to be located in the rural area **and will have a positive impact on the location.** ~~due to its dependence on an existing local resource or source material that is required for the carrying out of the industrial process or commercial activity / service. The local resource or source of material that is essential to the industrial process or commercial activity shall be from a source that is in close proximity to the location of the proposed development.~~

**RUR6** To encourage, where appropriate, home-based economic activity in rural areas including the provision of small-scale individual enterprises. Proposals which involve the change of use and/or new development for purposes of home-based employment will generally be considered favourably where it can be demonstrated that the proposal complies with the following:

- Requirements set out in RUR5;
- ~~The nature and scale of the proposed development and the proposed process or activity to be carried out, shall be appropriate to and compatible with, the character of the rural environment of the site at which the development is proposed, and shall not be detrimental to the rural amenity of the surrounding area;~~
- ~~Permissions will be restricted to use by the applicant and shall be temporary, for a period of five years, to enable the Planning Authority to monitor the impact of the development;~~
- ~~The Planning Authority will determine the appropriate number of employees that will be permitted at the development. In certain cases, it may be appropriate that the development is restricted to owner-operated use only, and no other employees will be permitted. In any case, no more than three people, including the owner-operator will be permitted to be employed at a development.~~

##### **Add new objective RUR7**

**RUR7** The Council will promote improved broadband in rural areas to help the rural economy.

## Amendment 18

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### CHAPTER 8 THE RURAL ECONOMY

#### Section 8.3.2 Agriculture

##### Amend Objective AGR4 as follows:-

**AGR4** To ensure that agricultural developments do not cause increased pollution to watercourses. Developments will be required to adhere to the Nitrates Directive (91/676/EC) and the EC (Good Agricultural Practice for Protection of Waters) Regulations 2009, with regard to storage facilities, concerning the protection of waters against pollution caused or induced by nitrates from agricultural sources. Developments will be required to comply with relevant measures, which operate to protect water quality from pollution by agricultural sources. The disposal and storage of agricultural waste shall comply with the standards required by Council.

## Amendment 19

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### CHAPTER 8 THE RURAL ECONOMY

#### Section 8.3.2 Forestry

##### Amend Objectives FTY1 and FTY2 as follows:

**FTY1** To facilitate afforestation in appropriate locations, in accordance with the 'Wicklow Indicative Forestry Strategy' (Wicklow County Council, 2002), and in co-operation with forestry operators Coillte and the Forest Service.

**FTY2** To promote afforestation in co-operation with relevant agencies, including the Forest Service (Department of Agriculture, Fisheries and Food) and forestry operators Coillte, and to ensure that afforestation is undertaken in a manner that is consistent with the principle of 'sustainable forest management'.

## Amendment 20

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### CHAPTER 8 THE RURAL ECONOMY

#### Section 8.3.3 Extractive Industry

##### Amend Objective EX4 as follows:

**EX4** To have regard to the following guidance documents (as may be amended, replaced or supplemented) in the assessment of planning applications for quarries and ancillary facilities:

- 'Quarries and Ancillary Activities: Guidelines for Planning Authorities', DoEHLG 2004
- 'Environmental Management Guidelines – Environmental Management in the Extractive Industry (Non Scheduled Minerals)', EPA 2006
- 'Archaeological Code of Practice between the DoEHLG and the Irish Concrete Federation' 2009

- 'Geological Heritage Guidelines for the Extractive Industry', 2008
- 'Wildlife, Habitats and the Extractive Industry – Guidelines for the protection of biodiversity within the extractive industry', NPWS 2009

## Amendment 21

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### CHAPTER 9 TOURISM

#### Section 9.3.1 General Objectives

##### Amend Objective TR6 as follows:

- TR6** To ensure that tourism and recreation related developments are appropriately located in the County. Subject to the following exceptions, all tourist and recreation related developments are 'open for consideration'<sup>15</sup> in all landscape areas:
- The following tourist uses will **not** be permitted in the Zone of Outstanding Natural Beauty (both the Mountain Uplands Zone and the Coastal Zone): Static caravans / mobile homes ~~and touring caravans~~<sup>16</sup>;
  - Holiday homes will not be permitted in any zone other than urban zones except where they comply with objectives TA4, TA5 and TA6 below;

## Amendment 22

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### CHAPTER 9 TOURISM

#### Section 9.3.2 Accommodation

##### Amend objective TA5 as follows:

- TA5** To require the developers / owners of new holiday homes / self catering developments to enter strict legal agreement (under Section 47 of the Planning & Development Act) with the Planning Authority specifying that
- the units may only be used for tourism purposes and shall not be allowed to be used as a permanent residences;
  - in the case of small-scale developments, the entire development, including all buildings, land and any on-site tourist facility, shall be held in single ownership and shall not be subdivided. All units shall be available for short term letting only of a maximum duration of 4 weeks;
  - in the case of larger scale developments,
    - (a) all lands, including any on-site tourist facility shall be held ~~in single ownership~~ **under the management of a single Estate Company** (including all lands included in the site boundary and land which adjoins, abuts or is adjacent to the land to be developed and which is under the control of the applicant or the person who owns the land which is the subject of the application) and

<sup>15</sup> Uses that are 'open for consideration' are uses that will only be permitted in cases where the Council is satisfied that the use would not conflict with the general objectives for that zone / area and permitted or existing uses, as well as being consistent with the proper planning and sustainable development of the area and the strategies / objectives of this plan.

<sup>16</sup> This refers to the development of any **new** static ~~touring~~ caravan and mobile home parks; expansion of existing facilities will be considered subject to the suitability of the site, a modest scale and high quality design.

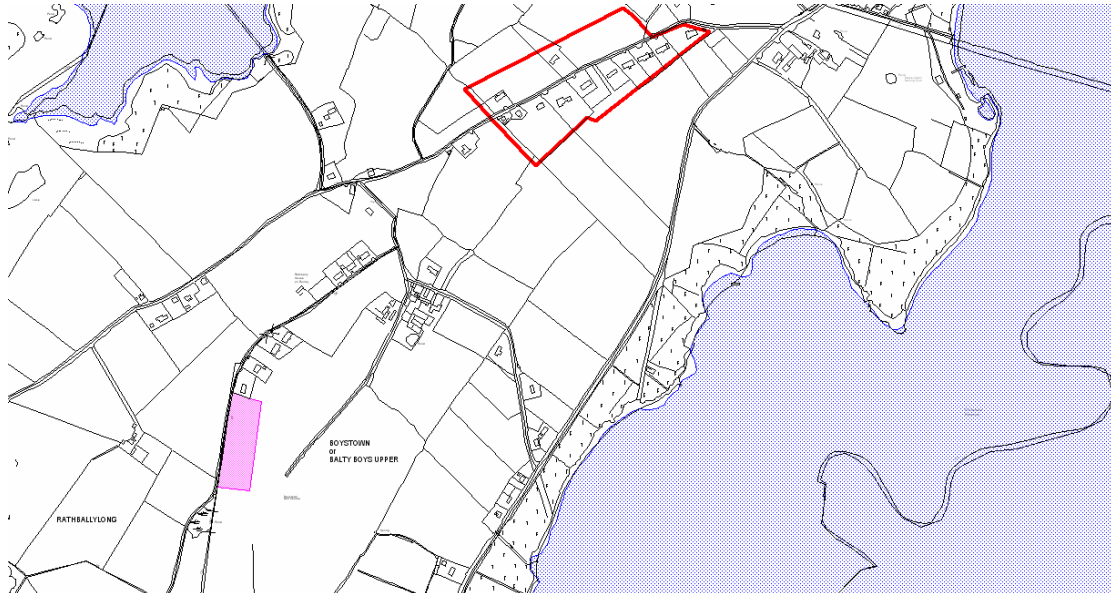
- (b) in the event that any unit is sold or leased, the owner/lessee shall enter a legal agreement with the Estate Company stipulating that the purchaser, lessee and any successors in title be, and remain, members of the Estate Company, and stipulating that the unit may only be used by the owner/lessee for holiday use for a maximum of 3 months in any year and shall at all other times be used/leased/marketed by the Estate Company for short term (maximum 4 weeks) tourism use.

**Add new Objective TA10**

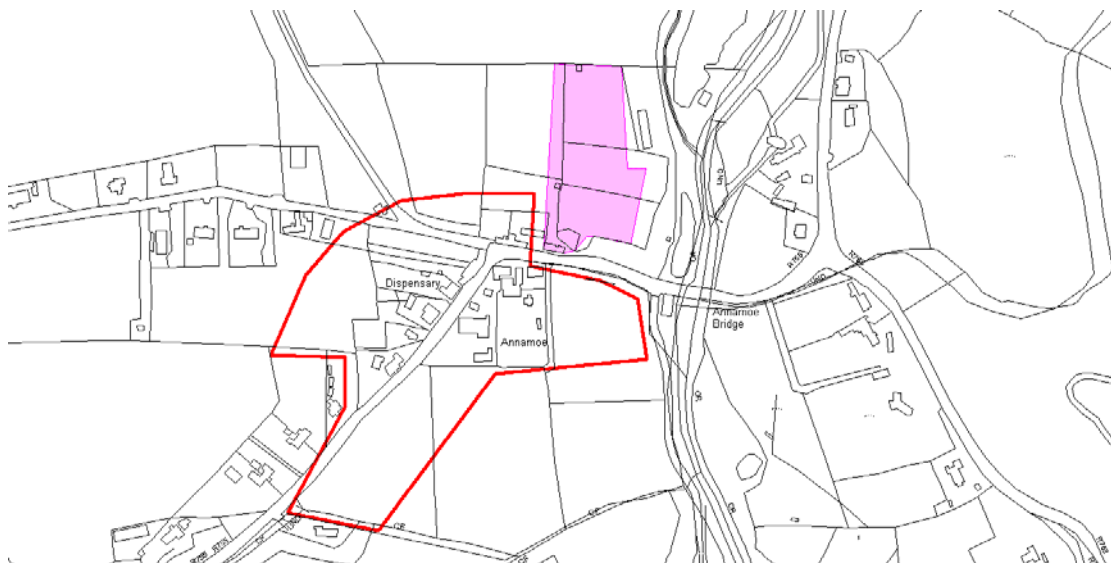
**TA10** To provide for a holiday home developments (subject to objective TA5) at the following locations:

- Baltyboys Golf Club, up to 4 units on a site of 1.3ha as shown on Map 9.09
- Annamoe Fish Farm, on a site of 1.2ha as shown on Map 9.10

**Map 9.09 Baltyboys Golf Club**



**Map 15.10 Annamoe Fish Farm**



## Amendment 23

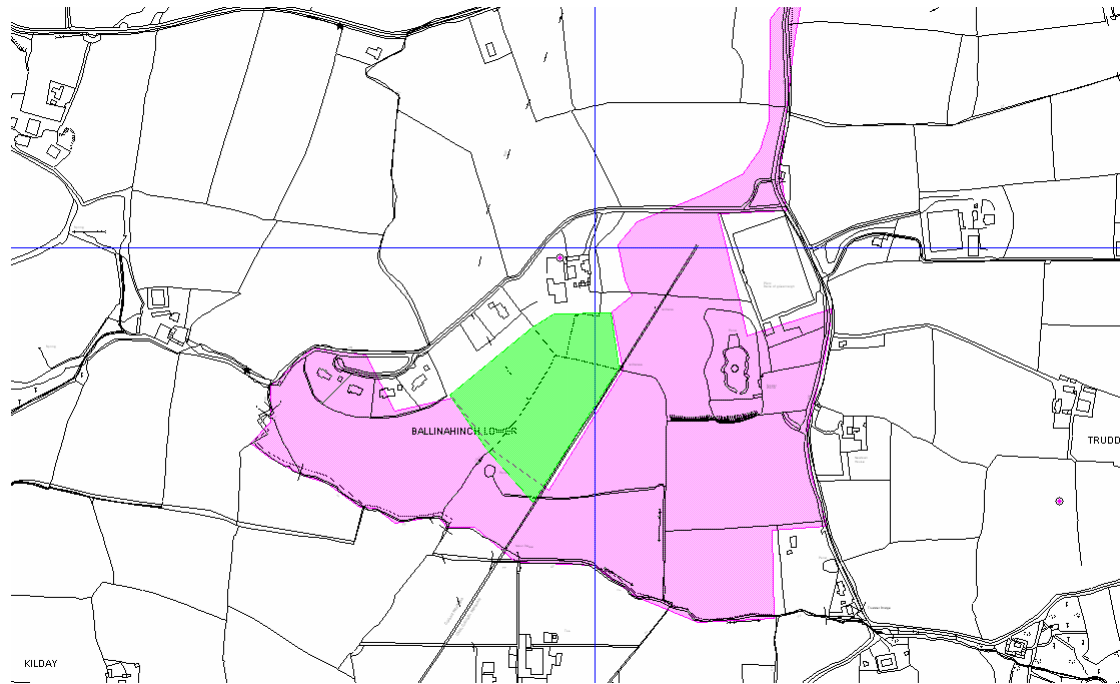
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### CHAPTER 9 TOURISM

#### Section 9.3.3 Integrated Tourism / Leisure / Recreational Complexes

Amend Map 9.02 Norpark (ski slope) site, Newtownmountkenny

Omit area shown in green from ITLR zoning (remainder shown pink)



## Amendment 24

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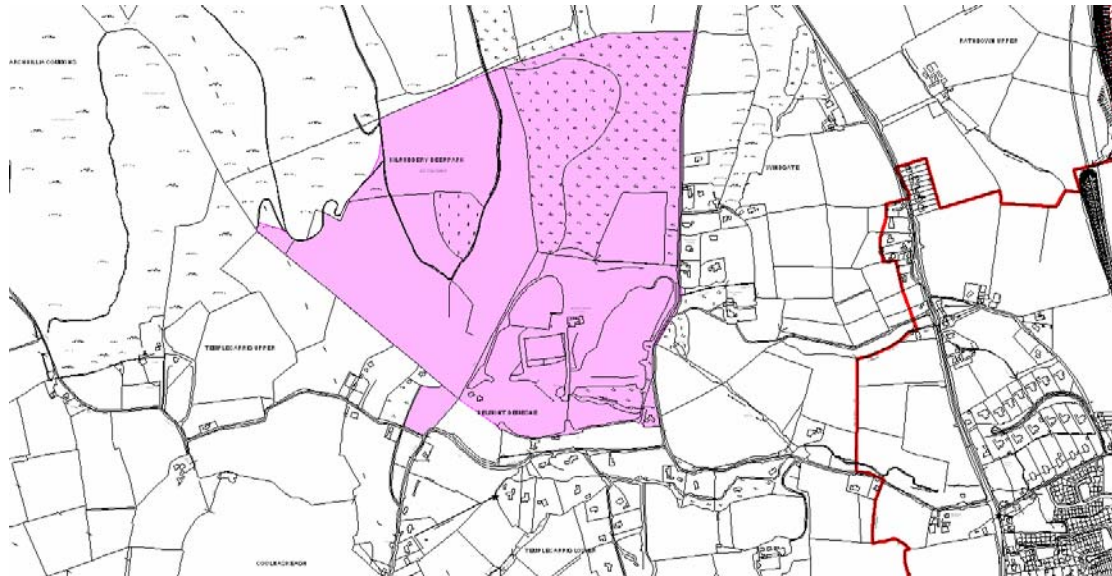
### CHAPTER 9 TOURISM

#### Section 9.3.6 Tourism & Recreation Themes & Products

##### Amend Objective TTP2 as follows:

**TTP2** To facilitate and promote the development of small-scale tourist enterprises that are developed in conjunction with established rural activities such as agriculture. Such enterprises may include open farms, health farms, heritage and nature trails, pony trekking etc. **In particular, to consider the development of Belmont Demesne, Delgany (an area of 80.79ha, as shown on Map 9.07) as an outdoor adventure / equestrian centre.**

**Insert new map  
Map 9.07 Belmont Demesne, Delgany**



## Amendment 25

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### CHAPTER 9 TOURISM

#### Section 9.3.6 Tourism & Recreation Themes & Products

##### Amend Objectives TTP3 and TTP7 as follows:

- TTP3** To support the development of new and existing walking, cycling and driving trails, including facilities ancillary to trails (such as car parks) and the development of linkages between trails in Wicklow and adjoining counties. In particular, to encourage hill walking trails in West Wicklow and to promote a walk around Blessington lake, subject to consultation and agreement with landowners.
- TTP7** To promote, in co-operation with landowners, recreational users and other relevant stakeholders, on the basis of 'agreed access' ~~the various relevant organisations~~, the more extensive use of the coastal strip for such activities as touring, sight-seeing, walking, pony trekking, etc. as a tourism and recreational resource for the residents of County Wicklow and other visitors.

## Amendment 26

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### CHAPTER 10 RETAIL

#### Section 10.3 Retail Strategy for County Wicklow

##### Amend as follows:

In accordance with the Retail Planning Guidelines, the retail strategy for Wicklow will include the following:-

- Confirmation of the retail hierarchy, the role of centres and the size of the main town centres;
- Definition in the development plan of the boundaries of the core shopping area of town centres **in Levels 1-3 of the hierarchy**;
- A broad assessment of the requirement for additional retail floorspace;
- Strategic guidance on the location and scale of retail development;
- Preparation of policies and action initiatives to encourage the improvement of town centres;
- Identification of criteria for the assessment of retail developments.

Given the considerable research and analysis carried out for the GDA Regional Retail Strategy and the intention that the retail strategy for County Wicklow will be consistent with the Regional Retail Strategy, new local research has not been undertaken into existing retail floorspace, shopping patterns, expenditure estimates, turnover ratios etc. Instead quantitative analysis will generally be based on the findings of the research carried out for the Regional Retail Strategy. **The County Strategy is also generally consistent with the hierarchy adopted in the Regional Strategy. However, as that hierarchy was selected to be generally applicable across the entire Greater Dublin Area, it does not precisely cover all circumstances that arise in County Wicklow. This is particularly so in the sub core centres within Bray, Greystones, and Wicklow, and the County Strategy will include adjustments and flexibility to cater for these characteristics.**

#### 10.3.1 Retail hierarchy & the role of centres

##### Retail hierarchy

The retail hierarchy for County Wicklow is set out in Table 10.2. This hierarchy is drawn from both the GDA Retail Strategy and the County settlement strategy.



**Table 10.2 Retail hierarchy for County Wicklow**

LEVEL 1	METROPOLITAN AREA	HINTERLAND AREA
LEVEL 2	MAJOR TOWN CENTRES	COUNTY TOWN CENTRES
	Bray	Wicklow
LEVEL 3	TOWN / DISTRICT CENTRES	SUB COUNTY TOWN CENTRES
	Greystones	<b>Tier 1 Towns serving a wide district</b> Arklow, Blessington, Baltinglass <b>Tier 2 Towns serving the immediate district</b> Newtownmountkennedy, Rathdrum
LEVEL 4	NEIGHBOURHOOD CENTRES	LOCAL CENTRES – SMALL TOWNS
	<b>Bray Area</b> Boghall Road / Ballywaltrim, Vevay, Dargle Rd, Dublin Road / Little Bray, Albert Road & Walk, Fassaroe, <b>Southern Cross Road</b> <b>Greystones Area</b> Delgany, Blacklion, Charlesland, Killincarrig, Victoria Road	Ashford, Aughrim, Avoca, Carnew, Donard, Dunlavin, Enniskerry, Kilcoole, Kilmacanogue, Newcastle, Rathnew, Roundwood, Shillelagh, Tinahely
LEVEL 5	CORNER SHOPS	VILLAGES
		Barndarrig, Ballinaclesh, Coolboy, Glenealy, Hollywood, Johnstown / Thomastown, Kilpedder / Willowgrove, Kiltegan, Knockananna, Laragh – Glendalough, Manor Kilbride, Redcross, Stratford

**The role of centres**

Table 10.3 below outlines the retail formats expected in each level of the hierarchy, which gives guidance on the scale and levels of retail provision within each level.

**Table 10.3 Retail formats in hierarchy levels**

	HIGHER ORDER COMPARISON	MIDDLE ORDER COMPARISON	LOWER ORDER COMPARISON	SUPER-STORE	SUPER-MARKET
METROPOLITAN CENTRE	√	√	√	√	√
MAJOR TOWN CENTRES & COUNTY TOWN CENTRES	√	√	√	√	√
TOWN & SUB COUNTY TOWN CENTRES		√	√	√	√
LOCAL CENTRES – SMALL TOWNS & VILLAGES			√		√

## **Level 2 Major & County Town Centres**

These centres will have a full range of all types of retail services from newsagents to specialist shops and boutiques, department stores, foodstores of all types, shopping centres and high level of mixed uses including the arts and culture to create a vibrant, living place. Such centres should be well connected and served by high quality public transport, particularly with the metropolitan area. For well-established centres with population catchments in excess of 60,000 people it would be expected that the volume of lettable retail floorspace would exceed 40,000sqm.

## **Level 3 Town / District and Sub County Town Centres**

These centres will vary both in the scale of provision and the size of catchment, due to proximity to a Major Town / County Town centre. Generally where the centre has a large catchment (e.g. market town in a rural area) and is not close to a larger centre, there will be a good range of comparison shopping though no large department stores or centres, with a mix of retail types benefiting from lower rents away from larger urban sites, leisure & cultural facilities and a range of cafes and restaurants. At least one supermarket and smaller scale department store are required to meet local needs. It would be expected that financial and other services (banks and building societies) would be located alongside other retail services creating an active and busy centre. They should have high quality access from public transport where the centres are within the built up area; and also strong links to the built fabric so that walking and cycling to the centre from the immediate catchment is an attractive option. Where the centre is close to an existing major centre (as is the case with Greystones), the scale of retail and mixed provision is lower, with the town / centre range of shops meeting more basic day to day needs and only small scale range of comparison units trading. Such towns / centres would generally range in size from 10-25,000sqm of lettable retail space catering for a population of 10,000- 40,000.

This level is broken into two tiers for the purpose of this strategy, as the five towns in this level are not uniform in their size or function, but yet all are appropriately located in Level 3. Arklow, Blessington and Baltinglass, while being very different in size, are all similar in the sense that they serve a wide catchment and are sufficiently distant from major or county town so as to make them the principle shopping destination in their areas. **Arklow in particular has traditionally served as a market town for a wide area, and this traditional status has been reinforced by the development of the Bridgewater centre.** These towns are somewhat different from Rathdrum and Newtownmountkennedy, which are both within reasonable distance of the County town and which serve more localised catchments, but due to their planned growth, require a high level of retail provision.

## **Level 4 Neighbourhood Centres & Small Towns**

While the GDA Retail Strategy generally considers that these centres will normally provide for one supermarket or discount foodstore ranging in size from 1,000-2,500 sqm with a limited range of supporting shops (one or two low range clothes shops with grocery, chemist etc.) and retail services (hairdressers, dry cleaners, DVD rental) cafes and possibly other services such as post offices or community facilities or health clinics, it is considered necessary to make a distinction in Wicklow between the type and quantum of retail envisaged in neighbourhood centres in the larger settlements and that envisaged for small towns.

Neighbourhood centres (i.e. locations providing retail and other community services outside of the core town centre area) generally only occur in the larger settlements of the County (Bray, Wicklow, Arklow and Greystones). Such centres would usually include a medium sized convenience shopping outlet (~~up to~~ generally 500sqm) and a number of smaller comparison and non-retail services premises. **However, a simple floor area rule cannot be simply applied. Firstly, what are designated as Neighbourhood Centres in Greystones and Bray include established full scale supermarkets at Bellevue Road and Vevay Road respectively. In addition there are smaller supermarkets at Blacklion and Charlesland in the 800m<sup>2</sup> to 1,200m<sup>2</sup> range. The Bray Town Development Plan has designated land for a 2,500m<sup>2</sup> supermarket at the Southern Cross Route in its last two plans, and planning permission has been granted for this as well as a discount store at this site. So while such sites seem larger than neighbourhood centres, they do not fit into the definition of District Centres (the next category in the hierarchy) which are defined in the Retail Planning Guidelines as 10,000m<sup>2</sup> or 20,000m<sup>2</sup> in the Dublin Metropolitan Area. So in a limited number of sub town core sites in**

Bray, Greystones, and Wicklow/Rathnew (particularly in Rathnew), larger foodstores will be permitted, based on their historic use, and the need to service considerable tranches of new housing e.g. ~~Vevay in Bray and Charlesland in Greystones~~. The scale of the convenience outlet will be dictated by the overall size of the town, the catchment of the neighbourhood centre and its distance to the town core.

In contrast, the retail provision in small towns would be expected to be more extensive, including one supermarket / two medium sized convenience stores (up to 1,000sqm aggregate) and perhaps 10-20 smaller shops and would not generally be considered suitable for discount foodstores.

#### **Level 5 Corner Shops/Small Villages**

These shops meet the basic day to day needs of surrounding residents, whether as rural foci points close to other community facilities such as the local primary schools, post office and GAA club or as a terrace of shops within a suburb. Such centres will normally serve only an immediate catchment. Expected are one or two small convenience stores, newsagents, and potentially other tertiary services such as butcher/vegetable shops with a public house, hairdressers and other similar basic retail services; with the retail element in total ranging approximately from 500 - 1,500sqm of lettable space.

## **Amendment 27**

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### **CHAPTER 10 RETAIL**

#### **Section 10.3.4 Allocation**

##### **Amend as follows:**

Convenience allocation - Convenience floorspace by its nature should be provided locally to meet the needs of communities. Provision of new convenience in a Council area may in particular circumstances exceed the figures projected by the GDA Strategy to reflect the needs of localised larger developments and/or qualitative revitalisation (incorporating the suitable and adequate provision of public facilities); whereas in other areas of population decline, such growth is often counterbalanced by either redevelopment of older declining centres to other uses or through reduced trading levels and changes of uses of units from retail to other services. Therefore, in the interests of proper sustainable planning, *due regard* shall be given to the estimates of need for convenience for each County; while the provision of new convenience shopping shall also be promoted and encouraged in areas of significant population growth, should that occur, or where there is a locally identified gap in provision and competition. Applications should detail, if justifiable, that their scheme(s) will meet local demand without damaging existing traders, and how it will promote more sustainable travel modes and shorter distances of travel.

Comparison allocation - In relation to comparison goods, reflecting the population growth expected and forecast for the GDA there is a material need for additional retail floorspace to be developed within both the Dublin and Mid East Regions. Provision of all future comparison retail floorspace should take place in accordance with the policy recommendations contained in the GDA Strategy so that new retail will support both the principles of sustainability and the settlement strategy of the Regional Planning Guidelines, as incorporated into the City, Town and County Developments Plans of the GDA. The figures presented are represented as a range - dependent on the volume (if any) of retail warehousing built during the period of the Strategy. Based on current predictions showing reduced demand for new retail warehouses over the coming years, it is expected that the actual figure will be within the higher end of the range shown.

In this context, the County Wicklow Retail Strategy allocates the calculated floorspace need from the GDA Strategy only to settlements in Levels 2 and 3 as levels below this are considered to only meet local shopping needs, the demand for which will be determined at a

local level. Allocation is derived from both the data provided in the GDA Strategy and the County growth objectives for the various settlements, as set out in the County settlement strategy. In order to ensure that indicative floorspace need is not overly prescriptive, Table 10.4 below sets out a range of floorspace need for Levels 2 and 3. It is not expected that retail provision in all settlements will reach the upper end of the range and in fact, such a scenario would result in significant overprovision in the County. However, due to infrastructural constraints some settlements may not reach even the lower end of the range, and therefore it is considered appropriate to allow for the possibility of significant additional retail in the larger towns to make up for shortfall elsewhere.

Overall, the key planning objective of the Wicklow Strategy is to provide for adequate levels of new retail floorspace, without compromising the established retail core to the extent that such areas become blighted and degraded, devaluing not only the properties in these areas, but also the whole Main Street community function, and leaving the public purse to underwrite future regeneration. While this is the foremost aim, planning policy cannot be allowed to stifle innovation and competition. It is acknowledged that most innovation and competition is driven from the convenience sector. The consequences of blight in convenience properties are not as intractable as in comparison, as such sites are often outside the central core, and are generally large enough in their own right to be able to be redeveloped for other uses. Accordingly, the allocation figures for convenience floorspace will be interpreted in a manner to allow for adequate competition and innovation.

## Amendment 28

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### CHAPTER 10 RETAIL

#### Section 10.3.4 part (c) Greystones

Amend as follows:

##### Greystones

This strategy allocates Greystones 7,000-10,000sqm growth on comparison floor space and 2,000-2,500sqm of convenience floorspace. Since the survey date, approximately 3,000sqm of new retail space has been constructed or is awaiting commencement / under construction. It is estimated that c. 1,000sqm of this floorspace may be devoted to convenience use and the remainder to comparison usage. Therefore there is only a need for a further c. 1,500sqm convenience floorspace and 8,000sqm comparison floorspace up to 2016.

While there is a site zoned in Charlesland for a district retail centre of up to 20,000sqm (net) retail floorspace and 16,000sqm (net) retail warehousing, an application for development of this scale in 2007 was rejected by An Bord Pleanála on the grounds of

- a) the out of centre location, distant from the core retail area
- b) the potential adverse impact on the vitality and viability of the existing town centre,
- c) the scale of the retail floor space would be excessive to the designation of Greystones as Level 3 town centre, to serve mainly local needs and would conflict with Retail Hierarchy for the Greater Dublin Area as set out in the Retail Strategy for the Greater Dublin Area 2008-2016
- d) the scale of the development would undermine the retail hierarchy and the designated role of Bray and Wicklow as Level 2 town centres.

In light of the above, the strategy for Greystones is:

1. To promote and encourage enhancement of retail floorspace and town centre activities in Greystones to enhance its role and importance as a Level 3 Town Centre in the GDA in accordance with the allocation set out in this strategy;
2. To direct larger scale new retail development into the identified core area and failing suitable sites being available, to edge of centre sites and identified village centres.
3. While there are 8 sites designated in the Greystones/Delgany Local Area Plan as 'village centres', it is not envisaged that all of these will be developed as a

neighbourhood or local retail centre having regard to the potential market and their location vis-à-vis the established town centre and other retail sites. Whilst allowing for competition and innovation in the provision of convenience floor space as outlined in 10.3.4 above, assessment of retail proposals will be made on a case-by-case basis, following retail impact assessment.

## **Amendment 29**

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### **CHAPTER 10 RETAIL**

#### **Section 10.4 Retail objectives**

##### **Section 10.4.1 General**

##### **Add new Objective RT7**

**RT7** Any change of use of retail facilities from their current use to Health Shop / Head Shop or any similar activity will require a change of use planning permission prior to the use taking place

## **Amendment 30**

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### **CHAPTER 10 RETAIL**

#### **Section 10.4.5 Neighbourhood centres**

##### **Amend as follows:**

- NC1** New / **expanded** neighbourhood centres shall generally only be considered in areas of significant residential **development** / expansion on the edges of settlements in Levels 2 and 3 of the retail hierarchy. At such locations, the applicant will be required to show that;
- the scale of the **existing** / new residential development is such to sustain a neighbourhood centre;
  - the retail development is located and sized to meet the needs of the **existing** / new development without impacting on the viability of the existing town centre (total retail floorspace in excess of 500sqm shall not generally be considered **outside of the growth centres of Bray, Greystones, Wicklow and Arklow**);
  - the location of the development is sufficiently separated from the core retail area of the settlement as to warrant new retail facilities;
  - the range of retail and non-retail services to be provided is appropriate to the needs of the area;
  - all efforts have been made to integrate the neighbourhood centre with any **existing** / new community facilities due to be provided as part of the scheme e.g. schools, childcare facilities, sports fields etc.

## Amendment 31

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### CHAPTER 10 RETAIL

#### Section 10.5.5 The qualitative aspects of the proposal, including scale

Amend as follows:

#### Section 10.5.5 The qualitative aspects of the proposal, including scale, ~~including scale~~

~~Chapter 5 of this plan sets out the requirements of the Council with regard to urban form, building scale, height and other qualitative parameters.~~

##### **Town / village centre sites**

New / expanding retail developments in town / village centres should have regard to the design standards set out in Chapter 5 of this plan.

##### **Edge of centre / out of centre sites**

Such sites by their nature often cannot draw design reference from their immediate surroundings, with the environs often comprising undeveloped land or lower density 'edge of centre' type housing developments. The key issue here is the provision of a new development that produces a high quality environment that fits with its surroundings, and does not detract from the established residential and visual amenities of the area. The following criteria will be required to be addressed in any such development:

- notwithstanding the scale of development warranted with regard to any retail assessment carried out, the size of such development should reflect its surroundings and not appear monolithic or excessively bulky vis-à-vis the surroundings. In this regard, height, footprint and overall mass / bulk must be carefully considered;
- The impact of the building on its surroundings must be carefully considered, in particular possible overlooking and overshadowing of adjacent residences, excessive dominance in the (urban) landscape or other negative impacts on residential or visual amenity;
- The provision of a new retail structure at an 'edge of centre' or 'out of centre' location will result in the introduction of a new architectural form in the area and the design should be of the highest quality in recognition of this. Design should be innovative, interesting and should be informed by the place and time. Formulaic or 'pattern book' designs should be avoided and each development should be unique to its surroundings;
- The designs and building format should aim to incorporate as many 'active' facades as possible and blank facades should not be visible to public areas. Materials and finishes utilised should be appropriate to the location and buildings with an excessively industrial appearance i.e. metal / industrial panel finishes, lacking in fenestration etc will not normally be accepted;
- Sustainable or 'green' design principles should be employed that allow for a reduction in energy / water usage and waste in the development;
- Delivery / storage areas should not be located directly adjoining residential areas, due to potential impacts from lighting and noise. However, such areas should be located out of public view through appropriate positioning or acceptable screening treatment;
- The treatment of boundaries should address the surroundings and security / industrial type boundaries will generally not be accepted;
- Entrances (vehicular and pedestrian) should be attractive as well as functional and should provide for a high degree of permeability from the surrounding area;
- Signage should be appropriate to the location and scale of the development and overly large, excessively illuminated or inappropriately located signage will not be considered

## **Amendment 32**

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### **CHAPTER 10 RETAIL**

#### **Section 10.6 Retail and shopfront design standards**

**Amend as follows:**

##### **Add new Section 10.6.9**

##### **10.6.9 Vacant retail units**

Vacant properties have a very negative impact on our town centres - visitors and shoppers can be discouraged from return visits, the look and feel of the town centre is one of decline, the retail offer is weakened and investment stagnates. In this regard, it will be condition of the grant of permission for any new or extended / refurbished units that at all times that the retail unit is not in active use, the street front display area will be required to be provided with an attractive temporary display or professionally designed artwork affixed to the glass frontage. The temporary use of the retail space during such times for creative, cultural or community purposes will be encouraged; however, such change of use may require planning permission, and advice will be provided by the Council on a case by case basis in this regard.



## Amendment 33

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### CHAPTER 11 TRANSPORTATION

#### Section 11.1 Introduction

##### Amend as follows:

It is therefore the strategy of this plan to

- Craft land use policies to produce settlements of such form and layout that facilitates and encourages sustainable forms of movement and transport, prioritising walking and cycling, and for larger settlements, bus transport. To achieve this aim, IFPLUT studies have and will be prepared, which will continue to inform future policy formulation;
- Promote the delivery of local public transport links within towns (such as feeder buses to train stations) and between towns;
- Promote the improvement of public transport services, in particular the upgrading of the Dublin – Rosslare train line, bringing the LUAS to Bray and the development of improved bus services;
- Allow for the improvement or provision of new walking and cycling facilities throughout the County;
- Facilitate the improvement of our existing road network, to remove bottlenecks and increase free flow
- **To improve facilities for pedestrians and access for people with special mobility needs**

## Amendment 34

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### CHAPTER 11 TRANSPORTATION

Change all references in chapter to the ‘DTO’ to the ‘NTA’

Include the wording ‘Covered Bicycle Parking’ throughout the plan where reference is made to bicycle parking.

## Amendment 35

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### CHAPTER 11 TRANSPORTATION

#### Section 11.2 Public transport

##### Amend Objectives PT2 and PT7 as follows:

- PT2** To promote the development of transport interchanges and ‘nodes’ where a number of transport types can interchange with ease. In particular
- to facilitate **the development of park and ride facilities at appropriate locations along strategic transport corridors**, ~~through the zoning of land and the tie-in of new facilities within the development of land, the delivery of park and ride facilities in Fassaroe, Wicklow Rathnew and Blessington;~~
  - to enhance existing parking facilities at and/or the improvement of bus links to the train stations in Bray, Greystones, Wicklow and Arklow;



- to promote the linkage of the LUAS extension to Bray DART;
- to promote integrated ticketing between transport types;
- to encourage the improvement of bicycle parking facilities at all transport interchanges;
- to improve existing and provide new footpath/footway linkages to existing / future transport interchange locations;
- to allow for the construction of bus shelters, particularly where they incorporate bicycle parking facilities.

**PT7** To promote the delivery of improved and new bus services both in and out of the County but also within the County by:

- Facilitating the needs of existing or new bus providers with regard to bus stops and garaging facilities (although unnecessary duplication of bus stops on the same routes / roads will not be permitted);
- Requiring the developers of large-scale<sup>17</sup> new employment and residential developments in the designated metropolitan and large growth towns in the County that are distant (more than 2km) from train / LUAS stations to fund / provide feeder bus services for an initial period of at least 3 years;
- Promoting the growth of designated settlements to a critical mass to make bus services viable and more likely to continue;
- In larger settlements that can sustain bus services, to require new housing estate road layouts to be designed to have permeable 'bus only' linkages between different housing estates.
- **To work with Bus Eireann to improve services in south and west Wicklow**

## **Amendment 36**

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### **CHAPTER 11 TRANSPORTATION**

#### **Section 11.4 Public roads**

**Amend Objective PR2 as follows:**

**PR2** Traffic Impact Assessments **and Road Safety Audits** will be required for new developments in accordance with the thresholds set out in **the 'Design Manual for Roads & Bridges' and the 'Traffic & Transport Assessment Guidelines'** (NRA [2007](#)).

## **Amendment 37**

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### **CHAPTER 11 TRANSPORTATION**

#### **Section 11.4.1 National Roads**

**Amend text as follows:**

##### **N81**

The N81 has also been upgraded during the lifetime of the previous plan but not to the same extent as the N11. The NRA's priority in the last number of years has been firstly the national primary roads and more recently, the Major Interurban Routes (MIUs) and the N81, being a

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<sup>17</sup> Large-scale residential development is taken to be any single development that would increase the housing stock in the settlement by 10% or more and a large-scale employment development is taken to be one with a working population of 200 persons or more.

national secondary route, has been somewhat overlooked for investment. However, a recent audit of the national roads has shown the N81 to be particularly deficient in overall safety and this has refocused attention back onto the improvement of this route. The NRA National Road Design Office in Naas has undertaken a constraints study of the N81 from Tallaght to Hollywood with a view to determining a range of possible improvements, including rerouting some of the existing road from the County boundary to Hollywood Cross.

**Works Objectives for the N81 (see Map 11.01)**

- Tallaght to Hollywood Cross upgrade (Road objective (C) Map 11.01);
- Upgrades at Deering's and Hangman's bends (Road objective (D) Map 11.01);
- Local alignment and width improvements south of Hollywood cross (Road objective (D) Map 11.01).

The Council will work to ensure the N81 receives much greater funding than received to date for improvements.

**Add new objective**

**NR7** To protect the carrying capacity, operational efficiency and safety of the national road network and associated junctions, significant applications either in the vicinity of or remote from the national road network and associated junctions, that would have an impact on the national route, must critically assess the capacity of the relevant junction. If there is insufficient spare capacity to accommodate the increased traffic movements generated by that development taken in conjunction with other developments with planning permission that have not been fully developed, or if such combined movements impact on road safety, then such applications must include proposals to mitigate these impacts.

**Amendment 38**

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**CHAPTER 11 TRANSPORTATION**

**Section 11.5 Parking**

**Amend text as follows:**

Parking policy is an important element in an authority's overall planning and transport policy. The level of car parking provided, its location, fee structure and enforcement levels can all have a considerable effect on car use and traffic flow patterns. The availability of convenient and affordable parking in an area can influence people's decision on their mode of travel and has the potential to be a powerful travel demand management tool. An off-street parking policy should recognise the role that the provision or otherwise of additional parking spaces can play in encouraging or discouraging travel by car. If demand management policies are being implemented then a reduction in the number of parking spaces may be desirable in congested urban areas with parking enforcement. Planning policy may seek to limit the number of parking spaces provided for new developments.

**Parking objectives**

**PP1** New / expanded developments shall be accompanied by appropriate car parking provision, with particular regard being taken of the potential to reduce private car use in locations where public transport and parking enforcement are available. At such locations, the car parking standards set out in Table 11.2 shall be taken as **maximum standards**, and such a quantum of car parking will only be permitted where it can be justified.

In locations where public transport and parking enforcement are not available, the car parking standards set out in Table 11.2 shall be taken as **minimum standards**. ~~parking shall in accordance with Table 11.2 below.~~ Deviations from this table may be considered in the following cases:

- In town centres where there is a parking enforcement system in place or a town car park in proximity to the site. In such cases, only the needs of long-term users (e.g. employees, residents) will have to be addressed by the developer;
- In multi-functional developments (e.g. hotels, district centres), where the developer provides a robust model of car parking usage to show that dual usage will occur and that peak car parking demand at any time of the day / week will always be met;
- ~~— Where a residential development is in close proximity to a transport interchange;~~
- Other situations will be considered on a case-by-case basis.

In situations where a developer cannot meet the necessary car parking requirement on or near the development site, the developer may request the Local Authority to accept a special payment in lieu, to be utilised by the Local Authority in providing car parking in the area.

## Amendment 39

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### CHAPTER 11 TRANSPORTATION

#### Section 11.6 Ports, harbours, marinas

Amend text as follows:

#### Section 11.6 Ports, harbours, marinas **and aviation**

The future development of the County's ports places increased demands on the existing transport network, in particular the road network, with the potential for large freight transport. The potential for the future expansion of Wicklow port is to be facilitated through the Wicklow Port Access Road. The potential for the development of a new port at Arklow Rock is also recognised with connections to the N11 and possibly the Dublin Outer Orbital Route increasing the potential for the development of this area. A road line will be reserved to facilitate the development of this proposed port.

The existing / future marinas at Bray, Greystones, Wicklow and Arklow also give rise to traffic demands on the County's roads, which is considered desirable to accommodate given the significant economic, tourism and recreational benefits accruing to the County from such developments.

Wicklow currently has a number of small aerodrome and air strips, whose function is principally recreation rather than transport. However, it is considered that there may be possibilities for the development of this sector, given the proximity of the County to the major population base of Dublin and the availability of coastal areas, which may be suitable for landing strips.

#### Ports, Harbours & Marinas Objectives

**PHM1** To promote and facilitate through appropriate transport planning and land-use zoning the expansion of port activities at Wicklow and Arklow. In particular, to provide for Port Access Roads at both locations.

**PHM2** To promote and facilitate through appropriate transport planning and land-use zoning the expansion or development of recreational facilities and marinas at Bray, Greystones, Wicklow and Arklow harbours.

**PHM3** To facilitate the development of the aviation sector, in particular aerodromes, air strips and airports, subject to clear demonstration of the need and viability of such

developments and due regard to environmental and residential impacts of such development, particularly on the coastal area.

## Amendment 40

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### CHAPTER 11 TRANSPORTATION

#### Section 11.7.2 Public Roads

Amend text as follows:

##### National Road Development Control Objectives

- i. Any works carried out on national roads shall comply with NRA 'Design Manual for Roads & Bridges', as may be amended and revised.
- ii. No development shall be permitted that would involve direct access to or from a motorway, in accordance with Section 46 of the Roads Act (1993).
- iii. A new means of access onto a national road will generally not be permitted, but may be considered if one of the following circumstances applies:
  - the national road passes through a designated settlement and a speed limit of less than 50km/h applies;
  - where the new access is intended to replace an existing deficient one.<sup>18</sup>
  - where exceptional circumstances apply, as described in Section 3.2.6 of the NRA 'Policy Statement on Development Management and Access to National Roads' (NRA May 2006)
- ~~iv. Permission for new rural houses with direct access onto a national road shall not be considered except where:
 
  - the applicant can show that it is essential to their livelihood to live at that location;
  - the site is on family owned land and does not comprise a single site purchased for the purpose of house building;
  - it is demonstrated that no other means of access is available to the land holding (this applies to the entire family holding, not just the house site in question);
  - in the first instance, any existing entrance onto the national road is utilised and brought up to the required standard, and where that is not possible, it may be replaced by a new entrance meeting a higher safety standard;
  - the existing or new entrance complies with the NRA traffic safety requirements as set out in the NRA 'Design Manual for Roads & Bridges'.~~
- ~~v. Permission will generally not be considered for new development adjoining the national road even where no vehicular access is created because hazardous situations often still arise due to unregulated parking and the opening of pedestrian routes.~~

##### Vulnerable Road users

- Particular design solutions will be called for in areas where vulnerable users might be present e.g. at or near schools / crèches, near youth or sports facilities or in 'home zones'. At these locations, vehicle traffic shall be required to be slowed appropriately or stopped to give priority to cyclists and pedestrians. Developers of such facilities may be required to fund such alterations as deemed necessary to accommodate their users; **The Council will complete the roll out of traffic calming at all primary schools;**

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<sup>18</sup> This does not imply that permission will be granted for additional vehicular movements onto the national road on the basis that the existing access is being improved.

- Suitable measures shall be put in place at junctions and crossings for those with mobility or visual impairment, such as ramps and tactile pavements;
- Facilities such as crèches shall be located on or as close as possible to local collector roads and should be located as close as possible to district distributor roads to minimise traffic movements on local roads and to allow access by the greatest number.

## Amendment 41

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### CHAPTER 11 TRANSPORTATION

#### Section 11.7.3 Parking

Amend Tables 11.2 and 11.3 as follows:

**Table 11.2 Car Parking Standards**

Use Class	Parking spaces to be provided
Auditorium, Theatre, Cinema, Stadium	0.33 per seat
Church	0.33 per seat
Nursing Homes	0.5 per bed
Third Level Colleges	0.5 per student
Hotel (excluding function room)	1 per bedroom
School (primary)	1.2 per classroom
School (secondary)	2.0 per classroom
Hospital	1.5 per bed
Clinics & Group Medical Practices	2 per consultant
Dwelling	1-2 per unit
Warehousing	1 per 100 m <sup>2</sup> gross floor area
Retail Warehousing & Factory / Outlet / Garden Centres	62 per 100 m <sup>2</sup> gross floor area
Library	3 per 100 m <sup>2</sup> gross floor area
Manufacturing	3 per 100 m <sup>2</sup> gross floor area
Offices (ground floor)	5 per 100 m <sup>2</sup> gross floor area
Offices (above ground floor)	4 per 100 m <sup>2</sup> gross floor area
Bank or Financial Institution	7 per 100 m <sup>2</sup> gross floor area
Restaurant dining room	10 per 100 m <sup>2</sup> gross floor area
Ballroom, Private dance Clubs	15 per 100 m <sup>2</sup> gross floor area
Bar, Lounges, Function Rooms	20 10 per 100 m <sup>2</sup> gross floor area
Childcare facilities	0.5 spaces per staff member + 1 car parking space per 10 children
Allotments	1 space per plot in areas located outside towns or villages (within towns or villages a relaxation of this standard shall apply on a case by case basis).
Out of town / regional shopping centres	6 per 100sqm floor area
Other retail (town / village, district / neighbourhood centre, large / discount foodstore)	4 per 100sqm floor area

Table 11.3 Bicycle Parking Standards

Type of Development	Cycle Parking Standard
<del>Apartments</del> Residential units	1 space per bedroom + 1 visitor space per 2 units
Shops	1 space for every <del>200 m<sup>2</sup> of gross floor space</del> car space
Supermarkets / large stores	<del>1 space for every 200 m<sup>2</sup> of gross floor space</del> 10% of total car spaces subject to a minimum provision of 50 spaces
Offices	<del>1 space for every 500 m<sup>2</sup> of gross floor space</del> 10% of employee numbers subject to minimum of 10 bicycle places or one bike space for every car space, whichever is the greatest.
Industry / warehousing	<del>1 space for every 500 m<sup>2</sup> of gross floor space</del> 20% of employee numbers
<del>Warehousing</del>	<del>1 space for every 1000 m<sup>2</sup> of gross floor space</del>
Theatre, cinema, church, stadium	1 space for every 100 seats
Hotels, guest houses	1 space per 50 bedrooms
Lounge bars	<del>1 space for every 200 m<sup>2</sup> of public floor space</del> 10% of total car spaces subject to a minimum of 10 spaces
Restaurants	<del>1 space for every 200 m<sup>2</sup> of public floor space</del> 10% of total car spaces subject to a minimum of 10 spaces
Function-room, dance halls, clubs	<del>1 space for every 200 m<sup>2</sup> of public floor space</del> 10% of total car spaces subject to a minimum of 10 spaces
Playing fields	<del>4 spaces per pitch</del> 1 space for every 3 players
Schools	<del>1 space per 50 pupils</del> 10% of pupil registration numbers/minimum of 10 spaces
Nursing homes	<del>1 space per 20 members of staff</del> 20% of employee numbers
Multi-Storey Car Parks	10% of total car spaces/minimum provision of 50 spaces
Public Transport pick up points/interchanges	2.5% of number of daily borders at that point/station, minimum of 10 bicycle spaces

## Amendment 42

### CHAPTER 11 TRANSPORTATION

#### Section 11.7.6 Set backs from public roads

##### Amend as follows:

- In the interests of traffic safety, residential amenity and because of the long term space requirements of roads, particularly in rural areas, the Council will normally require buildings to be set back from the edge of the hard-paved surface of the public road as set out in Table 11.4 below (unless otherwise specified in a local area plan, town plan or district plan);
- Where a set back lower than that shown in Table 11.4 is already existing on a site or in the immediate environs of a site, the Planning Authority may consider a reduction in the set back, having due regard to
  - the likelihood of future road widening / realignment at that location;
  - the desire to maximise development density at locations in or close to urban areas;
  - the need to ensure adequate separation between roads and dwellings, to ensure adequate residential amenity; in particular to ensure limited disturbance by traffic noise and headlight glare from the adjacent road;

**Table 11.4 Set backs from public roads**

Road Type	Set back	Description
Motorway	20m * 100m	Employment development* All other development
Rural Regional	20m * 40m	Employment development * All other development
Rural Local Roads	20m	All development
Urban Distributor Road	10m	All development
Urban Collector Road	6m	All development
Urban Access Road	The minimum required to facilitate necessary footpaths and a 'buffer' area between the structure and the public realm	All development

**\* The Council may allow a reduction in the set back for employment development to 20m, where it is satisfied that no adverse impacts are likely to arise either in terms of future road widening needs or distraction to road users. ~~where employment zoned land is located outside of a defined 'urban' area. In such circumstances, no development other than landscaping shall be allowed within 20m of the edge of the hard-paved surface of the road.~~**

## Amendment 43

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### CHAPTER 11 TRANSPORTATION

#### Section 11.8 Roadside signage

##### Amend Objective AS1 as follows:

**AS1** **Advertising signs** will not be permitted except for public service advertising. This is to avoid visual clutter, to protect and preserve the amenity and/or special interest of the area, to ensure traffic safety and where applicable, to preserve the integrity of buildings, particularly those listed for preservation. **Strictly temporary signs may be permitted to advertise permitted development, subject to an assessment of the cumulative impact of signage in the area and having regard to the particular environment of the site.**

## Amendment 44

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### CHAPTER 12 WATER INFRASTRUCTURE

#### Section 12.4 'Waste Water'

##### Amend Objective WW2 as follows:

**WW2** To ensure that all foul water generated is collected and discharged after treatment in a safe and sustainable manner, having regard to the standards and requirements set out in EU and national legislation and guidance documents. **The Planning Authority will continue to monitor the cumulative effect of grants of planning permission on available waste water treatment capacity under the terms of the relevant Waste Water Discharge Licence. Where there is inadequate capacity within a Waste Water Treatment Plant to accommodate new development or where the Waste Water Treatment Plant does not meet the terms of the relevant Waste Water Discharge License to the Planning Authority will:**

- (a) Refuse planning permission for the development, or**
- (b) Consider granting permission with conditions limiting the commencement of development until facilities are suitably upgraded, so long as this is planned to occur within a reasonable timeframe (not more than 3 years) in accordance with the Local Authority's Water Services Investment Programme**

## Amendment 45

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### CHAPTER 12 WATER INFRASTRUCTURE

#### Section 12.4 'Waste Water'

##### Amend Objective WW3 as follows:

**WW3** Permission will be considered for private wastewater treatment plants for single rural houses where:

- The specific ground conditions have been shown to be suitable for the construction of a treatment plant and any associated percolation area;



- The system will not give rise to unacceptable adverse impacts on ground waters / aquifers and the type of treatment proposed has been drawn up in accordance with the appropriate groundwater protection response set out in the Wicklow Groundwater Protection Scheme (2003);
- The proposed method of treatment and disposal complies with the Environmental Protection Agency “Waste Water Treatment Manuals”;
- An annually renewed maintenance contract for the system is contracted with a reputable company / person, details of which shall be provided to the Local Authority.
- **In all cases the protection of ground and surface water quality shall remain the overriding priority and proposals must definitively demonstrate that the proposed development will not have an adverse impact on water quality standards and requirements set out in EU and national legislation and guidance documents**

## **Amendment 46**

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### **CHAPTER 12 WATER INFRASTRUCTURE**

#### **Section 12.7.2 Water demand**

##### **Amend text as follows:**

- **Water conservation measures shall be integrated into all new developments, through the provision of “dual flush” toilets ~~shall be required in all new developments~~, in accordance with Part G of the Building Regulations (as amended 2008) and water re-use / recycling measures, in particular on commercial / industrial sites with high water usage.**

## **Amendment 47**

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### **CHAPTER 13 WASTE & ENVIRONMENTAL EMISSIONS**

#### **Section 13.7 Light Pollution**

##### **Amend text as follows:**

While the use of artificial light has done much to safeguard and enhance our night-time environment, if it is not properly controlled, obtrusive light (commonly referred to as light pollution) can present physiological, ecological and safety problems. **Outdoor lighting, when misdirected towards public roads (light glare), can be a hazard to drivers.** Light pollution, whether it keeps you awake through a bedroom window (**light trespass**) or impedes your view of the night sky (**sky glow**), is a form of pollution and could be substantially reduced without detriment to the lighting task.

## Amendment 48

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### CHAPTER 13 WASTE & ENVIRONMENTAL EMISSIONS

#### Section 13.8 'Development Standards'

Amend text as follows:

##### 13.8.1 Construction and demolition management

All construction sites shall be appropriately managed to ensure that environmental emissions are strictly controlled. This will be enforced by requiring (by planning condition) the agreement and implementation a 'construction and demolition management plan', which will set out detailed measures to manage waste arising from the construction activity. **In drawing up such plans, developers should have regard to DoEHLG guidance publication 'Best Practice Guidelines on the preparation of Waste Management Plans for Construction and Demolition projects' (2006) as may be amended and revised.** In particular, such plans will set out:-

- construction programme for the works
- hours of operation
- a traffic management plan
- noise and dust mitigation measures (including details of a truck wheel wash at the site entrance
- details of construction lighting

A Construction Manager will be required to be appointed to liase directly with the various sections of the Council.

## Amendment 49

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### CHAPTER 13 WASTE & ENVIRONMENTAL EMISSIONS

#### Section 13.8 'Development Standards'

Amend text as follows:

##### Section 13.8.4 'Construction & Demolition Waste facilities'

Applications for the development of commercial waste disposal **or recycling** facilities catering for the disposal **or reuse** of inert clean soils, clays, sands, gravels and stones shall only be permitted at appropriate locations and shall be subject to the following:

## Amendment 50

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### CHAPTER 13 WASTE & ENVIRONMENTAL EMISSIONS

#### Section 13.8 'Development Standards'

Amend text as follows:

##### Section 13.8.7 'Light'

- Applications for permission which include the provision of new street lighting or significant on site / on building lighting shall be accompanied by a certificate from a suitably qualified professional in the field confirming that all lighting has been so positioned and designed to eliminate or mitigate impacts on adjoining properties,

particularly residences (light trespass) or on the night sky (sky glow). Regard shall be taken of Guidance *Notes for the Reduction of Light Pollution* (Institute of Lighting Engineers, 2000).

- All external lighting attached to buildings shall be cowled and directed away from the public roads and adjacent dwellings.
- To preserve the character of the night time landscape, roads in rural areas should use the minimum amount of lighting necessary, restricted to critical intersections. Passive measures, such as cat's eyes and reflectorised markings, should be preferred as night time safety guides.

## **Amendment 51**

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### **CHAPTER 13 WASTE & ENVIRONMENTAL EMISSIONS**

#### **Section 13.8 'Development Standards'**

##### **Add new Section 13.8.8 'Contaminated land'**

#### **Section 13.8.8 Contaminated land**

Applications for the development of sites where soil or groundwater contamination is evident or is known to have occurred, or sites where a previous or current activity is at high risk of causing contamination, shall be accompanied by such documentation and investigations as appropriate to identify the nature and extent of the contamination and necessary measures required to contain and redress previous contamination and to prevent new contamination.

## **Amendment 52**

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### **CHAPTER 14 ENERGY & TELECOMMUNICATIONS**

#### **Section 14.3.2 "Electricity" & 14.3.3 "Heating"**

**Objectives ED1 and EH1 to be replaced with the following objective:**

To require all new buildings during the design process to incorporate sustainable technologies capable of achieving a Building Energy Rating in accordance with the provisions S.I. No. 666 of 2006 European Communities (Energy Performance of Buildings) Regulations 2006.

## **Amendment 53**

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### **CHAPTER 14 ENERGY & TELECOMMUNICATIONS**

#### **Section 14.3.2 Electricity - Wind Energy Strategy (Volume 2)**

**Amend map as shown overleaf**

# Areas of Wind Energy Development Potential Amendments



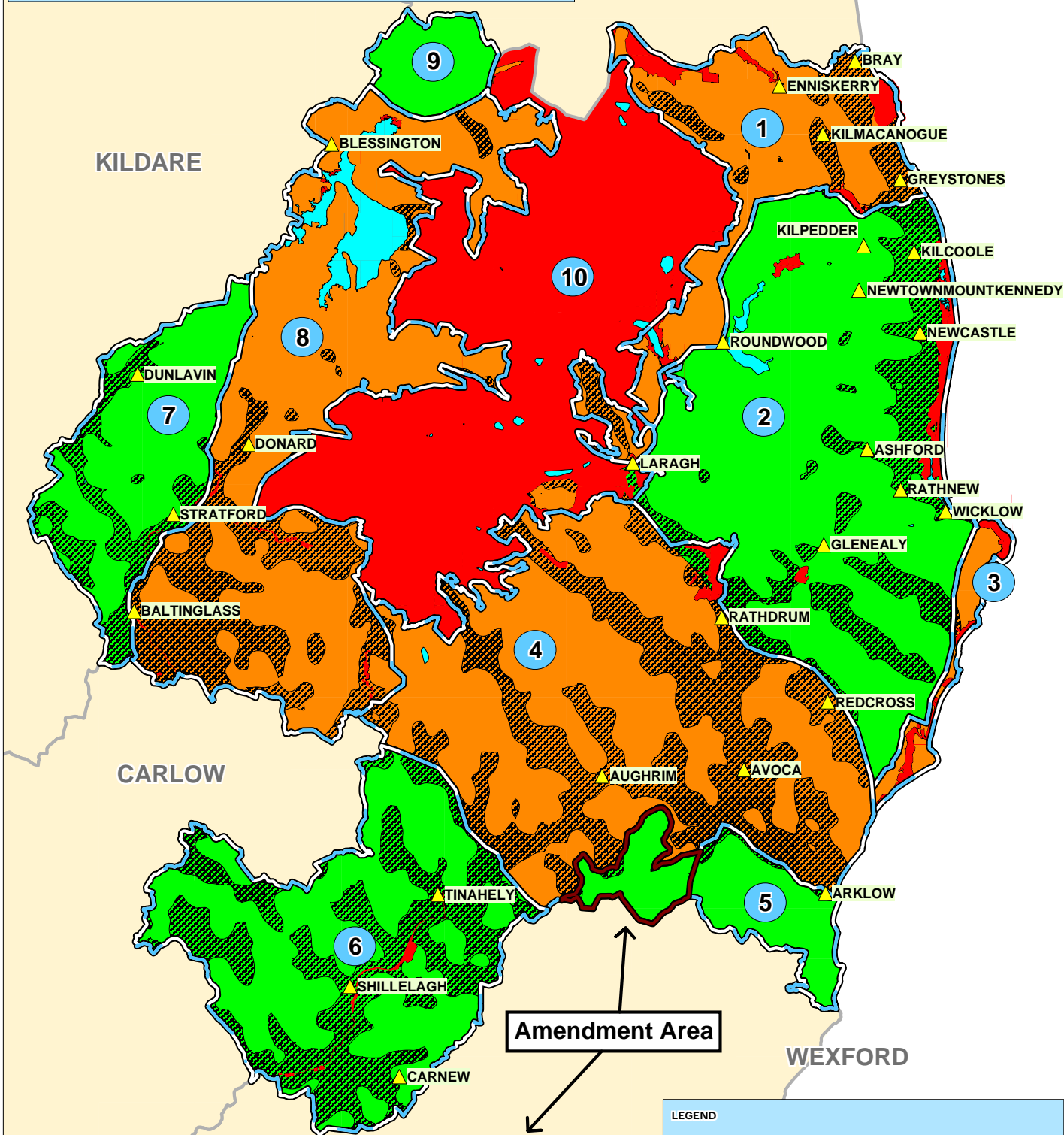
Map No. 05

DUBLIN

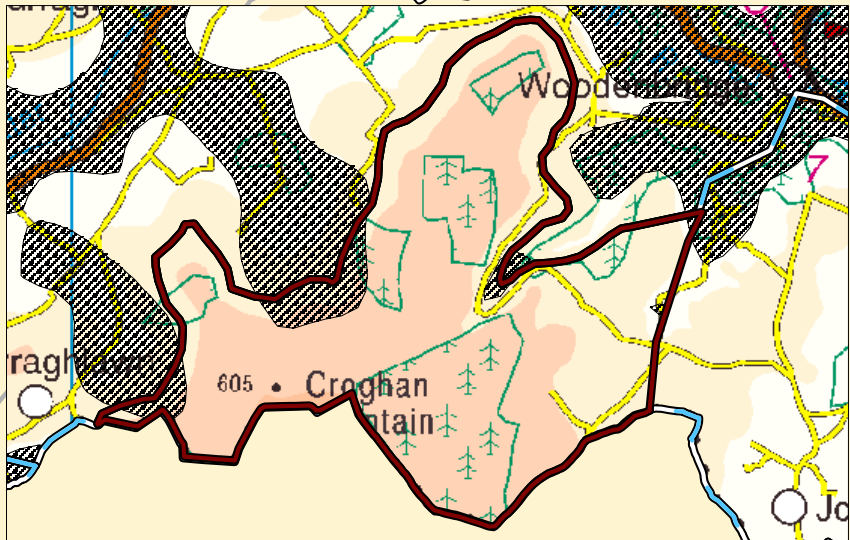
KILDARE

CARLOW





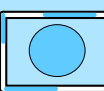

WEXFORD



Amendment Area



**LEGEND**

-  Wind Speeds less than 7.5 m/s
-  Most Favoured
-  Less Favoured
-  Not Favoured
-  Areas identified in Table 1
-  Towns

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## Amendment 54

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### CHAPTER 15 SOCIAL & COMMUNITY INFRASTRUCTURE, INCLUDING OPEN SPACE

#### Section 15.3.1 Education & Development

##### Amend Objective ED5 as follows:

**ED5** To facilitate and promote the development of third level facilities within the County, in particular the further development of the Wicklow County Campus at Clermont, Rathnew **including the development of full time tertiary vocational and academic courses on campus.**

##### Add new Objective ED8

**ED8** To promote the continuation and expansion of rural / village primary schools.

## Amendment 55

---

### CHAPTER 15 SOCIAL & COMMUNITY INFRASTRUCTURE, INCLUDING OPEN SPACE

#### Section 15.3.2.1 Health

##### Amend objective HC2

**HC2** To support the establishment of new **or expansion of existing** hospitals, **nursing homes**, centres of medical excellence, hospices, respite care facilities or facilities for those with long term illness.

## Amendment 56

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### CHAPTER 15 SOCIAL & COMMUNITY INFRASTRUCTURE, INCLUDING OPEN SPACE

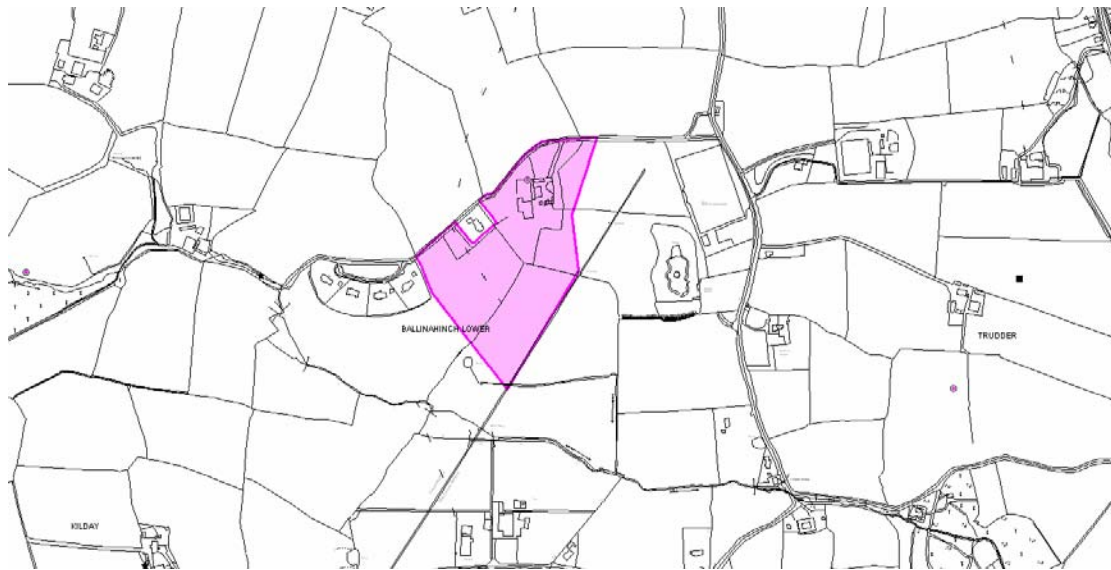
#### Section 15.3.2.2 Residential & Day Care Facilities

##### Add new Objective NH5

**NH5** To provide for new or extended residential care facilities for the elderly at the following locations:

- a) Ballinahinch Lower, Newtownmountkennedy (8.14ha, as shown on Map 15.01)
- b) Blainroe / Kilpoole Lower (2.47ha, as shown on Map 15.02)
- c) Coolgarrow, Woodenbridge (1.47ha, as shown on Map 15.03)
- d) Killickabawn, Kilpedder (6ha, as shown on Map 15.04)

**Map 15.01, Ballinahinch Lower, Newtownmountkenny**

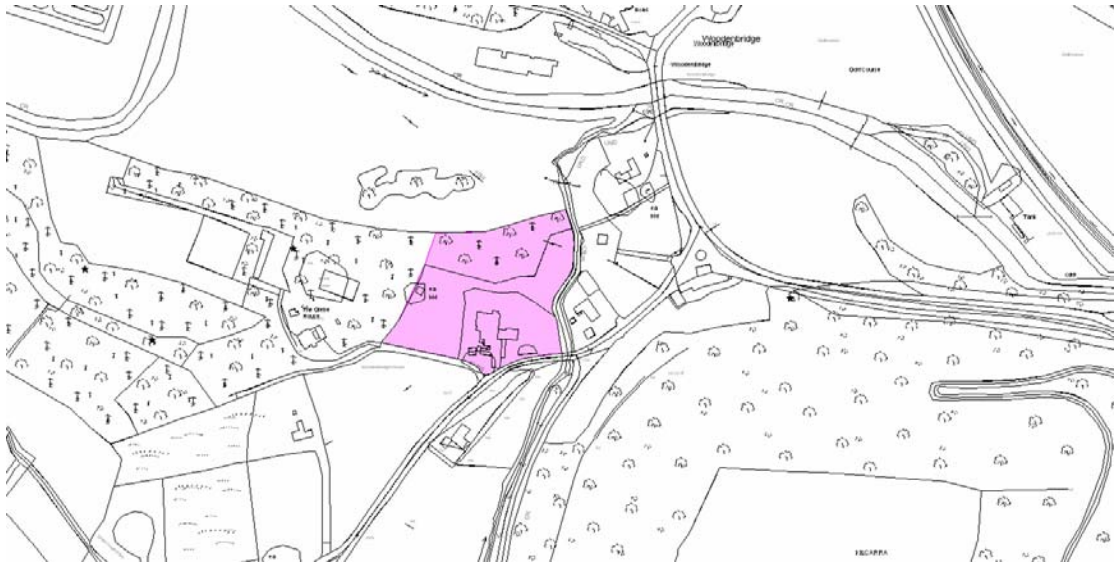


**Map 15.02 Blainroe / Kilpoole Lower**

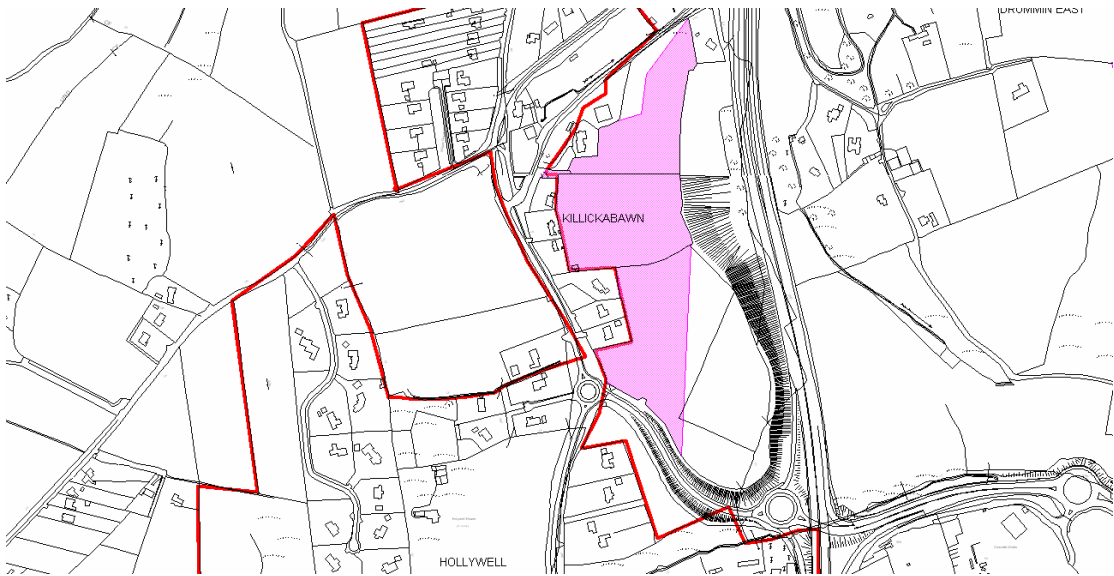




**Map 15.03 Coolgarrow, Woodenbridge**



**Map 15.04 Killickabawn, Kilpedder**



## Amendment 57

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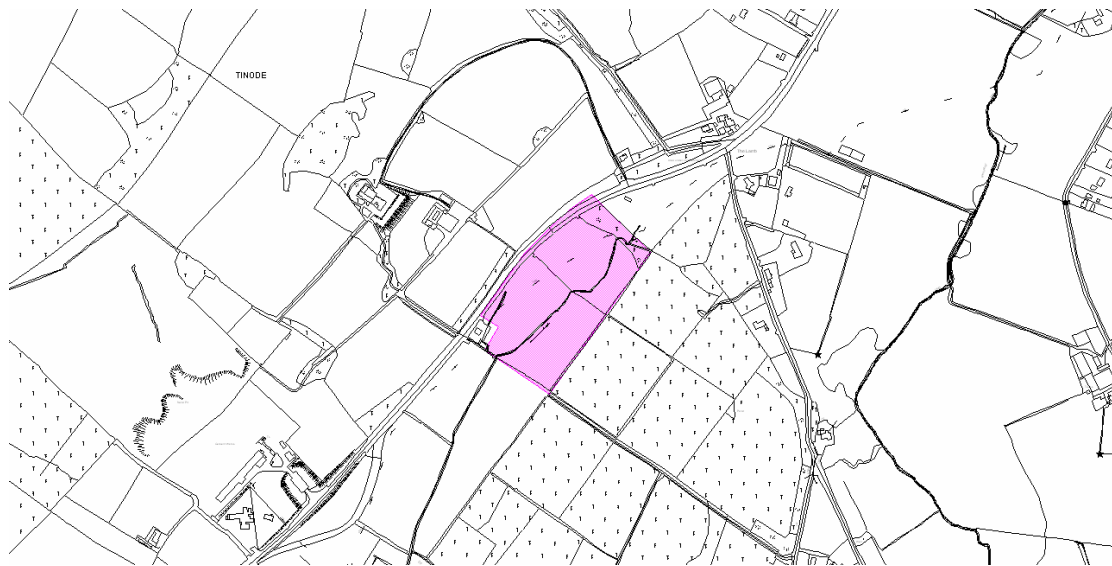
### CHAPTER 15 SOCIAL & COMMUNITY INFRASTRUCTURE, INCLUDING OPEN SPACE

#### Section 15.3.3.4 Sports facilities

##### Add new Objective SR6

**SR6** To provide for GAA sports complex and mixed use development of lands at Tinode, Manor Kilbride, (6.86ha, as shown on Map 15.05)

##### Map 15.05 Tinode, Manor Kilbride





## **Amendment 58**

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### **CHAPTER 15 SOCIAL & COMMUNITY INFRASTRUCTURE, INCLUDING OPEN SPACE**

#### **Section 15.4 Open Space**

##### **Add new objective**

**OS5** All passive and active open spaces shall be provided with environmentally friendly lighting in order to ensure their safe usage after day light hours.

## **Amendment 59**

---

### **CHAPTER 15 SOCIAL & COMMUNITY INFRASTRUCTURE, INCLUDING OPEN SPACE**

#### **Section 15.5 'Development Standards'**

##### **Insert the following sentence**

The standards set out in this section relate particularly to new developments; however, proposals for the redevelopment / enhancement of existing community / social facilities and open spaces, shall be assessed against the same criteria

## Amendment 60

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### CHAPTER 16 BUILT HERITAGE

#### Section 16.3 Archaeology

##### Add new objectives AR5 and AR6

- AR5** That Wicklow recognise the important of Hillforts in south west Wicklow and that the Council request central Government to conduct a detailed study of their importance
- AR6** To promote and campaign for the designation of the Glendalough Monastic Settlement as a UNESCO World Heritage Site

## Amendment 61

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### CHAPTER 16 BUILT HERITAGE

#### Section 16.4.1 Record of Protected Structures (Sch. 16.3A, Volume 2)

##### AMENDMENT 61 (A)

Amend description on record "RPS ADD2" Nuns Cross Bridge, Ashford  
*"Free standing, narrow single arch bridge over the river Vartry c. early 1700 with original arch intact"*

##### AMENDMENT 61 (B)

25-03 Clermont House, Rathnew – amend description

Important early-18th Century house thought to be by David Bindon and the twin of Furness House, Naas. Of brick, the three-bay, three-storey façade has a tetrastyle, Doric doorcase over which is an ionic aedicule, windows with original thick-bar sashes, original panelled door, parapet and heavy slates on the roof. Half-octagon wings were added circa 1900 and a chapel and school block circa 1950. *In the interest of clarity, only this core group of connected buildings is included in this entry - structures / features of the curtilage are excluded.*

##### AMENDMENT 61 (C)

Add "Stylebawn House" to the protected structure register with the following description:  
*Unusual T-plan house of 1773 with large early to mid 19th-century extensions and later 19th-century details. The building has an intangible Arts & Crafts feel, an impression enhanced by its well wooded undulating grounds. This designation includes the entire curtilage of the house including the walls and entrance ways, outbuildings and gardens.*



##### AMENDMENT 61 (C)

46 (c) Remove the following buildings from the proposed additions to the record of protected structures:

- ADD5 – Thatched cottage, Delgany  
 ADD6 – Foresters' hall, Aughrim

PA01 – Oldcourt Lower, Talbotstown  
 PA60 – Muckduff Lower  
 PA132 – Trooperstown

#### **AMENDMENT 61 (D)**

Ref 08-50      La Touche Hotel      Remove from RPS

### **Amendment 62**

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#### **CHAPTER 17 NATURAL ENVIRONMENT**

##### **Section 17.1 Introduction**

###### **Amend text as follows:**

The 'natural environment' encompasses all living and non-living things occurring naturally and are not primarily or solely of human creation, in contrast to the 'built environment'. However, it is ~~virtually~~ impossible to separate the natural environment from human beings as most natural environments have been directly or indirectly influenced by humans at some period in time. Therefore some level of human influence is thus allowable, without the status of any particular landscape ceasing to be "natural".

Wicklow supports a good diversity of natural and semi natural habitats such as marine, coastal, wetland, woodland, lake, river and upland environments that in turn support a wide range of wild plant and animal species. This biodiversity provides intrinsic economic and social benefits for the County and contributes greatly to quality of life, recreational, amenity and tourism value. The conservation and management of the natural environment must be viewed as ~~an important~~ **a central** element in the long-term economic ~~growth~~ and **social** development of the County. The Council has **an important** role to play when it comes to promoting a reasonable balance between conservation measures and development needs, in order to avoid negative impacts upon the natural environment, mitigate the effects of harm where it cannot be avoided, and to promote the appropriate enhancement of the natural environment as an integral part of any development. The County Wicklow Heritage Plan provides one framework through which the Council works actively with other partner organisations on initiatives to further our understanding, protection and appreciation of Wicklow's natural heritage resource.

This chapter will also address landscape issues not specifically related to nature conservation, such as landscape characterisation and identification of views and prospects worthy of protection. The recreational use of the natural environment will also be addressed.

### **Amendment 63**

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#### **CHAPTER 17 NATURAL ENVIRONMENT**

##### **Section 17.2.3 Water Framework Directive**

###### **Amend text as follows:**

###### **17.2.3 Water Framework Directive 2000 & Groundwater Directive 2006**

The EU Water Framework Directive (WFD) is an important piece of EU environmental legislation which aims at improving our aquatic environment. It requires governments to take

a new holistic approach to managing their waters. It applies to rivers, lakes, groundwater, estuaries and coastal waters. The Groundwater Directive complements the WFD by establishing environmental objectives for groundwater chemical status and ensuring continuity with previous Groundwater Directives. These directives aims to achieve good ecological status in all waters by 2015, protect high ecological status in our pristine waters and must ensure that status does not deteriorate in any waters. Local Authorities are charged with implementing the Water Framework and Groundwater Directive objectives.

For the purpose of implementing the WFD, Ireland has been divided into eight river basin districts or areas of land that are drained by a large river or number of rivers and the adjacent estuarine / coastal areas. The management of water resources will be on these river basin districts. The Plan area is located in both the Eastern River Basin District (ERBD) and South Eastern River Basin District (SERBD). Within each River Basin District - for the purpose of assessment, reporting and management - water has been divided into groundwater, rivers, lakes, estuarine waters and coastal waters which are in turn divided into specific, clearly defined water bodies. River Basin Management Plans list the current status of our waters and detail the measures required to bring those failing back to good status and maintain the high status of our pristine sites.

Twenty-seven Draft Management Plans for the Freshwater Pearl Mussel have also been prepared, the objective of which is to restore the freshwater pearl mussel populations in 27 rivers, or stretches of rivers that are within the boundaries of Special Areas of Conservation. The Derreen Sub-Basin Management Plan is partially located in County Wicklow, the Derreen being a tributary of the River Slaney.

## Amendment 64

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### CHAPTER 17 NATURAL ENVIRONMENT

#### Section 17.3 Biodiversity

##### Amend Objectives BD3, BD4 and BD9 as follows:

- BD3** To maintain the favourable conservation status value of existing and future Natura 2000 sites (SACs and SPAs) and Annex I - *Habitats* and Annex II – *Animal and Plant species* in the County
- BD4** Any programme, plan or project carried out on foot of this development plan, including an variation thereof, with the potential to impact upon a Natura 2000 site(s) shall be subject to an Appropriate Assessment in accordance with Articles 6(3) and 6(4) of the EU Habitats Directive 1992 and “*Appropriate Assessment of plans and projects in Ireland – Guidance for Planning Authorities*” (DoEHLG 2009).
- BD9** The National Parks and Wildlife Service will be invited to prioritise the preparation of Management Plans for Natura 2000 Sites ~~which are located within the County~~. This will facilitate the ~~identification of Conservation Objectives for use in screening and scoping that would be necessary for any Appropriate Assessment that might be required for plans and projects within the County~~. development of site specific Conservation Objectives in the context of the proper planning and sustainable development of the County.

## Amendment 65

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### CHAPTER 17 NATURAL ENVIRONMENT

#### Section 17.4 Woodlands, trees and hedgerows

##### Amend Objective WH6 as follows:

- WH6** To encourage the retention, wherever possible, of hedgerows and other distinctive boundary treatment in the County. Where removal of a hedgerow, stone wall or other distinctive boundary treatment is unavoidable, provision of the same type of boundary will be required of similar length and set back within the site **in advance of the commencement of construction works on the site.**

## Amendment 66

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### CHAPTER 17 NATURAL ENVIRONMENT

#### Section 17.5 Water Systems

##### Amend Objectives WT1, WT4 and WT5 as follows:

- WT1** To implement the *EU Water Framework Directive* **and associated River Basin and Sub-Basin Management Plans and the EU Groundwater Directive** to ensure the protection, improvement and sustainable use of all waters in the County, including rivers, lakes, ground water, coastal and estuarine waters, and to restrict development likely to lead to a deterioration in water quality.
- WT4** To minimise alterations or interference with river / stream beds, banks and channels, except for reasons of overriding public health and safety (e.g. to reduce risk of flooding); **a buffer of 10m along watercourses should be provided free of built development, with riparian vegetation generally being retained in as natural a state as possible.** ~~and~~ In all cases where works are being carried out, to have regard to Regional Fisheries Board *“Requirements for the protection of fisheries habitat during the construction and development works at river sites”*
- WT5** To promote the development of riverine walks and parks, subject to the sensitivity and / or designation of the riverside habitat, **particularly within 10m of the watercourse.**

##### Add new Objective WT6 as follows:

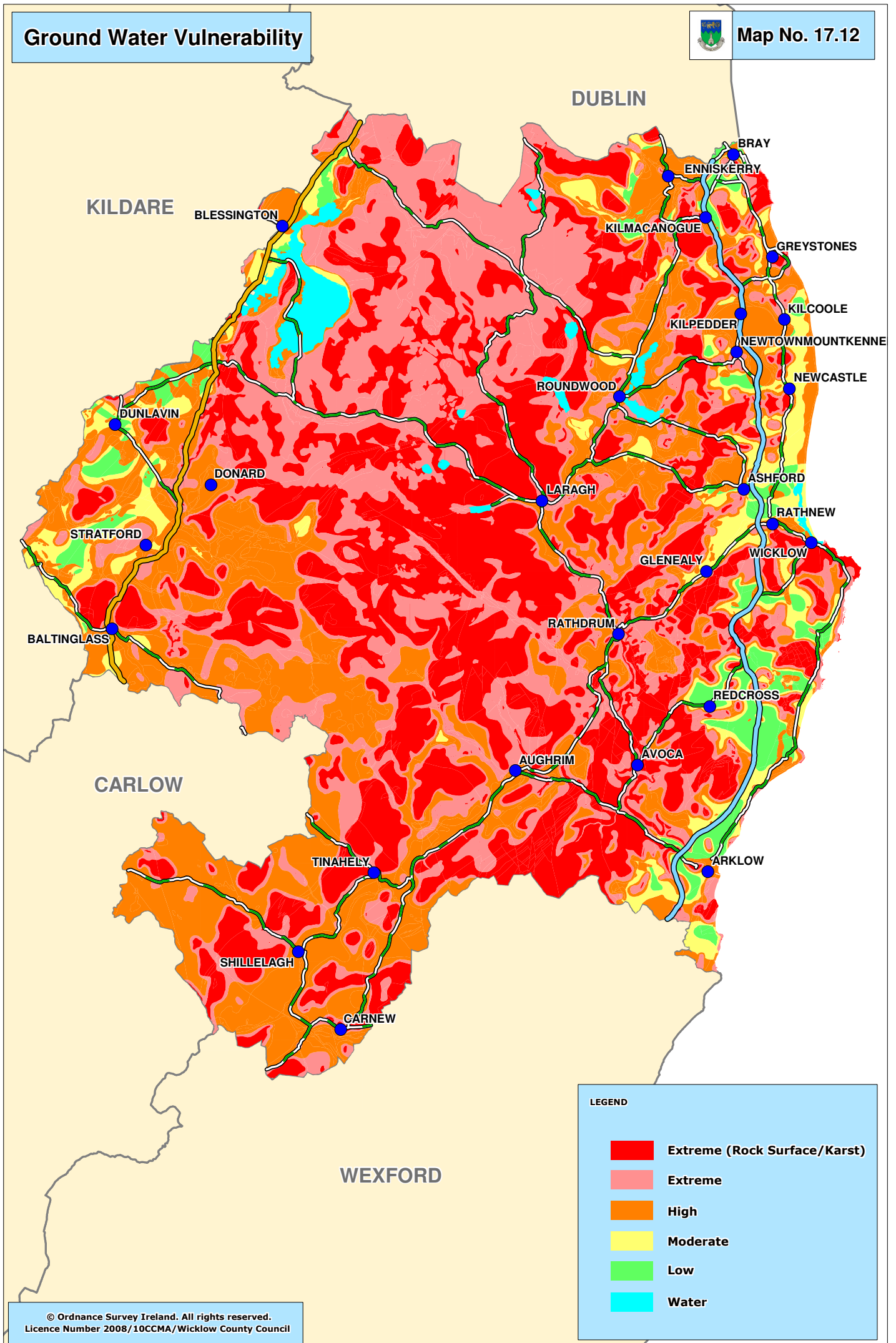
- WT6** To ensure that any development or activity with the potential to impact on ground water has regard to the GSI Groundwater Protection Scheme (as shown on Map 17.12, Volume 2)

**New map to be included in Volume 2 as shown overleaf**

# Ground Water Vulnerability



Map No. 17.12



**LEGEND**

- Extreme (Rock Surface/Karst)
- Extreme
- High
- Moderate
- Low
- Water

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## Amendment 67

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### CHAPTER 17 NATURAL ENVIRONMENT

#### Section 17.6 Geology

Amend text as follows:

#### Section 17.6 **Soils and Geology**

Soil is a complex, variable and living medium and performs many vital functions including food and other biomass production, storage, filtration and transformation of many substances including water, carbon, and nitrogen. Soil has a role as a habitat and gene pool, serves as a platform for human activities, landscape and heritage and acts as a provider of raw materials. Such functions of soil are worthy of protection because of their socio-economic as well as environmental importance. To date, there is no legislation, which is specific to the protection of soil resources. However, there is currently an EU Thematic Strategy on the protection of soil which includes a proposal for a Soil Framework Directive which proposes common principles for protecting soils across the EU.

Sites and features of geological importance are non-renewable elements of our natural heritage, contributing greatly to the scientific, visual and conservation value of the landscape. It must also be acknowledged however that our geological resources are an economic asset that can be exploited. Therefore this plan will aim to protect unique geology or geological features of importance and to allow the exploitation of our geological resources in an environmentally sensitive manner.

The Geological Survey of Ireland is undertaking an assessment of geological features of value and these sites are to be proposed for designation as 'Geological Natural Heritage Areas'. These sites are referred to as 'Areas of Geological and Geomorphological Interest' in this plan, pending national designation and are located in Schedule 17.7 and Map 17.07 (Volume 2) of this plan.

#### Objectives

**SL1** Geological and soil mapping where available shall be utilised to inform planning decisions relating to settlement, excavation, flooding, food production value and carbon sequestration, to identify prime agricultural lands (for food production), degraded/contaminated lands (which may have implications for water quality, health, fauna), lands with unstable soils / geology or at risk of landslides, and those which are essential for habitat protection, or have geological significance.

**GY3** To facilitate public access to "Sites of Geological Importance" on the principle of 'agreed access', subject to appropriate measures being put in place to ensure public health and safety.

## Amendment 68

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### CHAPTER 17 NATURAL ENVIRONMENT

Add new Section after Section 17.6 Geology

#### **17.7 Green Infrastructure**

To ensure the protection, enhancement and maintenance of the natural environment and recognise the economic, social, environmental and physical value of green spaces through



the development of and integration of Green Infrastructure (GI) planning and development in the planning process.

### Objectives

- GI1** To recognise the importance and contribution of green infrastructure throughout the region for the maintenance of biodiversity and ensuring that the region will be able to, or be ecologically robust enough to, adapt and respond to climate change issues.
- GI2** To apply the principles of green infrastructure to inform the land use planning and development management process in terms of the location, design and layout of new development areas.

## Amendment 69

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### CHAPTER 18 COASTAL ZONE MANAGEMENT

#### Amend Objective GCZ3 as follows:

- GCZ3** To protect both public and private investment by prohibiting any new building or development (including caravans and temporary dwellings) within 100m of 'soft shorelines' i.e. shorelines that are prone to erosion.

## Amendment 70

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### CHAPTER 18 COASTAL ZONE MANAGEMENT

#### Cell 2 Bray Head

#### Amend text as follows:

This cell extends from the Brandy Hole in the north to the Cliff Road at Wingates in the south, bounded by the current R761. This is an area of high amenity under considerable pressure from development, coastal erosion, trespass and fire. Public access to Bray Head is provided via a public right of way along the cliff path, which extends from Bray to Greystones and numerous other paths and tracks.

Most of this area has been designated a Special Amenity Area under Section 202 of the Planning & Development Acts (SAAO). A SAAO is designed to protect areas that are of particularly high amenity value, which are sensitive to intense development pressure and which cannot be adequately protected by existing planning controls. As a candidate Special Area of Conservation, flora and fauna are particularly significant. Many of the species found within this area are listed for protection under the EU Directives and the Wildlife Act, and these designations are upheld in the Order. In both the Bray and Wicklow Development Plans, important views and prospects of the Head are listed for protection.



## Amendment 71

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### Add new Chapter 19 'Implementation and monitoring'

#### Chapter 19 'Implementation and monitoring'

##### 19.1 Introduction

Wicklow County Council is committed to securing the implementation of the strategies, policies and objectives of this plan.

##### 19.2 Implementation

Wicklow County Council will collaborate with relevant agencies and authorities to progress and expedite the implementation of the plan and will retain a development plan team to oversee and progress the implementation of programmes arising out of the plan.

Implementation of the plan will be achieved by:-

- Investment in infrastructure underpinning the development objectives of the plan. In this regard, the 'core strategy' of the plan shall set the priorities for the provision and improvement of infrastructure by both the Local Authority and other agencies, subject to the availability of funding;
- Integrating the strategies, policies and objectives of the plan with lower order plans such as local area plans, town and district plans, action area plans and master plans. Following the adoption of this County Development Plan, a programme of review of local plans will be commenced;
- Application of the objectives and standards of this plan in both Local Authority development but also in the assessment of all applications for development consent.
- Ongoing monitoring of the strategies, policies and objectives of the plan and identifying any needs for adjustment of objectives over the lifetime of the plan and in future reviews

##### 19.3 Monitoring

###### Plan objectives

As far as practicable, every effort has been made to craft objectives that are specific, measurable, achievable and realistic. All of the objectives of the plan have been written with the specific aim of fulfilling the 'Core Strategy' of the plan and its associated 10 'Strategic Goals' as well as the 15 environmental objectives as set out in the Strategic Environmental Assessment.

###### Performance indicators

The measurement of the success of the implementation of the 'core strategy' and the associated 10 'strategic goals' of the plan will be a complex process, as a wide number of actions will be required to secure each goal. Table 19.1 at the end of this chapter set out the major performance indicators under each goal. As planning now requires to be 'evidence based', performance indicators will be based on known sources of data, such as the Census (a Census will be carried out in 2011 with results available in 2012, around the same time as the 2 year review).

The progress on achieving the environmental goals as set out in the Strategic Environmental Assessment will be monitored as set out in Section 10 of the Strategic Environmental Assessment 'Monitoring Measures'

###### Statutory 2 year review

The development plan will be reviewed after 2 years and a progress report will be prepared on the achievements in securing the objectives of the plan.

##### 19.4 Collaboration and engagement

The implementation of this plan requires the cooperation and participation of all stakeholders and Wicklow County Council will undertake a leadership role to progress and secure the implementation of the plan. In providing leadership role, the Council will aim to foster a

collaborative approach with citizens, communities, stakeholders, sectoral interests, partners, Governmental and Non-Governmental agencies and adjoining authorities to achieve collective support and successful implementation of the plan.

<b>Strategic Goal</b>	<b>Performance Indicators</b>
<b>To implement the overarching guidance offered by the National Spatial Strategy 2002 – 2020, the National Development Plan 2007 – 2013, the Regional Planning Guidelines for the Greater Dublin Area 2004 – 2016, and manage the spatial organisation of the County in an efficient sustainable manner.</b>	<ul style="list-style-type: none"> <li>▪ Population growth in the County is channelled into the appropriate growth settlements in accordance with Plan</li> <li>▪ Reduction in proportion of County population resident in unserved rural areas</li> </ul>
<b>To facilitate and encourage the growth of employment, enterprise and economic activity in the County, across all economic sectors and in all areas.</b>	<ul style="list-style-type: none"> <li>▪ Family income</li> <li>▪ Unemployment rate</li> <li>▪ Take up of new employment land</li> <li>▪ Increase in rates base reflecting growth in commercial properties</li> <li>▪ Diversification in employment sectors</li> </ul>
<b>To integrate land use planning with transportation planning, with the dual aim of reducing the distance that people need to travel to work, shops, schools and places of recreation and social interaction, and facilitating the delivery of improved public transport.</b>	<ul style="list-style-type: none"> <li>▪ Reduction in commuting distance and time to work and school</li> <li>▪ Increase in use of public transport services</li> </ul>
<b>To enhance existing housing areas and to provide for high quality new housing, at appropriate locations and to ensure the development of a range of house types, sizes and tenures in order to meet the differing needs of all in society and to promote balanced communities.</b>	<ul style="list-style-type: none"> <li>▪ Number of new houses provided in each settlement and rural area</li> <li>▪ Number of areas / houses refurbished in the Local Authority housing stock</li> <li>▪ Quality of new housing with regard to design, proximity to services, energy efficiency, green amenity</li> <li>▪ Range of house types and size provided</li> </ul>
<b>To maintain and enhance the viability and vibrancy of settlements, to ensure that towns and villages remain at the heart of the community and provide a wide range of retail, employment, social, recreational and infrastructural facilities.</b>	<ul style="list-style-type: none"> <li>▪ Population growth in settlements</li> <li>▪ New retail and employment provision in settlements</li> <li>▪ Reduction in vacant or derelict premises or sites</li> <li>▪ Increase in engineering and social infrastructure</li> </ul>
<b>To protect and enhance the County's rural assets and recognise the housing, employment, social and recreational needs of those in rural areas</b>	<ul style="list-style-type: none"> <li>▪ Environmental quality data (EPA / WCC)</li> <li>▪ Reduction in travel distance to work / school</li> <li>▪ Diversification in farming and generation from the land of alternative income from farming</li> </ul>
<b>To protect and improve the County's transport, water, waste, energy and communications infrastructure, whilst having regard to our responsibilities to respect areas protected for their important flora, fauna or other natural features</b>	<ul style="list-style-type: none"> <li>▪ Delivery of key infrastructural requirements as identified in Section C of the plan</li> <li>▪ Overall quantum of new infrastructure delivered</li> <li>▪ Growth in broadband coverage in the County</li> <li>▪ Number of alternative energy projects delivered</li> </ul>
<b>To promote and facilitate the development of sustainable communities through land use planning, by providing for land uses capable of accommodating community, leisure, recreational and cultural facilities, accessible to and meeting the needs of all individuals and local community groups, in tandem with the delivery of residential and physical infrastructure in order to create a quality built environment in which to live.</b>	<ul style="list-style-type: none"> <li>▪ Take up of community / education / institutionally zoned land</li> <li>▪ Number of new educational / childcare facilities provided</li> <li>▪ Number of new leisure / recreational facilities provided</li> <li>▪ Number of social infrastructure audits carried out as part of development proposals and number of projects delivered by private developers through this and the action area / master planning process</li> <li>▪ Number of houses in the County more than 1km from community 'hub'</li> </ul>
<b>To protect and enhance the diversity of the County's natural and built heritage</b>	<ul style="list-style-type: none"> <li>▪ Improvement in water quality</li> <li>▪ Maintenance of extent and quality of protected habitats</li> </ul>

	<ul style="list-style-type: none"> <li>▪ Number of protected structures lost or damaged</li> <li>▪ Number of protected structures rescued and revitalised</li> <li>▪ Access to heritage sites</li> </ul>
<p><b>To address the climate change challenge, as a plan dynamic, throughout the County Plan, directly in the areas of flooding and renewable energy, and indirectly by integrating climate change and sustainable development into statements of plan policy, strategies and objectives.</b></p>	<ul style="list-style-type: none"> <li>▪ Increase / decrease in energy efficiency, (if statistics available)</li> <li>▪ Expansion of renewable energy generating sector</li> <li>▪ Occurrence of flood damage</li> </ul>

## Amendment 72

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### VOLUME 2

#### Map 17.09 (Landscape Characterisation)

Amend the 'urban zone' around Arklow to be consistent with the adopted boundary of the draft Arklow Town & Environs Plan 2011.

## Amendment 73

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### VOLUME 2

#### Volume 2, Map 17.08 (Special Amenity Area Orders)

Remove 'Dargle Glen' as an area to be considered for possible future SAAO

## Amendment 74

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### VOLUME 2

#### Wind Strategy

Amend page 6 of Wind Energy Strategy as follows:

##### Land Cover issues

Certain locations may not be suitable for wind farm development due to existing land cover or land uses. An obvious example would be the unsuitability of lands in town or village centres. The land cover / use types taken as being unsuitable for the purpose of this study are:

- bog lands, due to the danger of land slides
- lands within 600m of the historic core of a settlement or a residential zone within a settlement; ~~in and within 1,500m of settlements~~
- lands within 100m of the N11 / N81, in order to avoid driver distraction
- lands within 1km of licensed airfields
- lands within 100m of high voltage cables

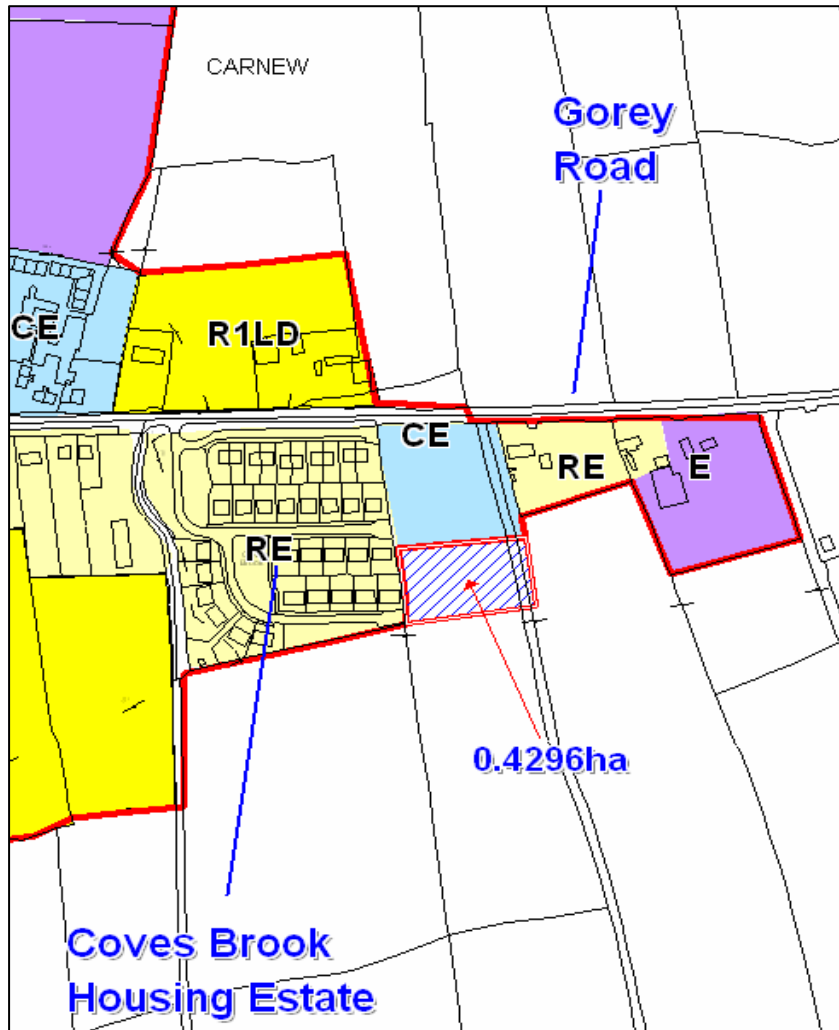
## Amendment 75

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### VOLUME 3

#### Carnew Town Plan

1. Extend town boundary by 0.4296ha
2. Zone extended area R1 – Proposed Residential



## Amendment 76

### VOLUME 3

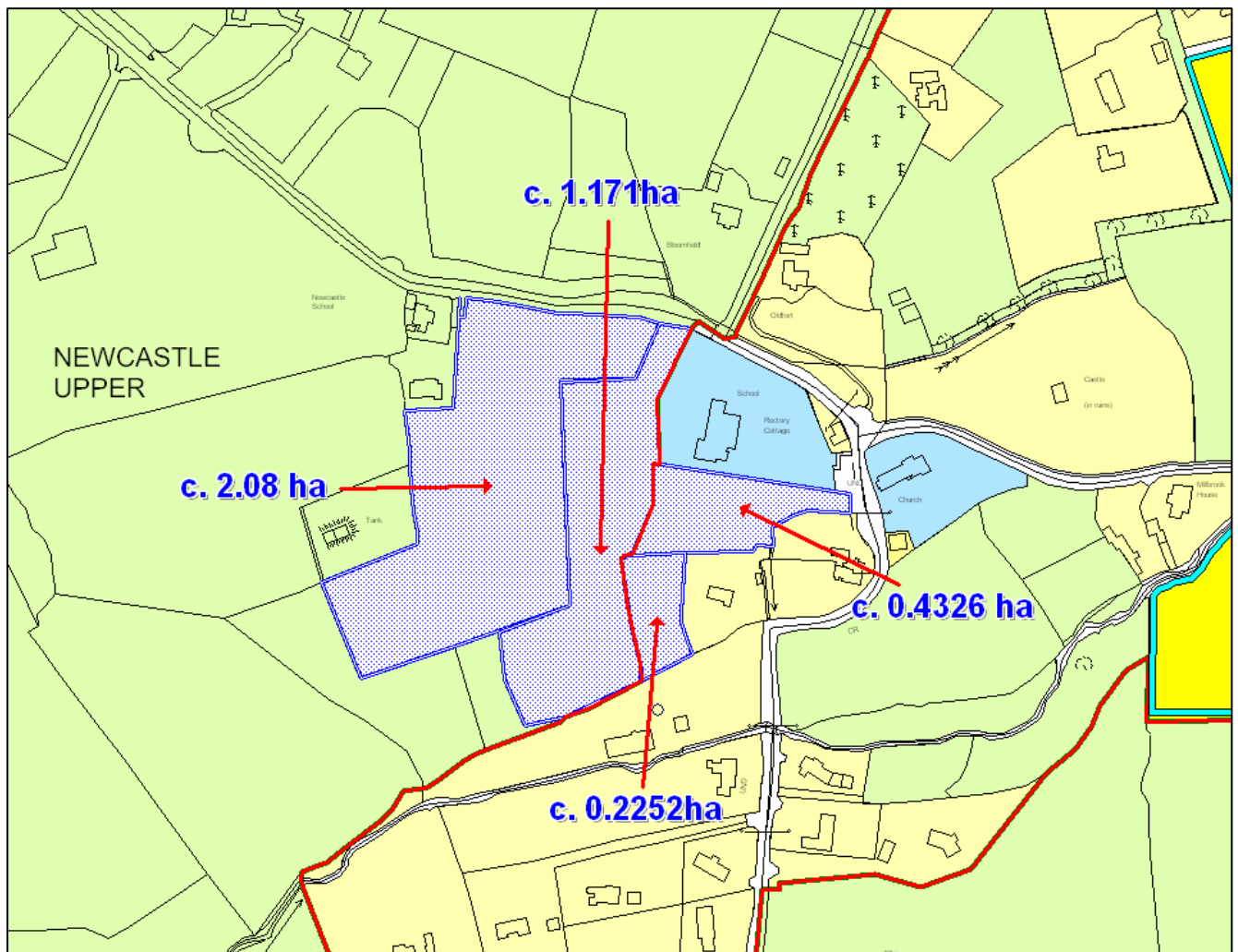
#### Newcastle Town Plan

##### 75 (a): Within existing plan boundary

- i. Change of zoning of 0.4326ha RE to CE immediately south of primary school
- ii. Change 0.2252ha of AGR / GB to RE (Existing Residential)

##### 75 (b): Extend town boundary into AGR / GB zone by 3.25ha (2.08ha + 1.171ha)

##### 75 (c): Zone extended area RE (Existing Residential)



## Amendment 77

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### VOLUME 3

#### Newcastle Town Plan

#### Amend Section 7 as follows:

#### Section 7 Residential development

To cater for the 2016 population of 1,500, to allow for the anticipated decrease in household sizes, provide for circa 30% 'headroom', and adopting an 'excess factor' of 6%, a total of circa 21.5ha of land has been designated for residential development, in a mixture of low and medium densities. The Town Centre lands adjoining the river can accommodate 30 further residential units while an additional 2.75ha of low density land shall be provided adjoining and to the North of AA2 lands.

Large-scale developments will not be permitted, and the maximum size of any one development will be limited to 40 units in the interests of legibility and, reflecting the scale of the village. Similarly the renovation or redevelopment of vacant or derelict buildings, as well as new build, must recognise the character of the village.

#### Objectives

- Notwithstanding the zoning of land for residential purposes, the Development Management process shall monitor and implement the 2016 population target and shall phase and restrict, where necessary, the granting of residential planning permissions to ensure this target is not exceeded;
- The maximum size of any one development will be limited to 40 units;
- Housing development shall be phased to ensure that infrastructure, and in particular land for community infrastructure, is provided to match the needs of new residents.
- 3 ha of land for low density, second phase residential development shall be provided adjoining and to the south of the GAA facility
- Provision shall be made for sheltered housing as part of AA1 lands and detailed in the Action Area 1 zoning objectives
- **In the RE zone, house improvements, alterations and extensions and appropriate infill / new residential development in accordance with principles of good design, protection of existing residential amenity and consistency with the prevailing pattern and density of development in the vicinity will be permitted. While new developments shall have regard to the protection of the residential and architectural amenities of houses / buildings in the immediate environs, alternative and contemporary designs shall be encouraged (including alternative materials, heights and building forms), to provide for visual diversity.**

Second phase residential shall be interpreted as being available for development when the majority of residential lands forming part of the Action Areas have been developed.

## Amendment 78

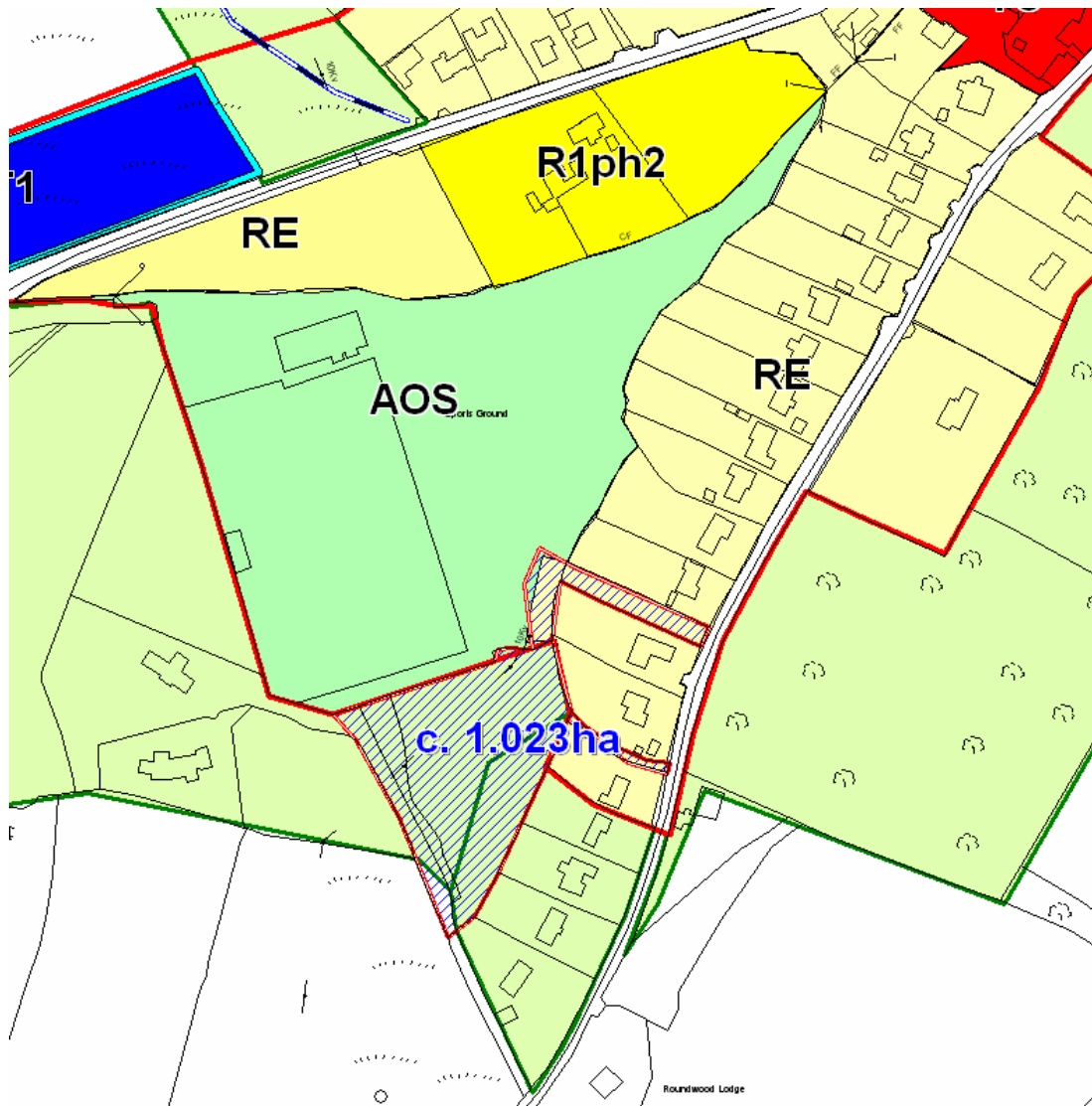
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### VOLUME 3

#### Roundwood Town Plan

77 (a): Extend town boundary by 1.023ha

77 (b): Zone extended area RE (Existing Residential)





## Amendment 79

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### VOLUME 3

#### Roundwood Town Plan

##### Section 7 Residential development

To cater for the 2016 population of 1,100, to allow for the anticipated decrease in household sizes, to provide for 30% 'headroom', and adopting an 'excess factor' of 6%, a total of 9ha of land has been designated for residential development, in a medium density. In addition to these lands the Town Centre can accommodate approximately 20 apartments units. The lands to be zoned will ensure that future demand for housing is nucleated within the town in a sustainable manner.

Large-scale developments will not be permitted, and the maximum size of any one development will be limited to 40 units, in order to ensure legibility and to reflect the scale of the village. Similarly the renovation or redevelopment of vacant or derelict buildings, as well as new build, must recognise the character of the village.

##### Objectives

- Notwithstanding the zoning of land for residential purposes, the Development Management process shall monitor and implement the 2016 population target and shall phase and restrict, where necessary, the granting of residential planning permissions to ensure that this target is not exceeded;
- The maximum size of any one development will be limited to 40 units as a minimum any housing developments over 5 units will require a variation in house design, size, and type, within an overall design theme;
- Housing development shall be phased to ensure that infrastructure, and in particular land for community infrastructure, is provided to match the needs of new residents.
- The Council will encourage more sustainable development through energy end use efficiency, increasing the use of renewable energy, and improved energy performance in all new building developments throughout the Plan.
- **In the RE zone, house improvements, alterations and extensions and appropriate infill / new residential development in accordance with principles of good design, protection of existing residential amenity and consistency with the prevailing pattern and density of development in the vicinity will be permitted. While new developments shall have regard to the protection of the residential and architectural amenities of houses / buildings in the immediate environs, alternative and contemporary designs shall be encouraged (including alternative materials, heights and building forms), to provide for visual diversity.**

# Amendment 80

## VOLUME 3

### Shillelagh Town Plan

79(a): Change zoning of part AOS / part CE / part AG to all CE1 (total area in new CE1 zone to be 9.165ha, existing CE zone is 8.02ha)

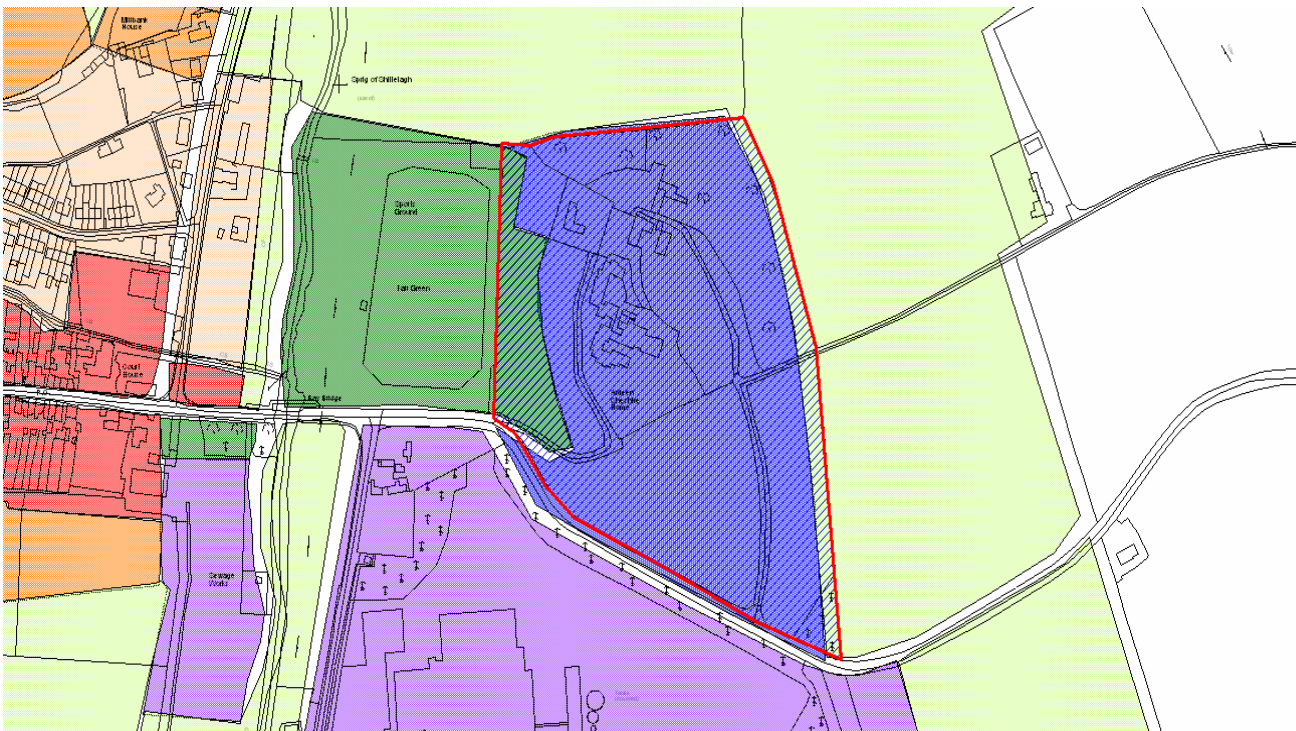
79 (b): Add new text as follows:-

**CE1 Community / Social / Voluntary Housing**

**Objective:** To facilitate and provide for Community / Social / Voluntary Facilities, including housing by an approved housing body up to a maximum of 50 units, of various sizes, suitable for a wide variety of household types

**Vision:** To allow for the provision of low density, mixed use community, social and voluntary project which includes social / voluntary housing and care / recreational facilities for residents, in a structured manner by a suitable housing body.

**Uses permissible:** Social / voluntary housing, residential institution, community facilities, care facilities, open space.



## Amendment 81

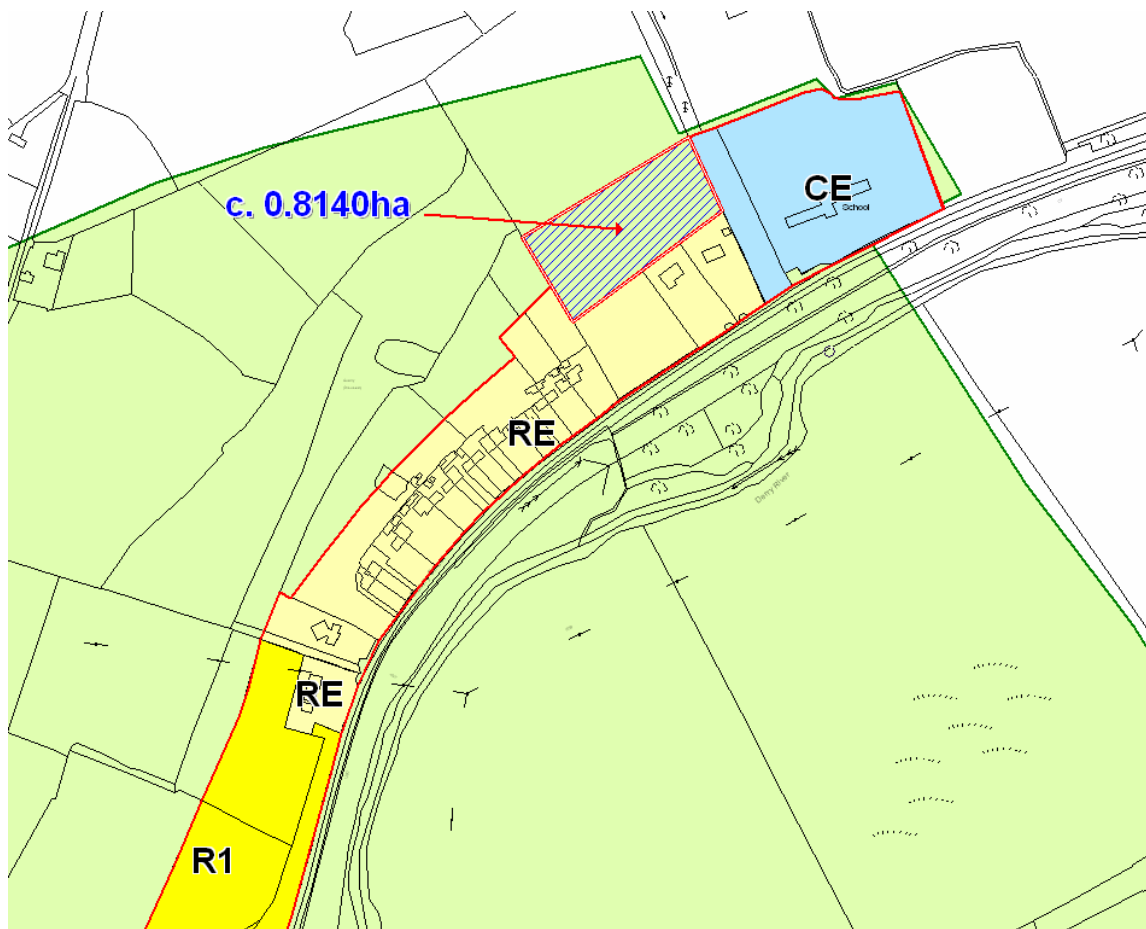
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### VOLUME 3

### Shillelagh Town Plan

**80 (a): Extend town boundary by 0.814ha**

**80 (b): Zone extended area RE (Existing Residential)**



## Amendment 82

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### VOLUME 3

### Tinahely Town Plan

**81 (a): Extend town boundary by 1.49ha**

**88 (b): Zone extended area R1 LD (New Residential – Low Density)**

