

Level 5: Ashford



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

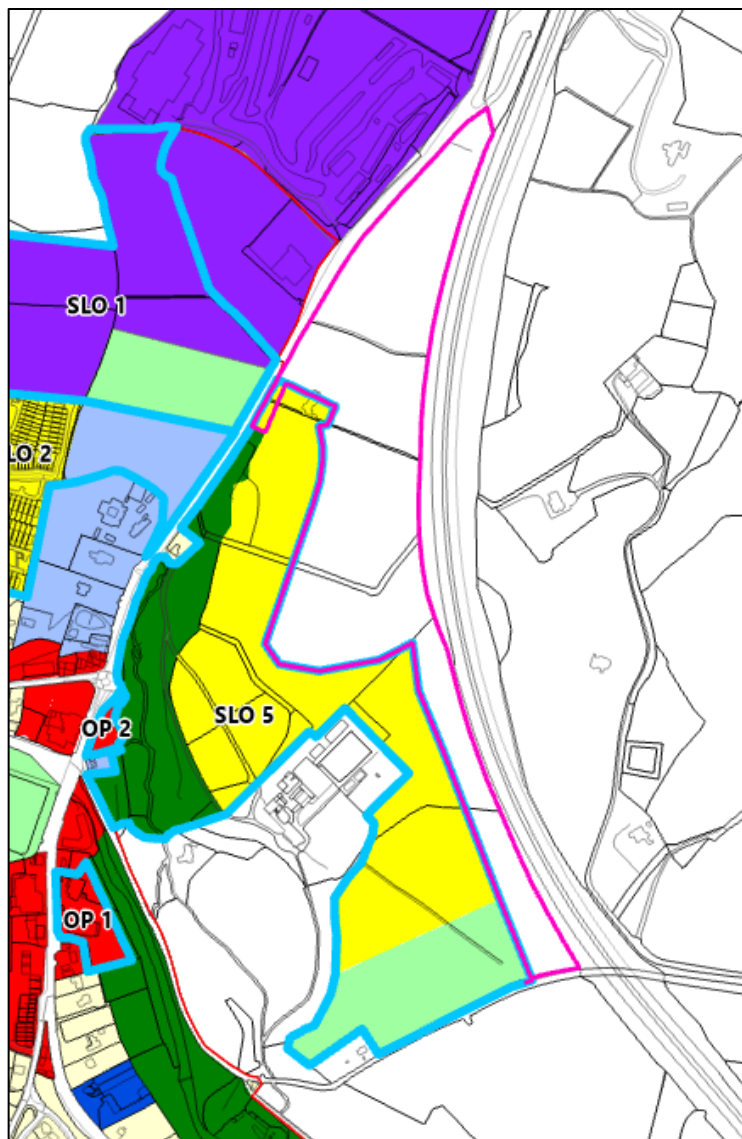
Ashford Town Plan

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

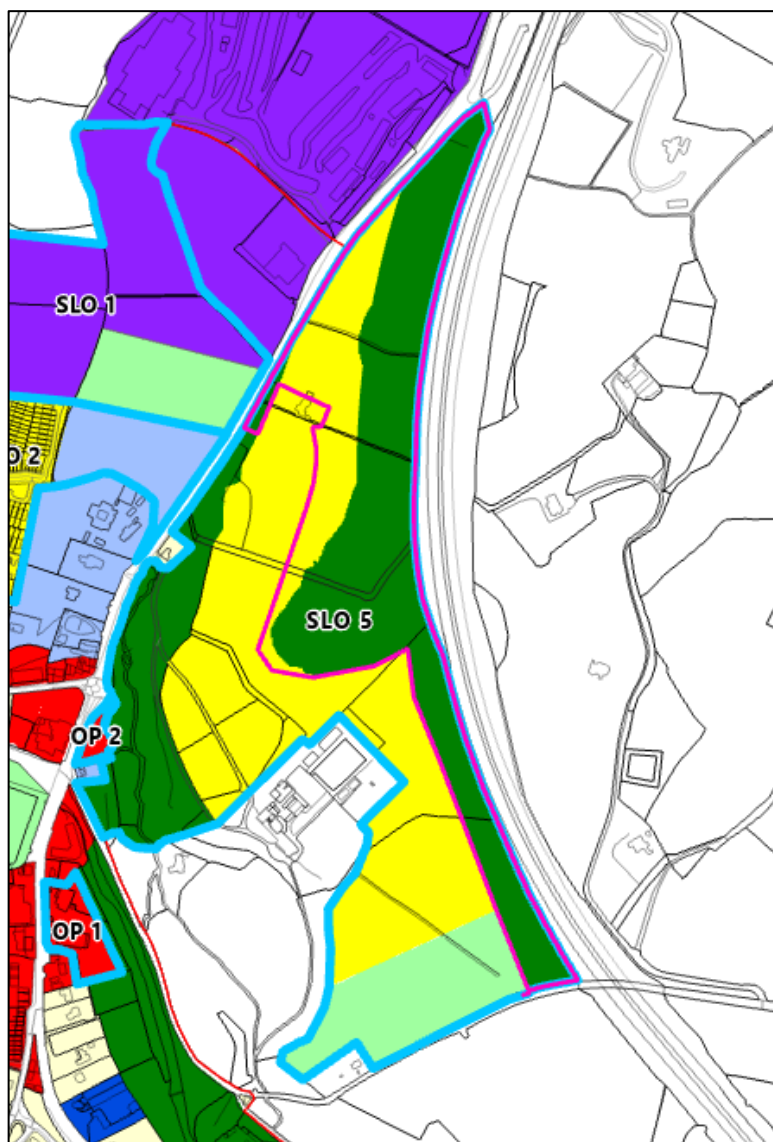
Note: This table states the new/uplift in zoning as a result of the Proposed Variation. Where an existing SLO is being amended, these figures may differ from those stated in the text; this is because the SLO will state the overall zonings contained in the area (i.e. both proposed zonings and land not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

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

Change from:



Change to:



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

SLO 5

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

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

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

- Only 50% of the residential element may be developed prior to the OS1 and the community sports zone (including buildings and appropriate access) on AOS being laid out and completed by the developer in manner to be agreed with Wicklow County Council and devoted to the public;
- The design and layout of the overall SLO, in particular the residential element, shall address and provide for passive supervision of the community park and amenity walks. At no point should design or layout allow for housing backing onto this proposed public open space area.
- A pedestrian walk linking the residential area of this SLO to land designated as Opportunity Site 1 shall be provided as part of the development.
- The minimum set back of new housing development from the M11 in this SLO shall be 50m. Where housing development is proposed within 100m of the M11, the developer shall be responsible for designing, providing and maintaining suitable noise and light pollution mitigation measures.
- Prior to the commencement of any development, detailed survey and archaeological assessment of the existing ruined church on the lands shall be undertaken to identify any buffers zones required surrounding same, as well as any necessary conservation / stabilisation / interpretative works, which shall be carried out as part of any development prior to the occupation of any development.
- Without exception, to require the provision of childcare facilities in all new residential developments comprising 75 houses or more in this SLO (including local authority and social housing schemes). In accordance with Department of Environment, Heritage & Local Government guidelines, childcare places shall be provided at a ratio of 20 places per 75 residential units, having regard to cumulative effects of permitted development. The combination of childcare requirements into larger creche facilities (+100 places) will be supported where justification is provided.

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

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

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

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

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

PROPOSED ZONING CHANGE

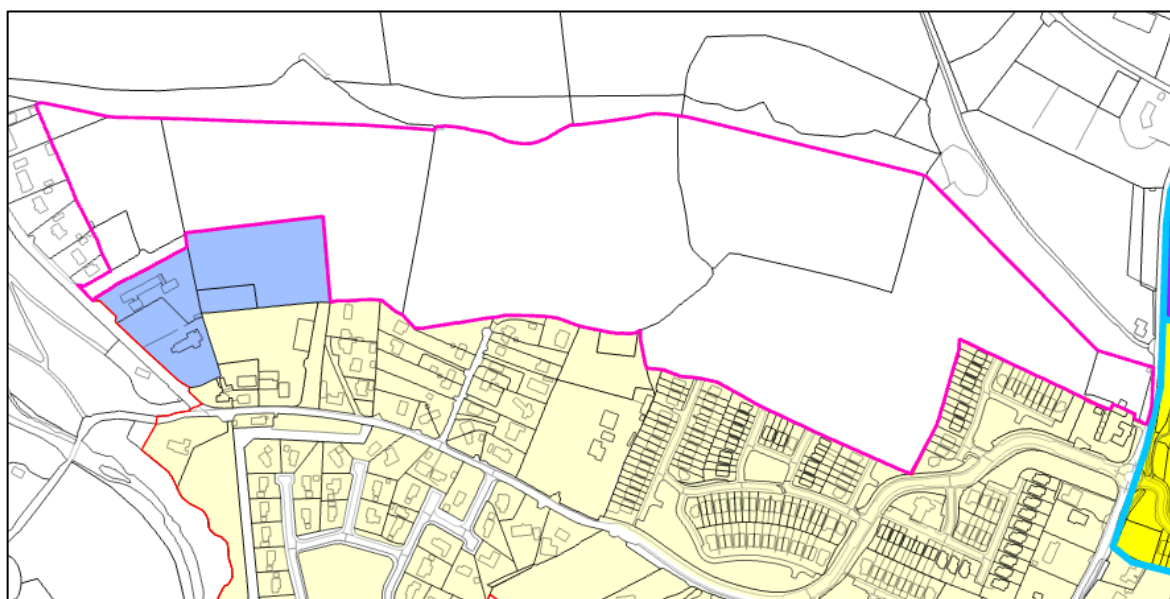
Change c. 11.3ha from unzoned to RN – New Residential

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

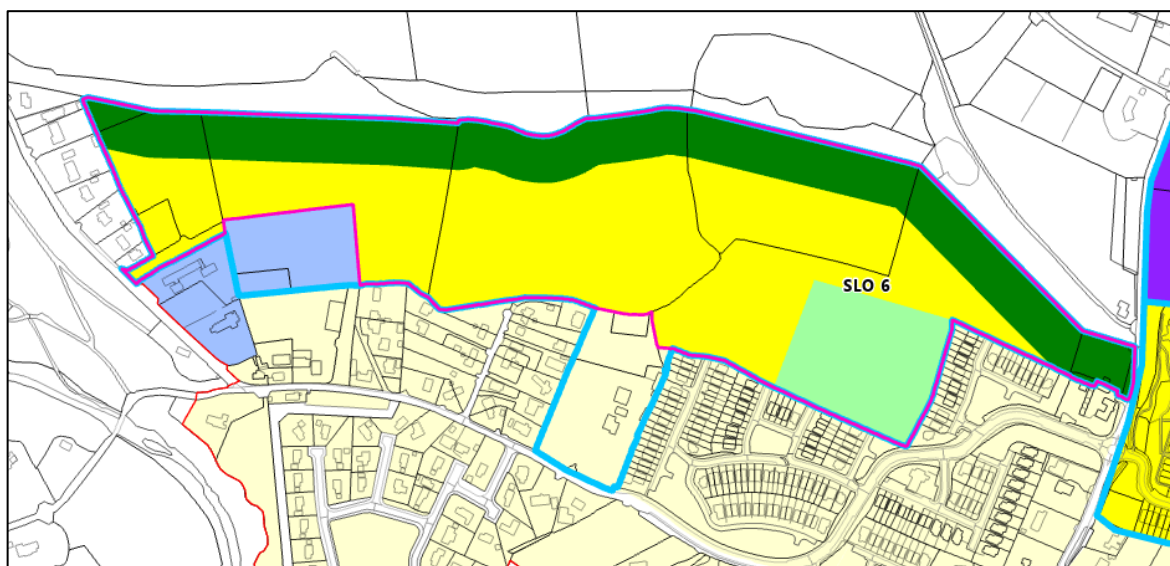
Change c. 6ha from unzoned to OS1 – Open Space

MAP

Change from:



Change to:



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

SLO 6

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

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

- The development shall provide for a new residential community well served by on-site facilities and well connected to the wider settlement, including high quality pedestrian and cycling links to existing schools, community infrastructure, transport services, recreational amenity areas and retail in Ashford;
- A total area of c. 11.3ha is zoned for new housing development which shall include a wide range of house types and sizes to meet the needs of all in society, including units suitable for older persons or people with accessibility needs.
- In designing the development of residential areas attention shall be paid to mitigating the visual impact of the development on the higher lands. Development shall be of a design and layout that is appropriate to the topography of the site and the necessity to ensure there is a visual transition between these development lands and the unzoned agricultural lands to the north of the site.
- The development of these lands shall include the provision of a link street (as defined by DMURS) from the R764 to the L-5063, with a connection to the R763, and this route shall be of a such a design to allow for the potential closing of the existing junction of the R763 and L-5063.
- Lands zoned OS1 located along the northern boundary of the SLO area shall be developed as a landscaped parkland, comprising woodland walks, a woodland playground, landscaped areas, seats etc that is well connected to the residential open spaces throughout the residential zone.
- Maximum retention of mature trees and hedgerows will be expected throughout the SLO area; any application for development shall include the submission of a detailed tree and hedgerow survey prepared by a qualified arboriculturist, and shall detail and justify any mature tree or hedgerow removal proposed;
- Any residential development proposals for the RN lands shall be accompanied by proposals for the concurrent development of community sports facility on lands zoned AOS measuring not less than 2.1ha, of a design and layout and including such facilities and support buildings to be agreed with the Planning Authority, but which shall include at a minimum:
 - Fully equipped playing pitches / courts / tracks (including MUGA (Mixed Use Games Area) of not less than 1,050sqm)
 - A clubhouse/changing facility of not less than 200sqm
 - Adequate lighting and drainage to serve the facility.

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

- Lands measuring c. 1.1ha zoned for community and educational use to the west of Nun's Cross School shall be reserved for possible school expansion or other community uses. Permission will only be considered for uses other than education facilities where it can be demonstrated that future school expansion needs (in light of the long term growth target for the settlement) would not be compromised by such use.
- Without exception, to require the provision of childcare facilities in all new residential developments comprising 75 houses or more (including local authority and social housing schemes). In accordance with Department of Environment, Heritage & Local Government guidelines, childcare places shall be provided at a ratio of 20 places per 75 residential units, having regard to cumulative effects of permitted development. The combination of childcare requirements into larger creche facilities (+100 places) will be supported where justification is provided.

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

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

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

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

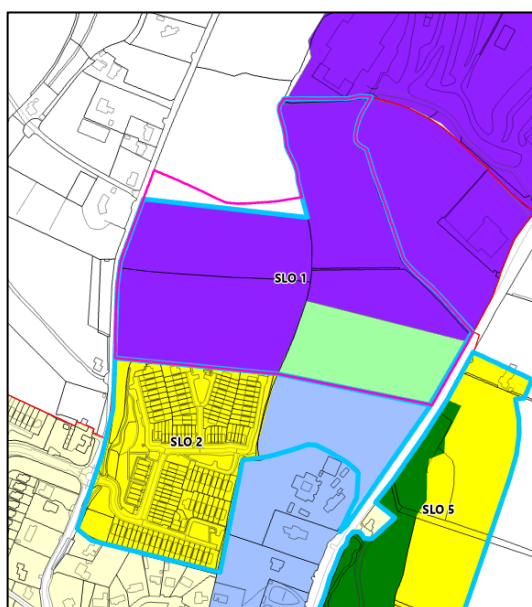
PROPOSED VARIATION ID	ASH 3
LOCATION	INCHANAPPA SOUTH (WEST OF GLANBIA)
SUBMISSION NUMBER	24
ZONING CHANGE	YES
NEW SLO / AA	NO
AMENDED SLO / AA	YES (SLO 1)

PROPOSED ZONING CHANGE

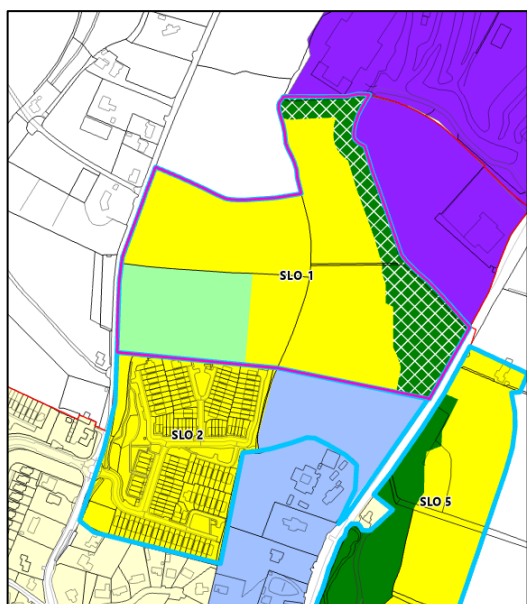
Change c. 5.1ha from E – Employment to RN – New Residential
Change c. 2.1ha from E – Employment to AOS – Active Open Space
Change c. 1.6ha from E – Employment to OS2 – Natural Areas
Change c. 2.1ha from AOS – Active Open Space to 1.4ha RN and 0.7ha OS2
Change c. 0.4ha from unzoned to RN – New Residential

MAP

Change from:



Change to:



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

SLO 1

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

- The development shall provide for a new residential community well served by on-site facilities and well connected to the wider settlement, including high quality pedestrian and cycling links to existing schools, community infrastructure, transport services, recreational amenity areas and retail in Ashford;
- A total area of c. 7ha is zoned for new housing development which shall include a wide range of house types and sizes to meet the needs of all in society, including units suitable for older persons or people with accessibility needs. Development shall be of a design and layout that is appropriate to the topography of the site and the necessity to ensure there is a visual transition between these development lands and the unzoned agricultural lands to the northwest of the site.
- Development of these lands shall provide a new public road link street (as defined by DMURS) linking the R764 to the R772, which will service the development of the residentially employment zoned lands and significant improvements along the R764 as far as the new roundabout serving Vartry Wood (including but not limited to necessary widening, footpaths, verges, road markings etc);
- Any buildings proposed along the eastern boundary of this SLO shall address the R772 and be of a high-quality design and finish providing for both hard and soft landscaping in order to provide an attractive northern entrance to the town of Ashford.
- The existing stream running through these lands shall be incorporated in the overall design and layout of the SLO, but it shall be left in a natural condition with a minimum set back of any development (including landscaped areas) of at least 30m-25m on both sides.
- ~~A minimum area of 2ha shall be developed as a sports ground (the location shown below is for indicative purposes only with the overall layout subject to detailed design), including the laying out of pitches and the construction of appropriate parking and changing room facilities. The future management/maintenance arrangements and use of this facility shall be agreed with Wicklow County Council prior to the commencement of its use.~~
- ~~Only 50% of the proposed employment lands may be developed prior to the completion of the required sports facilities.~~
- Any residential development proposals for the RN lands shall be accompanied by proposals for the concurrent development of community sports facility on lands zoned AOS measuring not less than 2.1ha, of a design and layout and including such facilities and support buildings to be agreed with the Planning Authority, but which shall include at a minimum:
 - Fully equipped playing pitches / courts / tracks (including MUGA (Mixed Use Games Area) of not less than 1,050sqm and a playground,
 - A clubhouse/changing facility of not less than 200sqm
 - Adequate lighting and drainage to serve the facility.No dwelling units that may be permitted on foot of the RN zoning may be occupied until this community sports facility is fully developed suitable for community sports use (including necessary buildings/structures, layout, drainage, surfacing, lighting, access and car parking) and is available for community use.
- Without exception, to require the provision of childcare facilities in all new residential developments comprising 75 houses or more (including local authority and social housing schemes). In accordance with Department of Environment, Heritage & Local Government guidelines, childcare places shall be provided at a ratio of 20 places per 75 residential units, having regard to cumulative effects of permitted development. The combination of childcare requirements into larger creche facilities (+100 places) will be supported where justification is provided.
Where such childcare facilities are required as part of new developments, they shall be:
 - designed from the outset as childcare facilities, with internal and external spaces meeting national standards for childcare use,

- of such a location, design and scale as to ensure childcare use is viable, and
 - shall be provided ready for occupation upon the occupation of the 75th house in the development
- Without substantial cause, it is the policy of the Planning Authority not to allow a change of use of these premises within five years of first occupation of the development.

PROPOSED VARIATION ID	ASH 4
LOCATION	BALLINAHINCH (SOUTH)
SUBMISSION NUMBER	62
ZONING CHANGE	YES
NEW SLO / AA	YES
AMENDED SLO / AA	NO

PROPOSED ZONING CHANGE

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

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

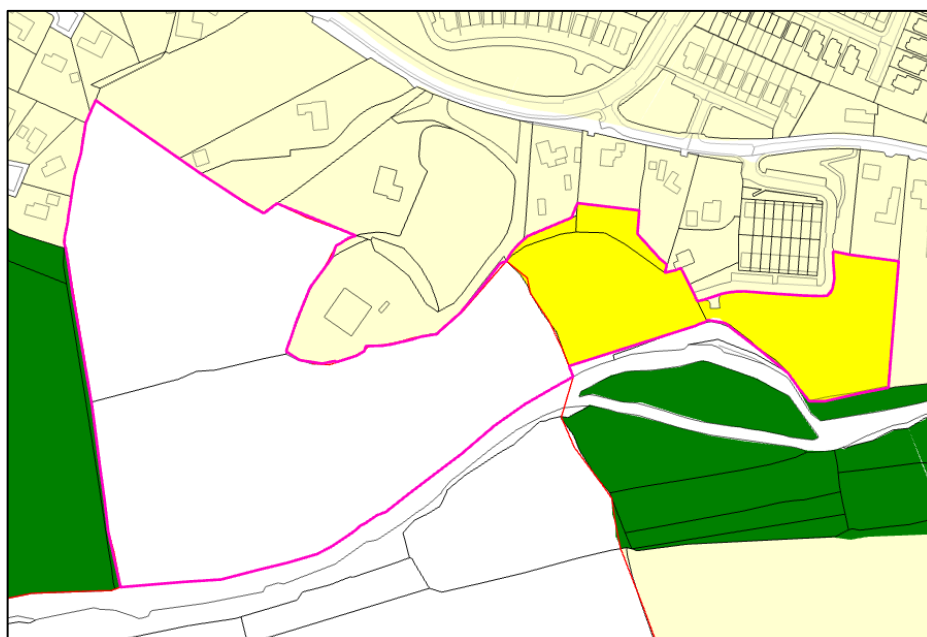
Change c. 0.6ha from unzoned to OS2 – Natural Areas

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

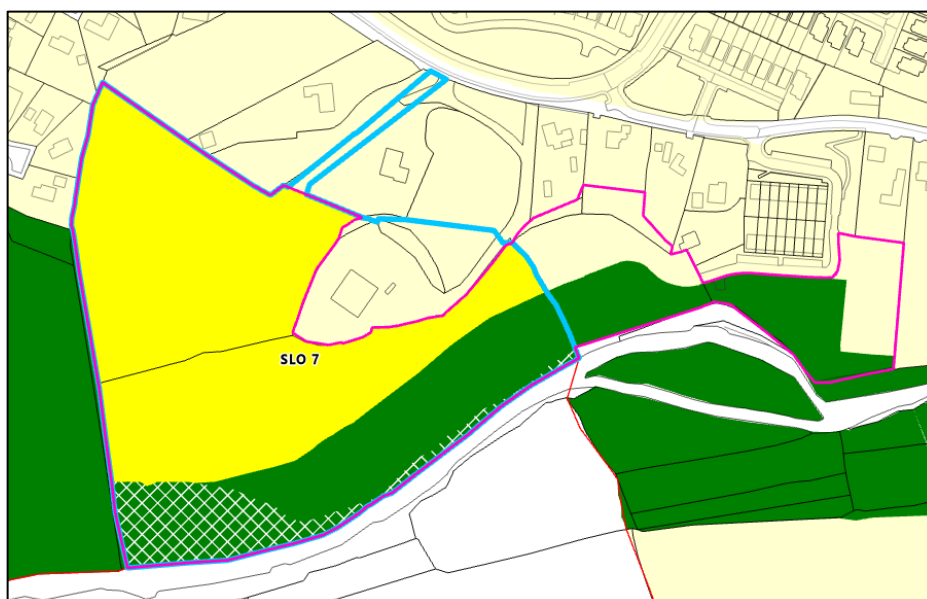
Change c. 0.7ha from RN – New Residential to OS1 - Open Space

MAP

Change from:



Change to:



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

SLO 7

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

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

- The development shall provide for a new residential community well served by on-site facilities and well connected to the wider settlement, including high quality pedestrian and cycling links to existing schools, community infrastructure, transport services, recreational amenity areas and retail in Ashford;
- A total area of c.3.5ha is zoned for new housing development (RN zone) which shall include a wide range of house types and sizes to meet the needs of all in society, including units suitable for older persons or people with accessibility needs.
- Development proposals shall be informed by detailed ecological surveying and Ecological Impact Assessment. Appropriate mitigation measures shall be integrated into development proposals to protect key ecological receptors. Development shall seek to achieve biodiversity enhancement and maintenance of ecological connectivity.
- Lands zoned OS2 located along the river shall be reserved free of all development, shall be left in a natural condition and shall not be interfered with during any construction or operational phases of any development. The natural condition of the river and its riparian zone shall be maintained. Suitable design and mitigation measures shall be incorporated into development proposals at these lands to avoid and prevent significant adverse effects on Vartry River which runs to the south of the lands.
- Lands zoned OS1 between the designated residential zone and the OS2 zone shall be developed concurrently with any residential development as a suitably landscaped parkland, including a MUGA (mixed use games area) of not less than 1,050sqm and a woodland playground, that is well connected to the residential open spaces throughout the residential zone and to the open space areas serving the existing housing areas to the east and west of the site (with a long term goal for the provision of an uninterrupted riverine parkland between Ballinahinch and town centre)
- No residential units may be occupied until the OS1 parkland and play / recreation facilities are completed and available for public use.
- Maximum retention of mature trees and hedgerows will be expected throughout the SLO area; any application for development shall include the submission of a detailed tree and hedgerow survey prepared by a qualified arboriculturist, and shall detail and justify any mature tree or hedgerow removal proposed.
- Without exception, to require the provision of childcare facilities in all new residential developments comprising 75 houses or more in this SLO (including local authority and social housing schemes). In accordance with Department of Environment, Heritage & Local Government guidelines, childcare places shall be provided at a ratio of 20 places per 75 residential units, having regard to cumulative effects of permitted development. The combination of childcare requirements into larger creche facilities (+100 places) will be supported where justification is provided.

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- of such a location, design and scale as to ensure childcare use is viable, and
- shall be provided ready for occupation upon the occupation of the 75th house in the development.

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

ASH 2
ASH 2

ASH 3
ASH 3

ASH 1
ASH 1

ASH 4
ASH 4

SLO 1

SLO 2

OP 2

SLO 5

OP 1

SLO 3

SLO 4

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

Map No. 9A - Ashford
Existing Land Use Zoning Objectives



LEGEND

- Rezoning Boundary
- Specific Local Objective (SLO)
- Settlement Boundary
- RN: New Residential
- RE: Existing Residential
- TC: Town Centre
- PU: Public Utility
- CE: Community & Education
- T: Tourism
- E: Employment
- AOS: Active Open Space
- OS1: Open Space

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

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

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

**WICKLOW COUNTY DEVELOPMENT PLAN
2022-2028**



Wicklow County Council
Planning Department

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Scale NTS



ASH 2
ASH 2

ASH 3
ASH 3

ASH 1
ASH 1

ASH 4
ASH 4

SLO 6

SLO 1

SLO 2

SLO 5

SLO 7

OP 2

OP 1

SLO 3

SLO 4

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

Map No. 9B - Ashford
Proposed Land Use Zoning Objectives



LEGEND

- Rezoning Boundary
- Specific Local Objective (SLO)
- Settlement Boundary
- RN: New Residential
- RE: Existing Residential
- TC: Town Centre
- PU: Public Utility
- CE: Community & Education
- T: Tourism
- E: Employment
- AOS: Active Open Space
- OS1: Open Space

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Refer to variation reference number in Variation
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**WICKLOW COUNTY DEVELOPMENT PLAN
2022-2028**



Wicklow County Council
Planning Department

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Scale NTS

