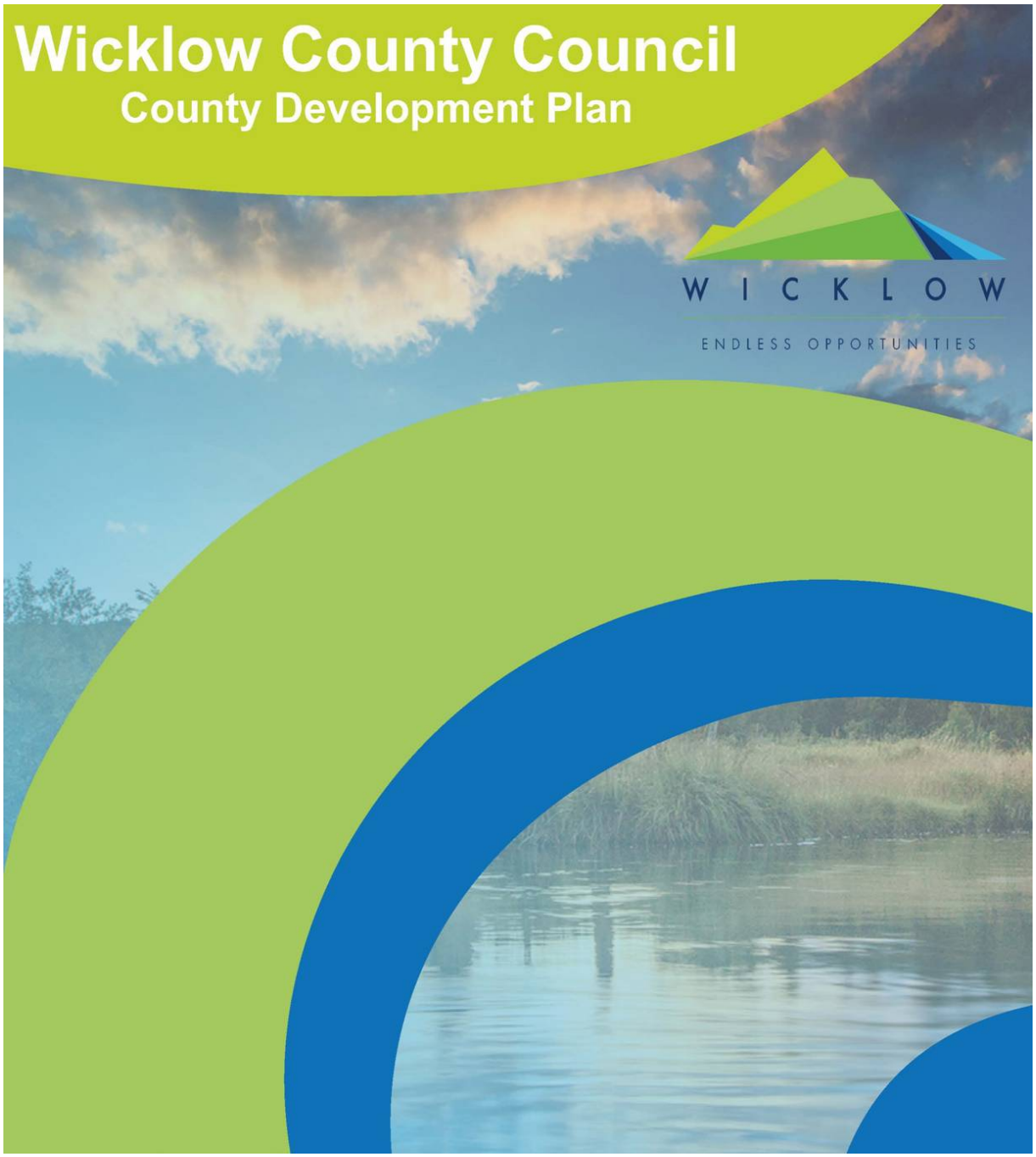


SECTION 5

ADDENDA

CHAPTER 3
CORE STRATEGY

3.0 Introduction

The purpose of the Core Strategy is provide relevant information to show that the development plan provisions, in particular its population, housing, retail– and transport ~~and climate action~~ strategies are consistent, as far as practicable, with national and regional development objectives set out in the National Planning Framework and Regional Spatial and Economic Strategy and with Specific Planning Policy Requirements specified in guidelines under sub-section (1) of Section 28 of the Planning Act.

In particular the Core Strategy shall address:

- any policies of the Minister in relation to national and regional population targets,
- provide details of land zoned for residential use or a mixture of residential and other uses,
- how the zoning proposals accord with national policy that development of land shall take place on a phased basis,
- provide relevant information to show that, in setting out objectives regarding retail development contained in the development plan, the planning authority has had regard to any guidelines that relate to retail development issued by the Minister under section 28,
- set out a settlement hierarchy and provide details of any policies or objectives for the time being of the Government or any Minister of the Government in relation to national and regional population targets that apply to towns and cities referred to in the hierarchy, and to the areas or classes of areas not included in the hierarchy,
- projected population growth of cities and towns in the hierarchy,
- aggregate projected population, in villages and smaller towns with a population of under 1,500 persons, and the open countryside outside of villages and towns,
- relevant roads that have been classified as national primary or secondary roads under section 10 of the Roads Act 1993 and relevant regional and local roads within the meaning of section 2 of that Act,
- relevant inter-urban and commuter rail routes, and
- where appropriate, rural areas in respect of which planning guidelines relating to sustainable rural housing issued by the Minister under section 28 apply,

Whether zoning objectives are outlined in this development plan or in subsidiary local area plans, the Core Strategy of the development plan must be sufficiently specific in setting population targets and housing requirements across the overall area of the planning authority and the elements of the settlement hierarchy outlined above thereby to act as a clear framework for amendments to existing zonings or new zonings in lower-level plans. In turn, the population targets and housing requirements of lower-level plans must be consistent with the Core Strategy of the County Development Plan and this will be achieved either in subsequent amendments to such plans or in the preparation of new local area plans.

3.1 Population

NPF	While the NPF indicates that in setting overall targets for growth, it is the pattern of development that is being targeted, rather than precise numbers, it does provide a target for growth in the Eastern and Midlands Region of **490,000-540,000** additional people by 2040. The element of this that is to be targeted for Dublin and its suburbs is **235,000 – 293,000** (see tables below for summary figures). National Policy Objectives 68 of the NPF states: *A Metropolitan Area Strategic Plan[1] may enable up to 20% of the phased population growth targeted in the principal city and suburban area, to be accommodated in the wider metropolitan area i.e. outside the city and suburbs or contiguous zoned area, in addition to growth identified for the Metropolitan area. This will be subject to:* ▪ *any relocated growth being in the form of compact development, such as infill or a sustainable urban extension;* ▪ *any relocated growth being served by high capacity public transport and/or related to significant employment provision; and* ▪ *National Policy Objective 9, as set out in Chapter 4.*
NPF Roadmap	The NPF does not specify targets for Counties or towns in the EMRA region outside of Dublin city and suburbs; however subsequent to the adoption of the NPF, the Department of Housing, Planning and Local Government published the 'Implementation Roadmap for the NPF' in July 2018 which provided county level 'transitional population projections'. The transitional population projections plot a growth trajectory set approximately mid-way between what is currently being planned for in statutory Development Plans if projected forward to 2031, and the more likely evidence based and nationally coherent projected scenario to 2031 and 2040. These 'adjusted' transitional figures will apply to 2026 and will also inform the period to 2031. For Wicklow the 2026 and 2031 projections are **155,000 - 157,500** and **160,500 – 164,000** respectively, from the 2016 base of 142,500. The 'Roadmap' specifies that scope for 'headroom', not exceeding 25%, can be considered to 2026 in those counties where projected population growth is projected to be at or above the national average baseline, including County Wicklow.
RSES	The RSES provides a further elaboration on foot of NPO 68 including a breakdown of population projections to county level, based on the NPF Implementation Roadmap, which shall be used by local authorities in the formulation of the core strategies of their development plans. It provides that a further allowance of transition population targets in NPO 68 by way of up to 20% of the targeted growth in the city being transferred to other settlements in the Metropolitan Area Strategic Plan (MASP) shall apply only to the three Metropolitan Key Towns in the MASP namely Bray, Maynooth and Swords, and only if they can demonstrate compact growth on high capacity planned or existing public transport corridors.

[1] As part of the RSES process, the NPF indicates that arrangements are to be put in place to enable the preparation of five coordinated metropolitan area strategic plans (MASPs) for the Dublin, Cork, Limerick, Galway and Waterford Metropolitan areas. In line with the Regional Spatial and Economic Strategies, the MASPs will be provided with statutory underpinning to act as 12-year strategic planning and investment frameworks for the city metropolitan areas, addressing high-level and long-term strategic development issues.

MASP	In accordance with NPO 68, the Regional Assembly in July 2020 approved the 'transfer' of population growth of 13,000 from the city to the metropolitan area settlement of Bray, of which 9,500 would be to that part of Bray located in Co. Wicklow.
'Housing Supply Target Methodology for Development Planning'[2] (DHLGH December 2020)	Under Section 28 of the Planning & Development Act, 2000 (as amended), the '*Housing Supply Target Methodology for Development Planning, Guidelines for Planning Authorities*' were issued on 18th December 2020. These Guidelines provide the methodology to be adopted by planning authorities in formulating the housing supply target for their statutory development plan. The methodology utilises research undertaken by the ESRI – '*Regional Demographics and Structural Housing Demand at a County Level*' (Dec 2020). The guidelines are to be applied by each planning authority to assist in ensuring that their development plan is prepared to be consistent with the National Planning Framework and relevant Regional Spatial and Economic Strategy.

Table 3.1: Population targets Co. Wicklow 2026, 2031

	2016	2026	2031	Total growth 2016-2031
County Wicklow plus 25% headroom (2026 only) plus MASP allocation (2031)	142,425	155,000 - 157,500 158,144 – 161,269	160,500 – 164,000 170,000 – 173,500	18,075 – 21,575 27,575 – 31,075
of which Bray (min)				9,500

Source: NPF, NPF Roadmap, RSES, WCC

3.2 Housing

The methodology for translating the population targets of the NPF Roadmap into housing targets is set out in Ministerial Guidelines 'Housing Supply Target Methodology for Development Planning' (DHLGH December 2020). As part of the understanding and implementation of these guidelines, additional County specific tabulations and calculations were provided by the Department, in order to assist in the accurate determination of housing targets for the lifetime of the development plan, which will be the 6-year period Q3 2022 to Q2 2028.

These tables and calculations are all presented and explained in the Housing Strategy appended to this development plan; only the summary tables or those necessary to explain the Core Strategy are set out in this chapter.

Table 3.2 Housing Completions & Targets Co. Wicklow 2020, 2022, 2028, 2031

County Wicklow	Units delivered 2017-2020	Estimated completions Q1 2021 – Q2 2022	Target Q3 2022 – Q2 2028	Target Q3 2028 - 2031	Total
New housing demand	3,230	1,404	8,467	1,848	14,949

[2] Guidelines for Planning Authorities issued under Section 28 of the PDA 2000 (as amended)

Table 3.2: Housing Demand NPF Roadmap / Ministerial Guidelines 2017-2031

County Wicklow	Total	Per annum
ESRI NPF scenario projected new household demand 2017 to 2031	10,976	732
Actual new housing supply 2017-2019	2,190	730
Homeless households, and estimated unmet demand as at Census 2016	150	
Housing demand 2020 – 2031	8,936	745

Source: *Ministerial Guidelines Appendix 1, 2020*

Methodology is provided in the guidelines to establish the housing demand up to 2026, taking into account the 25% 'headroom' up to 2026 that is afforded to County Wicklow in the NPF 'Roadmap', as well as the number of units completed in 2020.

In this regard, the housing demand up to for the period from 2021 up to 2026 is 4,981 units. Thereafter it is assumed that housing demand will be delivered evenly up to 2031, up to the total target of 11,126 units (10,976 + 150 as per the table above).

Table 3.3: Housing Demand NPF Roadmap / Ministerial Guidelines 2026, 2028, 2031

County Wicklow	Units delivered 2017-2020	2021 - 2026	2027 - 2028	2029 - 2031	Total
New housing demand	3,230	4,981	1,166	1,749	11,126

Neither the NPF 'Roadmap' nor the 2020 Guidelines take account of the additional population allocation to Bray as per the MASP. This equates to 3,820 units[3], and assuming they will be delivered over a 10 year period from 2022 to 2031, this equates to 382 units per annum. This will be assumed to be delivered in a linear even manner and no 'front loading' for 2026 is provided for as per the MASP:

Table 3.4: Housing Demand NPF Roadmap / Ministerial Guidelines 2026, 2028, 2031

+MASP

County Wicklow	Units delivered 2017-2020	2021-2026	2027-2028	2029-2031	Total
New housing demand	3,230	6,891	1,930	2,895	14,946

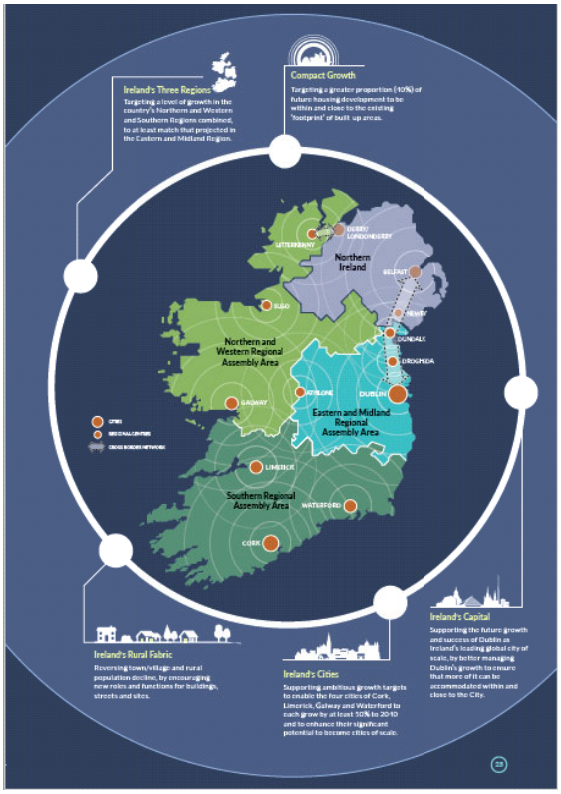
[3] Using the same ratio of population:housing units as provided for in the guidelines

3.3 Settlement Hierarchy

National Planning Framework

The NPF sets out a national settlement hierarchy as follows:

- The five cities and their suburbs (Dublin, Cork, Limerick, Galway, Waterford)
- Regional centres of Athlone in the Midlands, Sligo and Letterkenny in the North-West
- Letterkenny-Derry North-West Gateway Initiative and Dublin – Belfast corridor Drogheda-Dundalk-Newry.

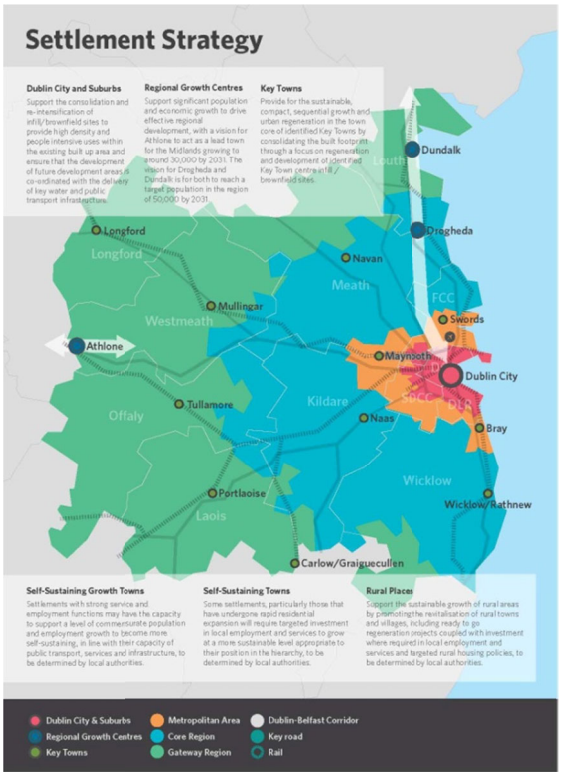


Regional Spatial and Economic Strategy

The RSES settlement hierarchy identifies 7 tiers of settlements in the region:

- Dublin City and suburbs
- Regional Growth Centres
- Key towns
- Self Sustaining Growth Towns
- Self Sustaining Towns
- Towns and Villages
- Rural

Having carried out an 'Asset Based' assessment of Wicklow settlements, the RSES identifies Bray and Wicklow Town as 'Key Towns'. Other settlements are to be defined by the County Development Plan.



Asset Based Assessment of Wicklow Towns

In accordance with the methodology and criteria set out in the RSES, all Wicklow settlements over 1,500 population (Census 2016)[4], have been evaluated in order to determine their appropriate categorisation in the new settlement hierarchy. A hierarchy of ~~10~~ 5 tiers has been determined, which is consistent with the RSES but provides for sub-categories so as to provide a better fit for Wicklow, in particular better grouping of settlement types. In addition, this allows for the least amount of change from the previous development plan, which will generally aid in understating and implementation.

Table 3.3~~5~~ Wicklow Settlement Hierarchy

~~Level~~	~~Settlement Typology~~	~~Description~~	~~Settlement~~
~~1~~	~~Metropolitan Area~~ ~~Key Town~~	~~Large economically active service and/or county towns that provide employment for their surrounding areas and with high-quality transport links and the capacity to act as growth drivers to complement the Regional Growth Centres.~~	~~Bray~~
~~2~~	~~Core Region~~ ~~Key Town~~	~~Large economically active service and/or county towns that provide employment for their surrounding areas and with high-quality transport links and the capacity to act as growth drivers to complement the Regional Growth Centres.~~	~~Wicklow - Rathnew~~
~~3~~	~~Core Region~~ ~~Self-Sustaining Growth Towns~~	~~Self-Sustaining Growth Towns with a moderate level of jobs and services – includes sub-county market towns and commuter towns with good transport links and capacity for continued commensurate growth to become more self-sustaining.~~	~~Arklow~~ ~~Greystones - Delgany~~ ~~Blessington~~
~~4~~	~~Core Region~~ ~~Self-Sustaining Towns~~	~~Self-Sustaining Towns with high levels of population growth and a weak employment base which are reliant on other areas for employment and/or services and which require targeted 'catch up' investment to become more self-sustaining.~~	~~Baltinglass~~ ~~Enniskerry~~ ~~Kilcoole~~ ~~Newtownmountkennedy~~ ~~Rathdrum~~
~~5~~	~~Towns & Villages~~ ~~Small Towns Type 1~~	~~Small towns with good local service and employment functions.~~	~~Ashford~~ ~~Aughrim~~ ~~Carnew~~ ~~Dunlavin~~ ~~Tinahely~~
~~6~~	~~Towns & Villages~~ ~~Small Towns Type 2~~	~~Small Towns with moderate local service and employment functions.~~	~~Avoca~~ ~~Donard~~ ~~Kilmacanogue~~ ~~Newcastle~~ ~~Roundwood~~ ~~Shillelagh~~
~~7~~	~~Villages Type 1~~	~~Villages with moderate capacity for development~~	
~~8~~	~~Villages Type 2~~	~~Villages with limited capacity for development~~	
~~9~~	~~Rural Clusters~~	~~Existing clusters of rural housing, suitable for new rural generated housing~~	
~~10~~	~~Open countryside~~		

[4] Other than Bray and Wicklow Town which have already been assessment via the RSES and deemed to be 'Key Towns' suitable for significant growth

Level	Settlement Typology	Sub category	Description	Settlement
1	Key Towns	Metropolitan Area	Large economically active service and/or county towns that provide employment for their surrounding areas and with high-quality transport links and the capacity to act as growth drivers to complement the Regional Growth Centres.	Bray
		Core Region		Wicklow - Rathnew
2	Self-Sustaining Growth Towns	Metropolitan Area	Self-Sustaining Growth Towns with a moderate level of jobs and services – includes sub-county market towns and commuter towns with good transport links and capacity for continued commensurate growth to become more self-sustaining.	Greystones - Delgany
		Core Region		Arklow Blessington
3	Self-Sustaining Towns		Self-Sustaining Towns with high levels of population growth and a weak employment base which are reliant on other areas for employment and/or services and which require targeted 'catch up' investment to become more self-sustaining.	Baltinglass
				Enniskerry
				Kilcoole
				Newtownmountkennedy
				Rathdrum
4	Small Towns	Type 1	Small towns with good local service and employment functions.	Ashford
				Aughrim
				Carnew
				Dunlavin
				Tinahely
		Type 2	Small Towns with moderate local service and employment functions.	Avoca
				Donard
				Kilmacanogue
				Newcastle
				Roundwood
				Shillelagh
5	Rural Area	Villages Type 1	Villages with moderate capacity for development	As detailed in Chapter 4 of this plan
		Villages Type 2	Villages with limited capacity for development	
		Open countryside	Areas outside of any identified settlement	

3.4 Population & Housing Allocations

This development plan is for the period Q3 2022- Q2 2028 and the population and housing units targets for each settlement / aggregate settlement grouping ~~, and in order to ensure that it provides a robust and responsive long term framework, the population and housing targets up to 2031 for each settlement / tier in the settlement hierarchy~~ are herewith identified. These targets have been sourced and derived for the overall County population targets set out in Table 3.1 above and the housing targets set out in Table 3.2. Local plans for each settlement[5] as well as the application of the objectives of this plan, will provide for a flexible development framework, including phasing, to ensure that the ~~2026 and~~ 2028 target~~s~~ can be fulfilled.

In determining appropriate growth rates for each settlement / tier, cognisance has been taken of the NPO 9 of the NPF which states:

National Policy Objective 9

In each Regional Assembly area, settlements not identified in Policy 2a or 2b of this Framework, may be identified for significant (i.e. 30% or more above 2016 population levels) rates of population growth at regional and local planning stages, provided this is subject to:

- *Agreement (regional assembly, metropolitan area and/or local authority as appropriate);*
- *Balance with strategies for other urban and rural areas (regional assembly, metropolitan area and/or local authority as appropriate), which means that the totality of planned population growth has to be in line with the overall growth target; and*
- *A co-ordinated strategy that ensures alignment with investment in infrastructure and the provision of employment, together with supporting amenities and services.*

While the above planning considerations will generally apply to all urban and rural areas, this specific provision is intended to ensure that in settlements identified for significant population growth, it is aligned with the provision of employment and/or infrastructure and supporting facilities, to ensure a good quality of life for both existing and future residents.

The Regional Spatial and Economic Strategies for each Regional Assembly area shall address the potential of towns and their catchments in conjunction with consideration of growth targets for cities and rural areas. In applying a tailored approach to urban development, that can be linked to the Rural and Urban Regeneration and Development Fund, key considerations further to NPO 7 will include:

- *The extent to which a settlement is located inside or outside one of the five defined City- Region catchments and may be characterised as commuter focused or as more self-contained;*
- *The scale of employment provision and net commuting flows;*
- *The extent of local services and amenities provision i.e. administration, education – particularly higher education institutes, health, leisure and retail;*
- *The extent to which trips may be made by sustainable modes of travel, i.e. walking, cycling or public transport, and the scale of planned investment in such;*
- *The rate and pace of development from 1996-2016 and the extent to which there are outstanding requirements for infrastructure and amenities;*
- *Accessibility and influence in a regional or sub-regional context;*
- *Particular sub-regional interdependencies, for example, where a settlement may be located in relation to a number of nearby settlements and scope for collaboration and complementarity;*
- *Track record of performance and delivery, as well as ambition and initiative and scope to leverage investment;*
- *Commitment to achieve compact growth*

[5] Local Area Plans in the case of settlements in Levels 1-3 in the hierarchy; and Small Town Plans for settlements in Levels 4-5 (which are contained within this County Development Plan)

~~Growth rates targeted for each settlement / settlement tier are reflective of the respective position of each settlement or groups of settlement in the overall hierarchy, the capacity of that settlement / settlement tier for growth having regard to the asset based assessment.~~

Housing and population growth rates targeted for each settlement / settlement tier are reflective of the respective position of each settlement or groups of settlement in the overall hierarchy, the tier designation and any growth parameters associated with same as may be provided in the NPF or RSES, and the capacity of that settlement / settlement tier for growth having regard to the asset based assessment.

In a small number of cases, the targeted housing growth rate has had to take account of significant legacy housing developments already in train, which would result in a higher growth rate than may have been appropriate for the settlement given its position in the hierarchy and asset capacity.

Level	Settlement	Justification
1	Bray Wicklow - Rathnew	Key Towns are identified for growth rates of c. 35% having regard to their identification on the RSES are towns suitable for higher levels of growth.
2	Arklow Greystones - Delgany Blessington	Towns in Level 2 are targeted for growth rates of 25%-30%, with slight variations based on capacity / past trends.
3	Baltinglass Enniskerry Kilcoole Newtownmountkennedy Rathdrum	Towns in Level 3 are generally targeted for growth rates around 20%-25%. Newtownmountkennedy (at c.50%) and Rathdrum (at c.40%) will significantly exceed this target due to legacy housing developments under construction. The goal for these towns is to limit further development, other than for town centre infill / regeneration.
4.1	Ashford Aughrim Carnew Dunlavin Tinahely	Towns in Level 4.1 are generally targeted for growth rates of 15%-20%. Ashford (at c.60%) will significantly exceed this target due to legacy housing developments under construction. The goal for this town is to limit further development, other than for town centre infill / regeneration.
4.2	Avoca Donard Kilmacanogue Newcastle Roundwood Shillelagh	Towns in Level 4.2 are generally targeted for growth rates of 10%-15%.
5	Villages / clusters Open countryside	Growth rate of 5%-10% identified as appropriate for rural villages and open countryside.

Table 3.~~4~~6 Wicklow Settlement / Aggregate Settlement Population Targets 2016, Q2 2028~~-2031~~

Level	Settlement	Population 2016	Population target Q 2 2028	~~Population target 2031~~	% of total County growth to Q2 2028~~2031~~ by tier	
1 ~~2~~	Bray	29,646	38,565	~~40,425~~	KEY TOWNS	~~53%~~49%
	Wicklow - Rathnew	14,114	18,515	~~19,470~~		
~~3~~2	Arklow	13,226	15,419	~~16,440~~	SELF SUSTAINING GROWTH TOWNS	25%
	Greystones - Delgany	18,021	21,727	~~21,630~~		
	Blessington	5,234	6,145	~~6,035~~		
~~4~~3	Baltinglass	2,251	2,607	~~2,725~~	SELF SUSTAINING TOWNS	~~10%~~12%
	Enniskerry	1,877	2,106	~~1,920~~		
	Kilcoole	4,244	4,778	~~4,315~~		
	Newtownmountkennedy	3,552	5,179	~~5,220~~		
	Rathdrum	1,716	2,339	~~2,480~~		
~~5~~4.1	Ashford	5,710	6,695	~~7,210~~	SMALL TOWNS ~~TYPE 1~~ ~~SMALL TOWNS TYPE 2~~	5% ~~5%~~ ~~2%~~
	Aughrim					
	Carnew					
	Dunlavin					
	Tinahely					
~~6~~4.2	Avoca	3,835	4,230	~~4,345~~		
	Donard					
	Kilmacanogue					
	Newcastle					
	Roundwood					
	Shillelagh					
~~7 9~~ ~~10~~5	Villages / clusters Open countryside	~~5,672~~ ~~33,327~~ 38,999	41,352	~~6,010~~ ~~35,280~~	VILLAGES OPEN COUNTRYSIDE	~~1%~~ ~~6%~~9%
	Total	**142,425**	**169,658**	**~~173,505~~**		**100.0%**

Table 3.7 Wicklow Settlement / Aggregate Settlement Housing Targets 2016-2031

Level	Settlement	Housing Stock 2016	Housing Stock Growth Target 2016-2031[6]	Housing Units completed post 2016	Further Housing Unit Growth Target up to 2031
1	Bray	11,232	5,062	165	4,897
2	Wicklow - Rathnew	5,456	2392	650	1,742
3	Arklow	5,406	1221	165	1,056
	Greystones - Delgany	6,766	1953	875	1,078
	Blessington	1,914	519	5	514
4	Baltinglass	903	195	46	149
	Enniskerry	648	125	34	91
	Kilcoole	1,451	287	97	190
	Newtownmountkennedy	1,222	882	250	632
	Rathdrum	669	331	132	199
5	Ashford Aughrim Carnew Dunlavin Tinahely	2,390	515	255	260
6	Avoca Donard Kilmacanogue Newcastle Roundwood Shillelagh	1,534	218	46	172
7-10	Villages / clusters Open countryside	15,395	1249	510	739
	Total	**54,986**	**14,949**	**3,230**	**11,719**

[6] As per the population growth targets set out in Table 3.7

Table 3.8 Wicklow Settlement / Aggregate Settlement Housing Targets 2026, 2028, 2031

Level	Settlement	Housing Stock 2016	Further Housing Unit Growth up to 2026	Housing Unit Growth up to 2028	Housing Unit Growth up to 2031
1	Bray	11,232	2880	3686	4896
2	Wicklow – Rathnew	5,456	1024	1311	1742
3	Arklow	5,406	621	795	1056
	Greystones – Delgany	6,766	634	811	1078
	Blessington	1,914	302	387	514
4	Baltinglass	903	88	112	149
	Enniskerry	648	54	68	91
	Kilcoole	1,451	112	143	190
	Newtownmountkennedy	1,222	372	476	632
	Rathdrum	669	117	150	199
5	Ashford Aughrim Carnew Dunlavin Tinahely	2,390	153	196	260
6	Avoca Donard Kilmacanogue Newcastle Roundwood Shillelagh	1,534	101	129	172
7-10	Villages / clusters Open countryside	15,395	435	556	739
	Total	54,986	6,893	8,820	11,718

Table 3.5 Wicklow Settlement / Aggregate Settlement Housing Targets to Q2 2028 and Q4 2031

Level	Settlement	Housing Stock 2016	Completions 2017-2020	Estimated completions 2021-Q2 2022	Housing Growth Q3 2022-Q2 2028	Housing Growth Q3 2028-Q4 2031	Total Housing Growth 2016-2031
1	Bray	11,232	165	100	4,026	771	5062
	Wicklow - Rathnew	5,456	650	200	1,267	275	2392
2	Arklow	5,406	165	100	790	166	1,221
	Greystones - Delgany	6,766	875	400	508	170	1953
	Blessington	1,914	5	40	393	81	519
3	Baltinglass	903	46	40	85	24	195
	Enniskerry	648	34	40	36	15	125
	Kilcoole	1,451	97	20	140	30	287
	Newtownmount-kennedy	1,222	250	100	433	99	882
	Rathdrum	669	132	100	68	31	331
4.1	Ashford	2,390	255	90	129	41	515
	Aughrim						
	Carnew						
	Dunlavin						
	Tinahely						
4.2	Avoca	1,534	46	30	114	28	218
	Donard						
	Kilmacanogue						
	Newcastle						
	Roundwood						
	Shillelagh						
5	Villages / clusters Open countryside	15,395	510	134	478	117	1249
	Total	54,968	3,230	1,404	8,467	1,848	14,949

In order to ensure that adequate services are delivered in tandem with new housing, service delivery agencies shall have regard to both the future housing growth targets set out in Table 3.7~~8~~ above, and the housing delivery already completed and underway in the County since 2016, as well as permitted further housing development as yet to commence, as shown on Table 3.8~~9~~ to follow.

Table 3.6~~9~~ Housing development completed, underway and permitted in Co. Wicklow

Level	Settlement	Housing Units completed post 2016	Units under construction[7]	Extant permission [8]
1~~1~~ ~~2~~	**Bray**	165	409	876
	Wicklow - Rathnew	650	376	481
~~3~~2	**Arklow**	165	181	109
	Greystones - Delgany	875	1050	688
	Blessington	5	45	307
43	**Baltinglass**	46	50	69
	Enniskerry	34	69	88
	Kilcoole	97	23	17
	Newtownmountkennedy	250	587	11
	Rathdrum	132	137	173
~~5~~4.1	**Ashford**	255	101	225
	Aughrim			
	Carnew			
	Dunlavin			
	Tinahely			
~~6~~4.2	**Avoca**	46	30	109
	Donard			
	Kilmacanogue			
	Newcastle			
	Roundwood			
	Shillelagh			

[7] As of 31 March 2021
[8] As of 31 March 2021, granted but uncommenced

3.5 Zoning

This development plan provides the population and housing targets for all 21 settlements in the County up to 2031. However, it only provides plans for 13 settlements, the remainder of the settlements having their own stand-alone 'Local Area Plans', which will be reviewed after the adoption of this County Development Plan.

Local Area Plans (LAPs)

New Local Area Plans will be made for the following settlements in the period 2022-2024 in the following order of priority:

1. Wicklow Town – Rathnew
2. Greystones - Delgany - Kilcoole
3. Blessington
4. Arklow and Environs
5. Bray Municipal District (including Enniskerry and Kilmacanogue)

~~Greystones - Delgany - Kilcoole~~
~~Arklow and Environs~~
~~Blessington~~

While each LAP will cover a period of 6 years, zoning will be provided on the basis of the land needed to meet the 2031 population target, with clear objectives to ensure 2026 targets can be reached.

Core Strategy Table 3.7 to follow shows the housing unit requirements for the LAP towns, up to the year 2031 and the housing unit capacity of lands zoned in current LAPs.

This table shows that the majority of current LAPs have a surplus of zoned land having regard to the revised 2031 targets set out in the NPF Roadmap and the RSES for the EMRA. Prior to the adoption of new LAPs reflecting the targets set out in this plan, in the assessment of applications for new housing development (or mixed use development of which housing forms a significant component) shall be assessed against the population and housing targets set out in the Core Strategy of this County Development Plan and the Council will strictly adhere to the compact growth, sequential development and phasing principles set out in this plan.

~~Until such a time as new LAPs are adopted, the current plans for these towns are herewith subsumed into this County Development Plan.~~

Small Town Plans (STPs)

With respect to the remaining towns and settlements, their plans form part of this County Development Plan (see Volume 2). While each Small Town Plan will cover a period of 6 years, zoning / development objectives will be provided on the basis of the flexible development framework needed to support the delivery of the short, medium and long term targets.

Table 3.7 to follow shows the zoning requirements for towns in this category that have a population greater than 1,500 persons, up to the year 2031.

For Small Towns under 1,500 population, zoning requirements are not provided for individual settlements. Each of these plans will be crafted to ensure that the aggregate housing growth provided for in any small towns or village does not exceed c. 20% for Level 5 towns and c. 15% for Level 6 Towns.

Zoning Principles

Principle 1: Compact Growth

In accordance with National Policy Objectives 3c of the National Planning Framework, a minimum of 30% of the housing growth targeted in any settlement is to be delivered within the existing built up footprint of the settlement.

Levels 1-4 of Settlement Hierarchy

For larger towns in Levels 1-34, where more significant growth is targeted that is unlikely to be possible to accommodate wholly within the existing built up envelope, a minimum of 30% of the targeted housing growth shall be directed into the built up area of the settlement. In cognisance that the potential of town centre regeneration / infill / brownfield sites is difficult to predict, **there shall be no quantitative restriction inferred from this Core Strategy and associated tables on the number of units that may be delivered ~~within~~ on town centre regeneration / infill / brownfield sites**. **~~the built up envelope of the town.~~**

In order to ensure however that overall housing and population targets are not exceeded to any significant degree, the amount of land zoned for the housing development outside of the built up envelope of any existing settlement shall not exceed 70% of the total housing target for that settlement.

Level 4-5~~5-9~~ of Settlement Hierarchy

It has been determined that all of the targeted housing growth in towns / villages at Levels 4-5~~5 – 9~~ of the hierarchy can be accommodated within the existing built up footprint of these settlements.

Table 3.9 Compact Growth Housing Targets 2022-2031

Level	Settlement	Further Housing Unit GrowthTarget up to 2031	Minimum target for compact growth[9]	Maximum allowance outside built up envelope
1 2	Bray	4896	1469	3427
	Wicklow – Rathnew	1742	523	1219
3	Arklow	1056	317	739
	Greystones – Delgany	1078	323	755
	Blessington	514	154	360
4	Baltinglass	149	45	104
	Enniskerry	91	27	64
	Kilcoole	190	57	133
	Newtownmountkennedy	632	190	442
	Rathdrum	199	60	139
5	Ashford	260	260	0
	Aughrim			
	Carnew			
	Dunlavin			
	Tinahely			
6	Avoca	172	172	0
	Donard			
	Kilmacanogue			
	Newcastle			
	Roundwood			
	Shillelagh			

Principle 2: Delivery of Population and Housing Targets

The zoning provisions of each Local Area Plan and Small Town Plan will be crafted on the basis of ensuring that the population and housing unit targets set out in the tables above can be fulfilled.

Town centre regeneration / infill / brownfield developments normally located within the existing built up part of the settlement, generally on lands zoned 'town centre', 'village centre', 'primary area', 'existing residential' and other similarly zoned, already developed lands will be prioritised and promoted in the first instance for new housing development,.

The exact capacity of such lands is not possible to quantify as it is not possible to predict what infill opportunities might arise for new development on existing developed or brownfield lands. However, the Council will utilise all mechanisms available to it to stimulate development in these locations, such that at least 30% of all new development is delivered in these areas.

Where a need for new housing development outside of the 'compact growth boundary' is identified, the quantum of land zoned shall accord with the targets set out in Table 3.10, having regard to density assumptions made in accordance with **Principle 3** to follow and the sequential approach set out in **Principle 4.**

[9] Defined as development within the existing built up envelope of the settlement

Table 3.10 Future zoning requirements outside compact growth boundary (Levels 1-4)

Future Plan Type	Settlement	Core Strategy Housing Unit Target maximum permissible outside compact growth boundary	Housing Yield of existing undeveloped zoned land outside compact growth boundary [10]	Shortfall/ surplus (UNITS)	Method of addressing shortfall / surplus
LAP	Bray	3427	4,126	+699	To be addressed in new LAP.
LAP	Wicklow – Rathnew	1219	1,959	+740	To be addressed in new LAP.
LAP	Arklow	739	2,890	+2151	To be addressed in new LAP.
LAP	Greystones – Delgany	755	823	+68	To be addressed in new LAP.
LAP	Blessington	360	870	+510	To be addressed in new LAP.
LAP	Kilcoole	104	328	+224	To be addressed in new LAP.
LAP	Enniskerry [11]	64	198	+134	To be addressed in new LAP.
STP	Baltinglass	133	90	-43	Requirement exceeded
STP	Newtownmountkennedy	442	590	+148	Requirement not met - legacy planning permissions under construction
STP	Rathdrum	139	0	-139	Requirement exceeded

[10] For LAP towns, estimated in accordance with current local plan zoning provisions; zoned housing lands or lands zoned for a mix of housing and other uses, excluding lands already developed for housing (by November 2020) or where new housing development is currently underway (as of November 2020); disregarding extant permissions as yet to commence. For Small Towns, based on zoning provisions / development objectives set out in this plan.

[11] as part of Bray MD LAP

Principle 3: Higher Densities

It is an objective of the Council to encourage higher residential densities at suitable locations, particularly in existing town / village centres and close to existing or proposed major public transport corridors and nodes.

In accordance with **Specific Planning Policy Requirement 4** of the Urban Development and Building Heights Guidelines for Planning Authorities (DHPLG 2018), in planning the future development of greenfield or edge of city/town locations for housing purposes, planning authorities must secure:

1. *the minimum densities for such locations set out in the Guidelines issued by the Minister under Section 28 of the Planning and Development Act 2000 (as amended), titled "Sustainable Residential Development in Urban Areas (2007)" or any amending or replacement Guidelines;*
2. *a greater mix of building heights and typologies in planning for the future development of suburban locations; and*
3. *avoid mono-type building typologies (e.g. two storey or own-door houses only), particularly, but not exclusively so in any one development of 100 units or more.*

Minimum densities will normally be ascribed to each parcel of zoned / designated residential land in the relevant local plan. Densities are crafted following an assessment of the capacity and characteristics of the land in question, in the interests of providing the most compact and sustainable form of development. In order to achieve the housing growth targets set out in the Core Strategy, it is important that minimum densities are achieved and exceeded where local conditions allow, except where insurmountable impediments arise.

In existing residential areas, infill development shall generally be at a density that respects the established character of the area in which it is located, subject to the protection of the residential amenity of adjoining properties.

Principle 4: Sequential approach

The priority locations for new residential development will be:

Priority 1	In the designated 'town' and 'village' / 'neighbourhood centres' or 'primary zone' through densification of the existing built up area, re-use of derelict or brownfield sites, infill and backland development. In doing so, cognisance will be taken of respecting the existing built fabric and residential amenities enjoyed by existing residents, and maintaining existing parks and other open areas within settlements.
Priority 2	Strategic Sites as identified by the RSES and associated MASP
Priority 3	Infill within the existing built envelope of the town, as defined by the CSO Town boundary
Priority 4	Where a need for 'greenfield' residential development is identified, the 'two-tier approach' to land zoning as set out in the NPF will be taken i.e.

Tier 1: Serviced Zoned Land

- This zoning comprises lands that are able to connect to existing development services, i.e. road and footpath access including public lighting, foul sewer drainage, surface water drainage and water supply, for which there is service capacity available, and can therefore accommodate new development.
- These lands will generally be positioned within the existing built-up footprint of a settlement or contiguous to existing developed lands. The location and geographical extent of such lands shall be determined by the

planning authority at a settlement scale as an integral part of the plan-making process and shall include assessment of available development services.

- Inclusion in Tier 1 will generally require the lands to within the footprint of or spatially sequential within the identified settlement.

Tier 2: Serviceable Zoned Land

- This zoning comprises lands that are not currently sufficiently serviced to support new development but have potential to become fully serviced within the life of the plan i.e. the lands are currently constrained due to the need to deliver some or all development services required to support new development, i.e. road or footpath access including lighting, foul sewer drainage, surface water drainage, water supply and/or additional service capacity.
- These lands may be positioned within the existing built-up footprint of a settlement, or contiguous to existing developed lands or to tier 1 zoned lands, where required to fulfil the spatially sequential approach to the location of the new development within the identified settlement.
- The potential for delivery of the required services and/or capacity to support new development must be identified and specific details provided by the planning authority at the time of publication of both the draft and final development or area plan.

  This infrastructural assessment must be aligned with the approved infrastructural investment programme(s) of the relevant delivery agency(ies), for example, Irish Water, or be based on a written commitment by the relevant delivery agency to provide the identified infrastructure within a specified timescale (i.e. within the lifetime of the plan). The planning authority may also commit to the delivery of the required and identified infrastructure in its own infrastructural investment programme (i.e. Budgeted Capital Programme) in order to support certain lands for zoning.

  As set out in the NPF, lands that cannot be serviced during the life of a development or area plan by reference to the infrastructural assessment of the planning authority cannot be categorised as either Tier 1 lands or Tier 2 lands per the above and therefore are not developable within the plan period. Such lands should not be zoned for development or included within a development plan core strategy for calculation purposes.

Where there is a surplus of land identified for residential development (or a mix of residential and other uses), one or a combination of the following option will be utilised:

Prioritising / phasing of development: by indicating on relevant tables and maps, where any surplus capacity of land and/or housing will be regarded as a strategic reserve and that proposals for the development of such lands or housing will not be considered for development purposes during the plan period;

Alternative Objectives: by indicating lands that will be considered for alternative appropriate uses within the plan period such as employment, amenity, community or other uses;

Discontinuing the Objective: by deletion of the zoning objective and related lands from the written statement and maps of the development plan.

Detailed 'Infrastructural Assessments' in accordance with NPO 72 and the methodology for a Tiered Approach to Zoning set out under Appendix 3 of the NPF shall be carried out for all lands proposed to be zoned in future Local Area Plans.

CORE STRATEGY TABLES

Table A: LAP Towns

This analysis utilises the 2031 housing targets, having regard the likely timeframes of future LAPs (6-10 years), due to be adopted in the 2023 – 2025 period.

SETTLEMENT		POPULATION & HOUSING				ZONING							
		A	B	C	D	E	F	G	H	I	J	K	L
Settlement Type	Settlement name	Census 2016 Population	Census 2016 (%)	Housing Target 2016-2031 (less completed units 2017-2020) (units)	Housing Target (as % of County 2031 target)	Development capacity of existing zoned lands (units)[12]	Development capacity of existing zoned land within built up area (units)	Development capacity of existing zoned land outside built up area (units)	Development capacity of existing zoned land within built up area as % of total development capacity (F/E)	Units required to be provided outside of built up area (units) (C – F)	Surplus capacity of existing zoned land outside built up area (units) (G – I)	Surplus land outside of existing built up area (ha)	Method of addressing shortfall / surplus
County	Wicklow	142,425		11,719	100%								
Key Town	Bray	29,646	21%	4,897	42%	6,500	2,000	4,500	31%	2,897	1,600	40[13]	Will be addressed in next LAP – comprises strategic sites
	Wicklow - Rathnew	14,114	10%	1,742	15%	4,200	2,000	2,200	48%	0	2,200	55[2]	21ha already under construction; remaining surplus will be addressed in next LAP
Self Sustaining (Growth) Towns	Arklow	13,226	9%	1,056	9%	5,200	2,100	3,100	40%	0	3,100	78[2]	11ha already under construction; remaining surplus will be addressed in next LAP
	Greystones - Delgany	18,021	13%	1,078	9%	2,900	1,700	1,200	59%	0	1,200	30[2]	7.5ha already under construction; remaining surplus will be addressed in next LAP
	Blessington	5,234	4%	514	4%	1,450	300	1,150	21%	215	935	31[14]	Surplus will be addressed in next LAP
	Enniskerry	1,877	1%	91	1%	520	375	145	72%	0	145	5[3]	Surplus will be addressed in next LAP
	Kilcoole	4,244	3%	190	2%	600	460	140	77%	0	140	5[3]	Surplus will be addressed in next LAP

[12] Zoned housing / mixed use lands that has not delivered any housing units pre 2020 due to lack of permission / non-commencement of permitted development / non-completion of commenced development.

[13] Density assumption 40/ha

[14] Density assumption 30/ha

Table B: Towns / Aggregate Town Groups / Rural Areas that form part of County Development Plan 2022-2028
This table relates to the period up to Q2 2028

SETTLEMENT		POPULATION & HOUSING					LAND ZONING REQUIRED			
		A	B	C	D	E	F	G	H	I
Settlement Type	**Settlement name**	**Census 2016 Population**	**Census 2016 (%)**	**Housing Target 2016-Q2 2028 (less completed units 2017-2020) (units)**	**Housing Target (as % of County target)**	**Housing Target + 25% additional provision (Units)**	**Development capacity of proposed zoned residential lands (units)[15]**	**Development capacity of proposed zoned infill / mixed use / town centre lands (units)[16]**	**Total development capacity (units)**	**Proportion of zoned land within built up area**
County	**Wicklow**	**142,425**		**8,467**	**100%**					
Self Sustaining Towns	**Baltinglass**	2,251	2%	125	1.5%	156	105	50	155	100%
	Newtownmountkennedy	3,552	2%	533	6%	666	587	80	665	41%
	Rathdrum	1,716	1%	168	2%	210	140	70	210	100%

[15] Zoned housing that has not delivered any housing units pre 2020 due to lack of permission / non-commencement of permitted development / non-completion of commenced development.
[16] Zoned mixed use / town centre / infill lands that have not delivered any housing units pre 2020 due to lack of permission / non-commencement of permitted development / non-completion of commenced development.

3.6 Rural Housing

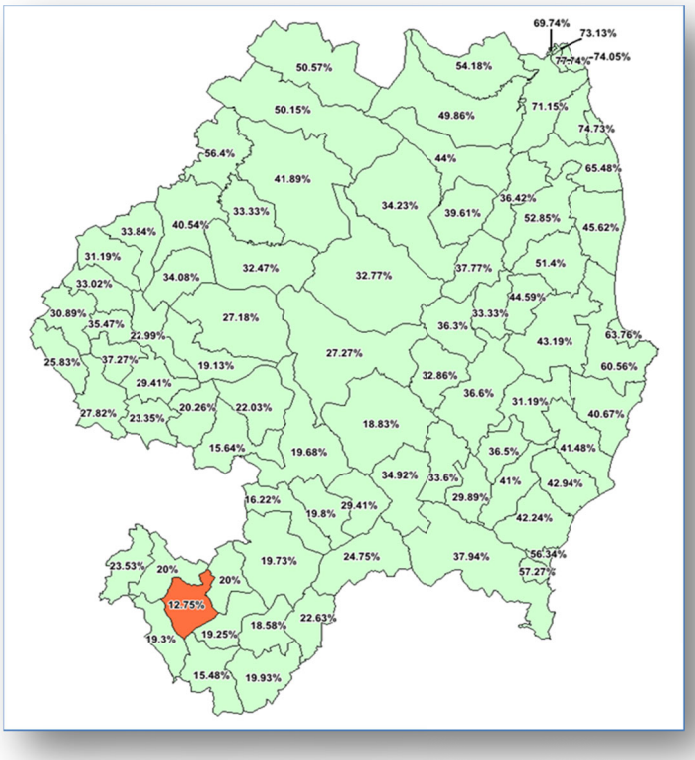
As set out in **National Policy Objective 19** of the National Planning Framework, Planning Authorities are to '*ensure, in providing for the development of rural housing, that a distinction is made between areas under urban influence, i.e. within the commuter catchment of cities and large towns and centres of employment, and elsewhere:*

- *In rural areas under urban influence, facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area and siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements;*
- *In rural areas elsewhere, facilitate the provision of single housing in the countryside based on siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements'.*

In order to determine to what extent an area is under 'urban influence', the NPF guides Planning Authorities to utilisation of EU / OECD guidance. This methodology indicates that where 15% or more of the workforce in any defined geographical area is employed in the principal city, or a large town of more than 10,000 in population, or a town with more than 2,500 jobs, that area is under 'urban influence'.

The data for Wicklow in this regard shows that only one electoral division (Aghowle in south-west Wicklow) exhibited less than 15% of its workforce travelling to the principal city / any town over 10,000 population / any town with more than 2,500 jobs[17]. Therefore the entire county is under 'urban influence' and the rural housing strategy for the County, as set out in Chapter 6 of this plan, is based on the core considerations of:

- demonstrable economic or social need to live in a rural area,
- siting and design criteria for rural housing in statutory guidelines and plans,
- regard to the viability of smaller towns and rural settlements.



Map 3.1 % of Wicklow resident workforce travelling to the principal city / any town over 10,000 population / any town with more than 2,500 jobs

[17] Source: Census 2016, extracted and provided to Wicklow County Council by the NTA and collated / evaluated by AIRO on behalf of Wicklow County Council.

3.76 Transport and Accessibility

The **National Planning Framework** is focused on policies, actions and investment to deliver 10 National Strategic Outcomes (NSOs). With respect to transport and accessibility, the key objectives relevant to Wicklow and the Dublin Metropolitan Area are:

High quality international connectivity	▪ Support the improvement and protection of the TEN-T road network to strengthen access routes to Ireland's ports and airports
Inter-Urban Roads	▪ Maintaining the strategic capacity and safety of the national roads network including planning for future capacity enhancements; ▪ Improving average journey times targeting an average inter-urban speed of 90kph; ▪ Enabling more effective traffic management within and around cities and re-allocation of inner city road-space in favour of bus-based public transport services and walking/cycling facilities
Public Transport	▪ To strengthen public transport connectivity between cities and large growth towns in Ireland and Northern Ireland with improved services and reliable journey times. ▪ Expand attractive public transport alternatives to car transport to reduce congestion and emissions and enable the transport sector to cater for the demands associated with longer term population and employment growth in a sustainable manner through the following measures; ▪ Deliver the key public transport objectives of the Transport Strategy for the Greater Dublin Area 2016-2035 by investing in projects such as New Metro Link, DART Expansion Programme, BusConnects in Dublin and key bus-based projects in the other cities and towns; ▪ Provide public transport infrastructure and services to meet the needs of smaller towns, villages and rural areas; and ▪ Develop a comprehensive network of safe cycling routes in metropolitan areas to address travel needs and to provide similar facilities in towns and villages where appropriate.
Rural Development	▪ Provide a quality nationwide community based public transport system in rural Ireland which responds to local needs under the Rural Transport Network and similar initiatives; ▪ Invest in maintaining regional and local roads and strategic road improvement projects in rural areas to ensure access to critical services such as education, healthcare and employment.

These transportation and accessibility objectives are translated to the regional level through the **Regional Spatial and Economic Strategy;** the Transport Investment Priorities for the region that are relevant to Wicklow are as follows:

Rail	▪ DART Expansion Programme - new infrastructure and electrification of existing lines ... while continuing to provide DART services on the South-Eastern Line as far south as Greystones ▪ Provide for an appropriate level of commuter rail service in the Midlands and South-East ▪ Complete the construction of the National Train Control Centre. ▪ New stations to provide interchange with bus, LUAS and Metro network including Kishoge, Heuston West, Cabra, Glasnevin, Pelletstown and Woodbrook. ▪ LUAS Green Line Capacity Enhancement in advance of Metrolink. ▪ Undertake appraisal, planning and design of LUAS network expansion to Bray, Finglas, Lucan and Poolbeg ▪ In principle there is a need to carry out an evaluation of underground metro routes within the M50
Bus	▪ Core Bus Corridors comprising 16 radial routes and 3 orbital routes in Dublin ▪ Regional Bus Corridors connecting the major regional settlements to Dublin ▪ Dublin Metropolitan Bus Network Review ▪ Network reviews for the largest settlements across EMRA, with a view to providing local bus services ▪ Review of bus services between settlements

	▪ Review of local bus services throughout EMRA, including services to small towns and villages and the rural transport programme ▪ New interchange and bus hub facilities ▪ New fare structures ▪ Enhanced passenger information ▪ Improvements to bus waiting facilities ▪ Integrated timetabling of bus and rail into a coherent national and regional network.
Strategic Roads	▪ Support the improvement and protection of the TEN-T network to strengthen access routes to Ireland's ports, including investment in the ongoing development of the N11/M11 to improve connectivity to Rosslare ▪ M11 from Jn 4 M50 to Kilmacanogue N3 ▪ In addition, long term protection shall remain for the Eastern Bypass and the Leinster Outer Orbital Route.

Of key importance to County Wicklow's transportation and accessibility strategy, is the NTA's **Transport Strategy for the Greater Dublin Area (GDA).** The current strategy for the period 2016-2035 is the applicable strategy although it is noted that this is under review (late 2020). Any alterations to the transport strategy, as they apply to Wicklow that occur during the making of this plan will be integrated into the plan where possible.

The 2016-2035 transport strategy provides a framework for the planning and delivery of transport infrastructure and services in the GDA over the next two decades. It also provides a transport planning policy around which other agencies involved in land use planning, environmental protection, and delivery of other infrastructure such as housing, water and power, can align their investment priorities. It is, therefore, an essential component, along with investment programmes in other sectors, for the orderly development of the GDA over the next 20 years.

The transportation assessment and proposals to meet demand provided in the strategy are based around 6 'radial corridors' emanating out from the city centre and for County Wicklow, the following strategy is set out:

Corridor F – Arklow – Wicklow – Greystones – Bray – Cherrywood – Dundrum – Dun Laoghaire – Dublin City Centre.	▪ Corridor F stretches from the south east business districts to Wicklow, based around the N/M11 route and containing both the DART and Luas Green Line. The Strategic Development Zone of Cherrywood is in this corridor. ▪ During the preparation of the Strategy, the NTA prepared a report on the South East corridor. This study primarily aimed to identify public transport options that could effectively meet the growth in travel demand to year 2035, between the South East Study Area and Dublin City Centre. A number of options to cater for transport growth were examined. This included the upgrading of the Green line to Metro standard all the way to a point in Bray. Other options included focusing on the DART and a combination of BRT and bus priority to service growth, including a BRT network linking to the upgraded Metro at Bride's Glen or Sandyford. ▪ Given the need to accommodate expected growth in demand between segments along Corridor F, as well as from these segments to the city centre, a number of schemes are proposed. The capacity of the South Eastern rail line will be increased through enhancements to the existing rail line, incorporating city centre signalling and extra rolling stock. DART Underground will also enable increases in capacity along this corridor. This will facilitate faster and more frequent intercity, regional and DART services to be provided on this line. ▪ While these schemes focus on the coastal areas, the western parts of the corridor, including Cherrywood and other potential development areas, will require high capacity public transport. It is, therefore, proposed to upgrade the Luas Green Line to Metro standard from the city centre, where it will link into the new Metro North, as far as its current terminus at Bride's Glen. From this point to Bray, a new Luas line is proposed. This will provide a new north-south inland rail axis from Swords to Bray. These rail services will be supplemented by the proposed BRT on the N11 from UCD to Blanchardstown, and the core radial bus corridors on the N11, south of UCD, and on the Rock Road. ▪ To provide for growth in vehicular trip demand and improve road safety, the N11 and M50

	between Newtownmountkennedy and Sandyford (including the M11/M50 junction) will be upgraded. Additionally, Loughlinstown roundabout will be improved, while a distributor road network will be developed to service development lands at Kiltiernan / Glenamuck.
Corridor E – N81 Settlements – South Tallaght – Rathfarnham – to Dublin City Centre	▪ Corridor E is made up of generally suburban residential development and is not defined on the basis of a major transport route, road or public transport service. It presents a challenge in that respect as it is more difficult to serve with high capacity public transport than other corridors, which are defined by multi-lane roads and / or dual carriageways, and contain existing or proposed rail lines. ▪ As limited growth in radial trips along Corridor E outside of the Metropolitan Area is anticipated, it is not proposed to implement significant public transport infrastructure improvements. Bus capacity will be increased to meet demand along the N81. ▪ For the Metropolitan parts of this corridor, the performance of the Rathfarnham Quality Bus Corridor is poor relative to others and requires enhancement. As such, a number of options, including Light Rail, have been examined. However, due to the land use constraints in the corridor and owing to the pressure on the existing road network, a Luas line was not deemed feasible. Instead, the emerging solution comprises a Bus Rapid Transit (BRT) to Tallaght via Rathfarnham and Terenure. This will result in a significant increase in capacity and reliability compared to existing public transport services and will balance public transport requirements with those of the private car. The BRT will be supplemented by a core radial bus corridor between Rathfarnham, Rathmines and the City Centre. ▪ Two new roads are to be built within this corridor, a South Tallaght link road from Oldcourt Road to Kiltipper Road, and a public transport bridge over the Dodder to the east of Tallaght from Firhouse Road to the N81 to address localised access and congestion issues.

Strategic Roads

- In light of the above higher order strategies, the priority for strategic (national) road improvement is the upgrade of the M/N11 in the north of the County, from the Dublin border as far as Kilpedder, ~~in particular improvements to the M50 / M11 merge which is deficient in capacity, and all interchanges serving Bray.~~
- The construction of proposed and route selected N81 from South Dublin to Hollywood Cross is a key objective of this plan. The Regional Spatial and Economic Strategy also identifies the Leinster Outer Orbital Route as a longer term objective, and this potentially traverses the region from Arklow in the south-east, to the Naas-Kilcullen area in the west via a route similar to the existing R747 – N81 corridor. This will form an element of the long term road investment strategy of this plan.
- 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 and regional routes, and facilitate the improved use of the national and regional routes by public transport, including the development of bus park-n-rides.
- The priority for regional road improvement will be with east-west connector routes i.e. Wicklow – Roundwood – Sally Gap - (R763/4 – R759), Wicklow – Laragh – Wicklow Gap – N81 (R763 – R756) and the R747 (Arklow – Tinahely – Baltinglass).

Public Transport

In light of the above higher order strategies, the priority for strategic public transport improvements are:

- Improvements to the DART service in north-east Wicklow, serving the metropolitan area Key Town of Bray and Greystones, the location of an identified key strategic employment site in the RSES;
- LUAS extension to the metropolitan area Key Town of Bray;
- LUAS extension from City West / Tallaght to Blessington;
- Rail improvement to the Dublin – Rosslare rail line; this is the only heavy rail line in the County, which is single track only from Bray and has only six functioning stations from Bray to Arklow. The settlement strategy

exploits the connectivity provided by this route by allocating over 75% of the future population growth to settlements along this line;
- Major improvements to bus services, including rural services.

3.8~~7~~ Retail

The development plan includes a retail strategy, which is consistent with the 'Retail Planning Guidelines for Planning Authorities' (2012) and includes the following:

- Confirmation of the retail hierarchy, the role of centres and the size of the main town centres;
- An outline of the level and form of retail activity appropriate to the various level of settlement;
- Definition in the development plan of the boundaries of the core shopping area of town centres;
- 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.

The Regional Spatial and Economic Strategy presents a retail hierarchy for the region and the provisions of this development plan are consistent with same. It is however flagged in the RSES that the floorspace thresholds detailed in the GDA strategy were prepared in a different economic climate and in many cases are still to be reached. In this regard, the RSES indicates that there will be a drive towards the preparation of a new retail strategy for the region, in accordance with the requirements of the Retail Planning Guidelines for Planning Authorities 2012, or any subsequent update, to update this hierarchy and apply floorspace requirements for the Region.

Table 3.8~~2.7~~ EMRA and County Wicklow Retail Hierarchy

RETAIL STRATEGY FOR THE GREATER DUBLIN AREA	WICKLOW COUNTY DEVELOPMENT PLAN	
	METROPOLITAN AREA	HINTERLAND AREA
LEVEL 1 **METROPOLITAN CENTRE** **DUBLIN CITY CENTRE**		
LEVEL 2 **MAJOR TOWN CENTRES & COUNTY TOWN CENTRES** **BRAY, WICKLOW**	Bray	Wicklow
LEVEL 3 **TOWN AND/OR DISTRICT CENTRES & SUB COUNTY TOWN CENTRES** **GREYSTONES, ARKLOW, BLESSINGTON, BALTINGLASS, RATHDRUM, NEWTOWNMOUNTKENNEDY**	Greystones	**Tier 1** Towns serving a wide district: Arklow, Blessington **Tier 2** Towns serving the immediate district: Baltinglass, Rathdrum Newtownmountkennedy,
LEVEL 4 **NEIGHBOURHOOD CENTRES, LOCAL CENTRES – SMALL TOWNS & VILLAGES**	**Bray Area:** Boghall Road / Ballywaltrim, Vevay, Dargle Rd, Dublin Road / Little Bray, Albert Road & Walk, Fassaroe, Southern Cross Road **Greystones Area:** Delgany, Blacklion, Charlesland, Killincarrig, Victoria Road	Ashford, Aughrim, Avoca, Carnew, Donard, Dunlavin, Enniskerry, Kilcoole, Kilmacanogue, Newcastle, Rathnew, Roundwood, Shillelagh, Tinahely
LEVEL 5 **CORNER SHOPS / SMALL VILLAGES**		Glenealy, Grangecon, Hollywood, Kiltegan, Knockananna, Laragh, Redcross, Stratford-on-Slaney

Source: EMRA RSES

3.89 Integration of Environmental and Climate Action Considerations into the Plan

The development objectives of this development plan are consistent, as far as practicable, with the conservation and protection of the environment, as well as action on climate change. This has been ensured through the continuous assessment of the elements that make up this plan at each stage of the plan making process, through Strategic Environmental Assessment and Appropriate Assessment under the Habitats Directive.

3.109 Compliance with Specific Planning Policy Requirements

Urban Development and Buildings Heights Guidelines for Planning Authorities 2018	
SPPR 1 In accordance with Government policy to support increased building height and density in locations with good public transport accessibility, particularly town/ city cores, planning authorities shall explicitly identify, through their statutory plans, areas where increased building height will be actively pursued for both redevelopment, regeneration and infill development to secure the objectives of the National Planning Framework and Regional Spatial and Economic Strategies and shall not provide for blanket numerical limitations on building height.	This County Development Plan, but more particularly future Local Area Plans that will flow from it, will identify areas where increased building height will be actively pursued for redevelopment, regeneration and infill development. Neither this plan, nor future Local Area Plans that will flow from it, will include blanket numerical limitations on building height.
SPPR 2 In driving general increases in building heights, planning authorities shall also ensure appropriate mixtures of uses, such as housing and commercial or employment development, are provided for in statutory plan policy. Mechanisms such as block delivery sequencing in statutory plans[2] could be utilised to link the provision of new office, commercial, appropriate retail provision and residential accommodation, thereby enabling urban redevelopment to proceed in a way that comprehensively meets contemporary economic and social needs, such as for housing, offices, social and community infrastructure, including leisure facilities.	This County Development Plan, , as well as future Local Area Plans that will flow from it, will include specific objectives to promote and ensure an appropriate mix of uses, and mechanisms to link the provision of new office, commercial, appropriate retail provision and residential accommodation, thereby enabling urban redevelopment to proceed in a way that comprehensively meets contemporary economic and social needs, such as for housing, offices, social and community infrastructure, including leisure facilities.
SPPR 3 It is a specific planning policy requirement that where; (A) 1. an applicant for planning permission sets out how a development proposal complies with the criteria above; and 2. the assessment of the planning authority concurs, taking account of the wider strategic and national policy parameters set out in the National Planning Framework and these guidelines; then the planning authority may approve such development, even where specific objectives of the relevant development plan or local area plan may indicate otherwise. (B) In the case of an adopted planning scheme the Development Agency in conjunction with the relevant planning authority (where different) shall, upon the coming into force of these guidelines, undertake a review of the	This County Development Plan makes explicit provision that where an applicant for planning permission sets out how a development proposal complies with SPPR 1 and SPPR 2 Urban Development and Buildings Heights Guidelines for Planning Authorities 2018 and the assessment of the planning authority concurs, taking account of the wider strategic and national policy parameters set out in the National Planning Framework and these guidelines; then the planning authority may approve such development, even where specific objectives of the relevant development plan or local area plan may indicate otherwise.

planning scheme, utilising the relevant mechanisms as set out in the Planning and Development Act 2000 (as amended) to ensure that the criteria above are fully reflected in the planning scheme. In particular the Government policy that building heights be generally increased in appropriate urban locations shall be articulated in any amendment(s) to the planning scheme (C) In respect of planning schemes approved after the coming into force of these guidelines these are not required to be reviewed.	
SPPR 4 It is a specific planning policy requirement that in planning the future development of greenfield or edge of city/town locations for housing purposes, planning authorities must secure: 1. the minimum densities for such locations set out in the Guidelines issued by the Minister under Section 28 of the Planning and Development Act 2000 (as amended), titled "Sustainable Residential Development in Urban Areas (2007)" or any amending or replacement Guidelines; 2. a greater mix of building heights and typologies in planning for the future development of suburban locations; and 3. avoid mono-type building typologies (e.g. two storey or own-door houses only), particularly, but not exclusively so in any one development of 100 units or more.	This County Development Plan, including the Core Strategy, various policies and objectives, Development & Design Standards and the Small Town Plans that form part of this plan, makes explicit provision that in planning the future development of greenfield or edge of city/town locations for housing purposes: 1. the minimum densities for such locations set out in the Guidelines issued by the Minister under Section 28 of the Planning and Development Act 2000 (as amended), titled "Sustainable Residential Development in Urban Areas (2007)" or any amending or replacement Guidelines are applied; 2. a greater mix of building heights and typologies in planning for the future development of suburban locations is provided for; and 3. mono-type building typologies (e.g. two storey or own-door houses only), are avoided particularly, but not exclusively so in any one development of 100 units or more.

Sustainable Urban Housing: Design Standards for new Apartments, Guidelines for Planning Authorities 2018	
SPPR 1 Apartment developments may include up to 50% one-bedroom or studio type units (with no more than 20-25% of the total proposed development as studios) and there shall be no minimum requirement for apartments with three or more bedrooms. Statutory development plans may specify a mix for apartment and other housing developments, but only further to an evidence based Housing Need and Demand Assessment (HNDA), that has been agreed on an area, county, city or metropolitan area basis and incorporated into the relevant development plan(s).	The provisions of this County Development Plan, including the Housing Objectives and Development & Design Standards are consistent with this SPPR.
SPPR 2 For all building refurbishment schemes on sites of any size, or urban infill schemes on sites of up to 0.25ha: • Where up to 9 residential units are proposed, notwithstanding SPPR 1, there shall be no restriction on	The provisions of this County Development Plan, including the Housing Objectives and Development & Design Standards are consistent with this SPPR.

dwelling mix, provided no more than 50% of the development (i.e. up to 4 units) comprises studio-type units; • Where between 10 to 49 residential units are proposed, the flexible dwelling mix provision for the first 9 units may be carried forward and the parameters set out in SPPR 1, shall apply from the 10th residential6 unit to the 49th; • For schemes of 50 or more units, SPPR 1 shall apply to the entire development.	
SPPR 3 Minimum Apartment Floor Areas: • Studio apartment (1 person) 37 sq.m • 1-bedroom apartment (2 persons) 45 sq.m • 2-bedroom apartment (4 persons) 73 sq.m • 3-bedroom apartment (5 persons) 90 sq.m	The provisions of this County Development Plan, including the Housing Objectives and Development & Design Standards are consistent with this SPPR.
SPPR 4 In relation to the minimum number of dual aspect apartments that may be provided in any single apartment scheme, the following shall apply: (i) A minimum of 33% of dual aspect units will be required in more central and accessible urban locations, where it is necessary to achieve a quality design in response to the subject site characteristics and ensure good street frontage where appropriate. (ii) In suburban or intermediate locations it is an objective that there shall generally be a minimum of 50% dual aspect apartments in a single scheme. (iii) For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha , planning authorities may exercise further discretion to consider dual aspect unit provision at a level lower than the 33% minimum outlined above on a case-by-case basis, but subject to the achievement of overall high design quality in other aspects.	The provisions of this County Development Plan, including the Housing Objectives and Development & Design Standards are consistent with this SPPR.
SPPR 5 Ground level apartment floor to ceiling heights shall be a minimum of 2.7m and shall be increased in certain circumstances, particularly where necessary to facilitate a future change of use to a commercial use. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha , planning authorities may exercise discretion on a case-by-case basis, subject to overall design quality.	The provisions of this County Development Plan, including the Housing Objectives and Development & Design Standards are consistent with this SPPR.
SPPR 6 A maximum of 12 apartments per floor per core may be provided in apartment schemes. This maximum provision may be increased for building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, subject to overall design quality and compliance with building regulations.	The provisions of this County Development Plan, including the Housing Objectives and Development & Design Standards are consistent with this SPPR.
SPPR 7 BTR development must be:	The provisions of this County Development Plan,

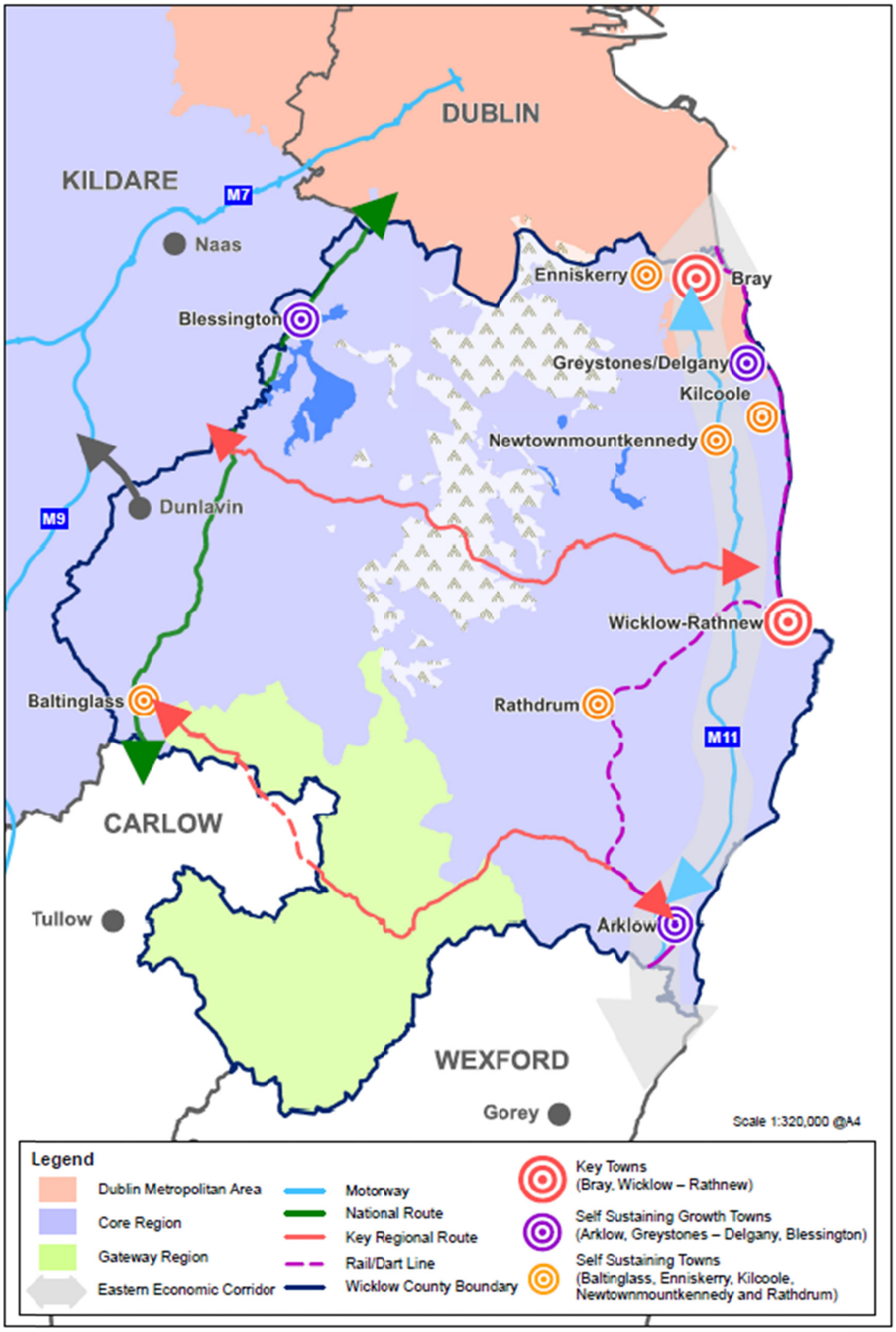
(a) Described in the public notices associated with a planning application specifically as a 'Build-To-Rent' housing development that unambiguously categorises the project (or part of thereof) as a long-term rental housing scheme, to be accompanied by a proposed covenant or legal agreement further to which appropriate planning conditions may be attached to any grant of permission to ensure that the development remains as such. Such conditions include a requirement that the development remains owned and operated by an institutional entity and that this status will continue to apply for a minimum period of not less than 15 years and that similarly no individual residential units are sold or rented separately for that period; (b) Accompanied by detailed proposals for supporting communal and recreational amenities to be provided as part of the BTR development. These facilities to be categorised as: (i) Resident Support Facilities - comprising of facilities related to the operation of the development for residents such as laundry facilities, concierge and management facilities, maintenance/repair services, waste management facilities, etc. (ii) Resident Services and Amenities – comprising of facilities for communal recreational and other activities by residents including sports facilities, shared TV/lounge areas, work/study spaces, function rooms for use as private dining and kitchen facilities, etc.	including the Housing Objectives and Development & Design Standards are consistent with this SPPR.
SPPR 8 For proposals that qualify as specific BTR development in accordance with SPPR 7: (i) No restrictions on dwelling mix and all other requirements of these Guidelines shall apply, unless specified otherwise; (ii) Flexibility shall apply in relation to the provision of a proportion of the storage and private amenity space associated with individual units as set out in Appendix 1 and in relation to the provision of all of the communal amenity space as set out in Appendix 1, on the basis of the provision of alternative, compensatory communal support facilities and amenities within the development. This shall be at the discretion of the planning authority. In all cases the obligation will be on the project proposer to demonstrate the overall quality of the facilities provided and that residents will enjoy an enhanced overall standard of amenity; (iii) There shall be a default of minimal or significantly reduced car parking provision on the basis of BTR development being more suitable for central locations and/or proximity to public transport services. The requirement for a BTR scheme to have a strong central management regime is intended to contribute to the capacity to establish and operate shared mobility measures;	The provisions of this County Development Plan, including the Housing Objectives and Development & Design Standards are consistent with this SPPR.

(iv) The requirement that the majority of all apartments in a proposed scheme exceed the minimum floor area standards by a minimum of 10% shall not apply to BTR schemes; (v) The requirement for a maximum of 12 apartments per floor per core shall not apply to BTR schemes, subject to overall design quality and compliance with building regulations.	
SPPR 9 Shared Accommodation may be provided and shall be subject to the requirements of SPPRs 7 (as per BTR). In addition, (i) No restrictions on dwelling mix shall apply; (ii) The overall unit, floor area and bedroom floorspace requirements of Appendix 1 of these Guidelines shall not apply and are replaced by Tables 5a and 5b; (iii) Flexibility shall be applied in relation to the provision of all storage and amenity space as set out in Appendix 1, on the basis of the provision of alternative, compensatory communal support facilities and amenities. The obligation will be on the project proposer to demonstrate the overall quality of the facilities provided and that residents will enjoy an enhanced overall standard of amenity; (iv) A default policy of minimal car parking provision shall apply on the basis of shared accommodation development being more suitable for central locations and/or proximity to public transport services. The requirement for shared accommodation to have a strong central management regime is intended to contribute to the capacity to establish and operate shared mobility measures;	The provisions of this County Development Plan, including the Housing Objectives and Development & Design Standards are consistent with this SPPR.

Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change	
SPPR1 It is a specific planning policy requirement under Section 28(1C) of the Act that, in making, reviewing, varying or amending a development plan, or a local area plan, with policies or objectives that relate to wind energy developments, the relevant planning authority shall carry out the following: (1) Ensure that overall national policy on renewable energy as contained in documents such as the Government's 'White Paper on Energy Policy - Ireland's Transition to a Low Carbon Future', as well as the 'National Renewable Energy Action Plan', the 'Strategy for Renewable Energy' and the 'National Mitigation Plan', is acknowledged and documented in the relevant development plan or local area plan; (2) Indicate how the implementation of the relevant development plan or local area plan over its effective period will contribute to realising overall national targets on renewable energy and climate change mitigation, and in particular wind energy production and the potential wind energy	The provisions of this County Development Plan, including the Wind Energy Strategy, are consistent with this SPPR.

resource (in megawatts); and (3) Demonstrate detailed compliance with item number (2) above in any proposal by them to introduce or vary a mandatory setback distance or distances for wind turbines from specified land uses or classes of land use into their development plan or local area plan. Such a proposal shall be subject to environmental assessment requirements, for example under the SEA and Habitats Directives. It shall also be a material consideration in SEA, when taking into account likely significant effects on climatic factors, in addition to other factors such as landscape and air, if a mandatory setback or variation to a mandatory setback proposed by a planning authority in a development plan or local area plan would create a significant limitation or constraint on renewable energy projects, including wind turbines, within the administrative area of the plan.	

Map 3.1 Core Strategy Map



CHAPTER 4
SETTLEMENT STRATEGY

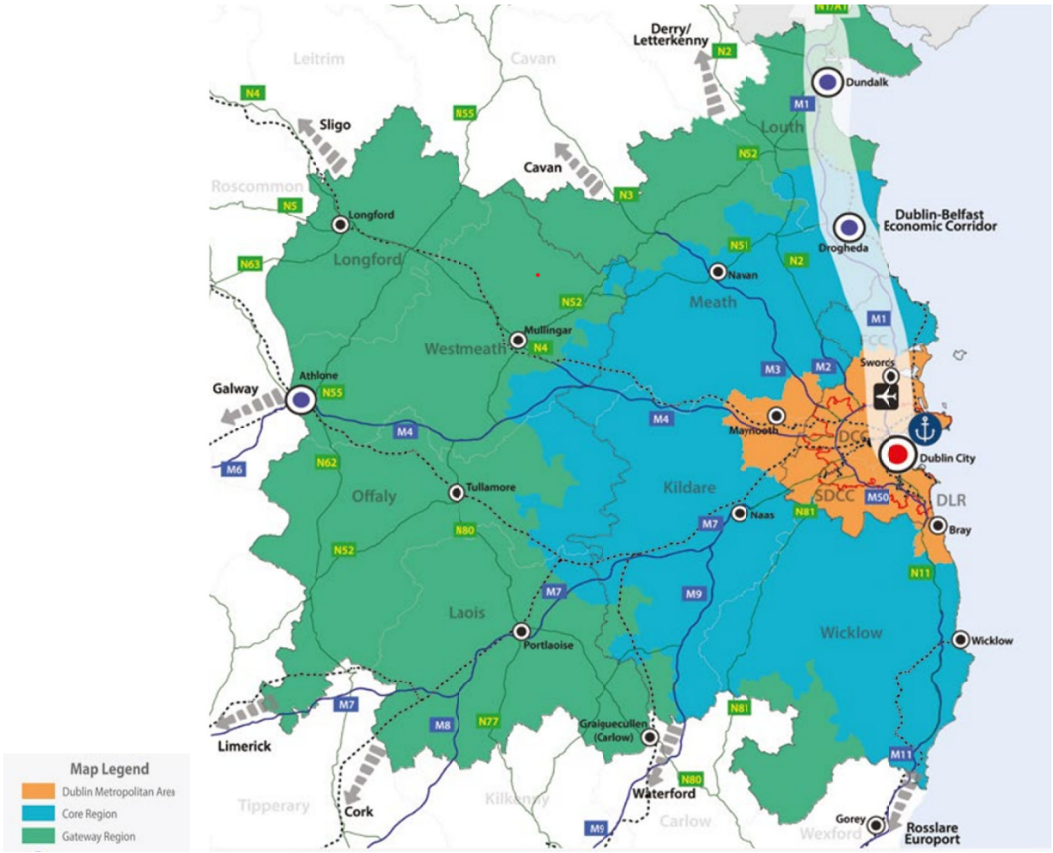
4.0 Introduction

This chapter sets out the Settlement Strategy for County Wicklow. The Settlement Strategy is in accordance with the Development Plan Strategy and Core Strategy, as outlined in Chapters 2 and 3. It outlines the strategy for the future development of settlements and the rural area. In particular it sets out the role and function of each level within the Settlement Hierarchy and includes information on the growth targets and occupancy controls within each level. A visual representation of the settlement hierarchy is shown on Maps 04.01, 04.02 and 04.03.

This settlement strategy is an essential component for the delivery of the overall development plan strategy, which is guided by three strategic principles, Healthy Placemaking, Climate Action and Economic Opportunity, and for the realisation of the ten strategic county outcomes.

4.1 Regional Context

The Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Area categorises the whole region into three areas – Dublin Metropolitan Area, the Core Region and the Gateway Region.



The north eastern section of County Wicklow, including Bray and Greystones-Delgany, are included within the metropolitan area. The majority of the County, including Wicklow-Rathnew, Arklow and Blessington, is included in the Core Region. A relatively small section of the south of County is included in the Gateway region. The RSES identifies growth enablers for each of the three sub-areas. The points that are relevant for County Wicklow are summarised below.

Growth Enablers for the Metropolitan Area	▪ To realise ambitious compact growth targets of at least 30% for metropolitan settlements, with a focus on healthy placemaking and improved quality of life. ▪ To deliver strategic development areas identified in the MASP, located at key nodes along high-quality public transport corridors in tandem with the delivery of infrastructure and enabling services to ensure a steady supply of serviced sites and to support accelerated delivery of housing. ▪ To increase employment in strategic locations, providing for people intensive employment at other sustainable locations near high quality public transport nodes, building on commercial and research synergies in proximity to large employers, industry clusters and smart specialisation and activating strategic sites to strengthen the local employment base in commuter towns. ▪ Enhance co-ordination across local authorities and relevant agencies to promote more active land management and achieve compact growth targets through the development of infill, brownfield and public lands, with a focus on social as well as physical regeneration and improved sustainability.
Growth Enablers for the Core Region	▪ To promote continued growth at more sustainable rates, while providing for increased employment and improved local economies, services and functions to allow towns become more self-sustaining and to create the quality of life to attract investment. ▪ Commensurate population and employment growth in Key Towns, coupled with investment in enabling transport, infrastructure and services to facilitate the achievement of compact growth targets of at least 30% of all new homes to be within the existing built up area of settlements. ▪ 'Catch up' investment to promote consolidation and improvement in the sustainability of those areas that have experienced significant population growth but have a weak level of services and employment for their residents. ▪ Diversification and specialisation of local economies with a focus on clustering, smart specialisation, place making and urban regeneration to create the quality of life to attract FDI and indigenous investment and increase high value knowledge-based employment including second site and relocation opportunities. ▪ Promote the region for tourism, leisure and recreational activities including development of an integrated greenway network while ensuring that high value assets and amenities are protected and enhanced.
Growth Enablers for the Gateway Region	▪ 'Catch up' investment to promote consolidation and improvement in the sustainability of those areas that have experienced significant population growth but have a weak level of services and employment for their residents. ▪ Regeneration of small towns and villages, with a focus on the identification of rural town, village and rural regeneration priorities to bring vibrancy to these areas. ▪ Diversification and growth of smart specialisation of local economies with a strong focus on clustering including sustainable farming and food production, tourism, marine, energy and renewables, bioeconomy and circular economy, with a focus on publicly owned peatlands in the midlands, to support a 'Just' transition and realise the benefits of green technologies. ▪ Promote the region as a key destination for tourism, leisure and recreation activities and support the development of an integrated network of greenways, blueways and peatways while ensuring that high value assets and amenities are protected and enhanced.

4.2 County Wicklow Settlement Strategy

Level 1 – Metropolitan Key Town: Bray

Population and Growth Target

The population of the settlement is targeted to increase from 29,646 in 2016 to 40,425 in 2031.

Role and Function

Bray is the largest town in County Wicklow, strategically located within the metropolitan area and at the eastern gateway to the County. The town has excellent transport links, with access to the N/M11 corridor (including M50), DART/ rail line and quality bus service. It is a strong active town that provides higher order economic and social services for its local residents and for residents from other surrounding towns and villages.

Bray is identified as a **Key Town** in the Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region. These are identified as '*large economically active service and/or county towns that provide employment for their surrounding areas and with high-quality transport links and the capacity to act as growth drivers to complement the Regional Growth Centres*'. The RSES indicates that the metropolitan key towns are important in a regional and county context and have the capacity and future growth potential to accommodate above average growth in the Region with the requisite investment in employment creation, services, amenities and sustainable transport.

There is significant potential to deliver compact growth and regeneration in the established town centre and built up area. Land at the former Bray Golf Course and at the Harbour are designated for high density mixed-use development, while improved town centre functions will be significantly enhanced with the completion of the 'Bray Town Centre' (Florentine Centre) on Main Street in 2021.

Further expansion of the settlement is severely constrained on all sides by the administrative boundary of Dun Laoghaire Rathdown and the coast to the north and east, Bray Head / Sugarloaf Mountains to the south and the N/M11 to the west. In order for Bray to fulfil its growth potential, lands at Fassaroe to the west of the N/M11 are targeted for new housing and other facilities. The development of a new centre at Fassaroe is largely dependent on the delivery of infrastructure including upgrades to the N/M11 and the delivery of high quality public transport connections to Bray Town Centre and to Dublin City Centre. The Bray and Environs Transport Study, drawn up by the NTA in conjunction with the TII and both Wicklow and Dun Laoghaire Rathdown County Councils sets out a programme of transport interventions and improvement necessary to realise the sustainable development of Fassaroe. Planned development in the Fassaroe area shall be required to take into consideration impacts on European sites, particularly the Ballyman Glen SAC which forms the northern boundary of this area. In addition, the town should continue to consolidate and to densify at suitable locations in a sustainable manner.
In accordance with RPO 4.27 of the RSES, Bray shall act as an economic driver and provide for strategic employment locations to improve its economic base. While a significant number of the town's residents commute to Dublin for employment, the vision is to reverse this trend. The town has potential to provide significant employment, not only for the residents of the town but for the extensive surrounding catchment. The town aims to attract a concentration of major employment generating investment, particularly in the retail, services and industrial sectors. While the town would be attractive to all forms of industry and investment types, the town aims to attract high value investment, focusing mainly on 'people' based industries at locations accessible by public transport. There is also scope for employment growth at Fassaroe.

The town has a role to play in the provision of all forms of higher order services and facilities, including high quality secondary and tertiary education services, a small hospital or polyclinic type facility, swimming pool, athletics track, libraries, cultural and leisure facilities. In addition, the town should aim to become a major shopping destination for comparison goods, attracting people from the surrounding towns and villages.

The town has the potential to be the most sustainable town in the County with excellent potential to promote sustainable mobility and achieve the vision of 'walkable' communities where residents are within walking distance of local services and facilities including employment, shops, schools, playgrounds etc. In addition, all residents in the town have access to good quality public transport with local buses and DART services, thereby reducing dependence on private car transport. Significant investment is being made by the County Council, the NTA and the URDF in enhancing sustainable public transport infrastructure, including the development of the Bray Station 'transport hub', a new transport bridge from the golf course to the train station and various mobility enhancement projects, such as the Oldcourt Permeability Scheme.

Bray Seafront and Bray Head draw a significant number of day trippers to the town. Protecting the heritage and amenities of the town is particularly important if it is to continue attracting visitors into the future. There is scope to improve the overall visitor experience through measures such as improving the quality of tourist services and facilities and through measures that could improve the quality of the overall appearance of the town and seafront area, including for example shopfront improvements.

Regional Policy Objectives : Bray Key Town	
RPO 4.37:	Support the continued development of Bray including the enhancement of town centre functions, development of major schemes at the former Bray golf course and Bray harbour, along with increased employment opportunities and co-ordination between Wicklow County Council, Dún Laoghaire-Rathdown County Council, and the transport agencies to facilitate the delivery of key infrastructure required for the westward extension of the town, including Bray-Fassaroe public transport links and road improvements
RPO 4.38	Support the development of Bray as a strategic employment location with a particular focus on attracting high value investment in 'people' based industries at accessible locations, in order to increase the number of local jobs.
RPO 4.39	To promote the consolidation of the town centre with a focus on placemaking and the regeneration of strategic sites to provide for enhanced town centre functions and public realm, in order to increase Bray's attractiveness as a place to live, work, visit and invest in.
RPO 4.40	To support ongoing investment in public transport infrastructure, including the appraisal, planning and design of the LUAS extension to Bray. The development of Bray-Fassaroe should be undertaken in collaboration between Wicklow County Council, Dún Laoghaire-Rathdown County Council and the transport agencies to ensure the delivery of enabling transportation infrastructure and services.
RPO 4.41:	Encourage transition towards sustainable and low carbon transport modes through the promotion of alternative modes of transport and 'walkable communities' whereby a range of facilities and services will be accessible within short walking or cycling distance.

Source: EMRA RSES

Housing Occupancy Controls

As a 'metropolitan key town', the settlement should provide housing for people from across the County and region, subject to the provisions of Objective CPO 6.2.

Level 1-2 – Core Region Key Town: Wicklow – Rathnew

Population and Growth Target

The population of the settlement is targeted to increase from 14,114 in 2016 to 19,471 in 2031.

Role and Function

Wicklow Town is identified as a Core Region Key Town in the Regional Spatial and Economic Strategy (RSES).

Wicklow is also recognised as the County town, providing important administrative and local government functions. The town is strategically located on the M/N11 and south-eastern rail corridor, at the centre point of the coastal area of the County. It is an economically active town that provides higher order services and facilities for the residents of the town and its catchment. Settlements within the catchment of Wicklow Town include Rathnew, Ashford, Glenealy, Roundwood, Rathdrum and a significant rural population. Within the settlement, Rathnew has a distinct identity and functions as a local service centre for its local community.

Key regeneration opportunities include the development of Wicklow Port and Harbour, served by the port access road, to expand commercial berthing and pleasure craft capacity subject to feasibility and protection of European Sites such as the Murrough. There are opportunities for the densification and enhancement of residential and retail uses in the town centre and to improve pedestrian mobility and connectivity. There is also potential for further development of the Wicklow County Campus as a third level education facility for enterprise, education, training, research and development.

Wicklow-Rathnew is a major employment hub, with a strong employment base attracting inflows of workers from around the County. The largest sectors in the settlement are commerce, manufacturing and education/ health/ public administration. There are a number of active business and industrial parks, with potential for expansion, as well as a supply of undeveloped zoned employment land available for growth. Wicklow Town plays a significant role in the provision of administrative services including the Department of Social Protection branch office, delivering the functions of local government from County Buildings for Wicklow County Council and for the Wicklow Municipal District from the Town Hall building. The County town also provides tertiary educational facilities at the Wicklow County Campus at Rathnew (in conjunction with Carlow IT) and higher order health facilities at Knockrobin Primary Health Centre.

The settlement aims to capitalise on its existing assets such as the commercial port, a third level college campus at Rathnew-Clermont, as well as its location on the M/N11 corridor and south-eastern rail corridor.The settlement aims to be a main attractor for major foreign and local investment in a range of 'people' and 'product' intensive industries. There is potential for the town centre to strengthen and promote economic development associated with retail and commerce, the expansion of port and harbour activities and the nearby Ashford Studios. Wicklow Port has been designated as a 'Port of Regional Significance' in the 2013 '*National Ports Policy*' document. The port is home to commercial businesses and fishing as well as providing an important leisure amenity with tourism potential. Wicklow Port is well positioned to become a hub for the service of the off-shore wind energy sector in particular. Wicklow has a long maritime tradition with leisure events such as the Wicklow Regatta and the Round Ireland Yacht race which starts and ends in Wicklow Port.

There is potential to develop Wicklow-Rathnew as a recreation and tourism hub due to its attractive coastal location and its proximity to key destinations such as the Wicklow Mountains, Glendalough and Brittas Bay and the key attractions within the town including the Wicklow Gaol, the Murrough, coastal walks, beaches, architectural heritage, sports facilities and as a terminus of the planned Greystones – Wicklow Coastal Route.

Wicklow-Rathnew has high levels of car-based commuting to Dublin with issues in relation to public transport capacity, particularly rail, and traffic congestion on the M/N11. Significant investment has occurred with construction of the port access and town relief roads and a new wastewater treatment plan, with planned infrastructure upgrades underway on the M11 from the M50 to Kilmacanogue. While there are good pedestrian and cycling facilities on new roads, there is potential for further investment in walking and cycling within the town and to enhance connections to surrounding urban centres and regional trails. There is potential to improve sustainable mobility through the enhancement of bus and rail services as well as park and ride facilities. Public transport improvements would improve the accessibility of Wicklow-Rathnew to Dublin and the wider area, and would likely contribute to population and economic growth.

The town is sited at an attractive coastal location between the protected conservation sites of the Murrough cSAC/SPA and Wicklow Head SPA. While the ecological protection of these sites is a priority, there is potential to expand the range of recreational and tourist facilities associated with its coastal location. In addition, the town centre has an attractive streetscape, rich in Victorian architectural heritage with amenities including Wicklow Gaol and the Abbey Grounds.

Regional Policy Objectives : Wicklow – Rathnew Key Town	
RPO 4.54	Support an enhanced role and function of Wicklow-Rathnew as the County Town, particularly as a hub for employment, training and education.
RPO 4.55	Support Wicklow-Rathnew's role in the provision of third level education at the Wicklow County Campus Rathnew (in association with Institute of Technology Carlow) and in particular, to support the development of the campus as a hub for the Film Industry and Screen Content Creation Sector.
RPO 4.56	Support enhancement and expansion of Wicklow Port and Harbour, to expand commercial berthing and pleasure craft capacity subject to a feasibility study with particular focus on avoiding adverse impacts on the integrity of adjacent European Sites.
RPO 4.57	Support the development of Wicklow-Rathnew as a tourism hub having regard to its accessibility to key tourist destinations in the Region.
RPO 4.58	To support ongoing investment in rail infrastructure to ensure its continued renewal, maintenance and improvement to a high level to ensure high quality of frequency, safety, service, accessibility and connectivity.

Housing Occupancy Controls

As a 'core region key town', the settlement should provide housing for people from across the County and region, subject to the provisions of Objective CPO 6.2.

Level 2-3: Self Sustaining Growth Towns

Self-Sustaining Growth Towns are towns that contain a reasonable level of jobs and services which adequately cater for the people of its service catchment. These may include sub-county market towns and commuter towns with good transport links, which have capacity for continued commensurate growth to become more self-sustaining. These towns are regionally important local drivers providing a range of functions for their resident population and their surrounding catchments including housing, local employment, services, retail and leisure opportunities.

The RSES recognises that towns in the Metropolitan Area and Core Region tend to have experienced strong commuter focused growth but some of these towns offer potential for increased residential densities at high quality public transport hubs and can accommodate average or above average growth to provide for natural increase, service and/or employment growth where appropriate.

The key principles influencing self-sustaining growth towns include balanced growth, regeneration and revitalisation, compact growth, significant enhancement of employment opportunities, investment in sustainable transport and enhanced social infrastructure.

1. Settlement: Arklow

Population and Growth Target

The population of the settlement is targeted to increase from 13,226 in 2016 to 16,441 in 2031.

Role and Function

Arklow is designated a Level 3 Self-Sustaining Growth Town within the Core Region. It is the main centre located in the south of the County. Although frequency of service could be improved, there are good public transport facilities in Arklow including the Dublin to Rosslare rail line and Bus Eireann services. In addition, the town is located on the M/N11 road link with ease of access to Dublin and the south-east.

As is recognised in the RSES, Arklow is one of seven market towns in the core region that has a good level of local employment, services and amenities which serve not just their resident populations but a wider catchment area. The centre has a large catchment and provides for the service needs of its residents and large geographical area extending to Avoca, Aughrim, Redcross, a significant rural population, and to some extent to Tinahely / Shillelagh / Carnew.

Traditionally, Arklow is an economically active town with a high dependence on manufacturing and construction. However, dependence on traditional manufacturing has decreased over the years. According to the 2016 Census, the town had 3,040 jobs and a jobs ratio of 0.633. Notwithstanding this, the town does have a strong commuter based workforce, travelling principally to Dublin. With completed and planned infrastructure improvements including the new Arklow Wastewater Treatment Plant and an Area Based Transport Plan, the town is poised for development.

The town has potential to significantly increase and strengthen its employment base. The town aims to attract a concentration of major employment generating investment and will target investment from foreign and local sources in a mixture of 'people' and 'product' intensive industries. Having regard to its strategic location on the M/N11 with ease of access to Dublin and Rosslare, in addition to a good supply of zoned employment land, there is a particular opportunity for expansion of high value 'product' based employment facilities in the town. There is also potential for the town to promote economic development associated with the expansion of port and harbour activities.

The key regeneration opportunity in Arklow lies in the quays and harbour area, where there is in excess of 20ha of brownfield land, a large portion of which is vacant or under-utilised. The area is suitable for a mix of employment, residential and leisure uses. It is estimated that there is potential in this area for in excess of 500 residential units and over 1,200 jobs. Wicklow County Council hopes to commence a renewal programme for the area with the assistance of the Urban Renewal Development Fund (URDF); such a plan has the potential to transform Arklow from a town of low employment, commuting and sprawling suburban type development, to one with a vibrant active heart based around the quays, harbour and waterfront, with high quality employment opportunities and high quality, higher density town centre living, close to all amenities and services.

The town is expected to provide for the retail needs of its population and its catchment, in the form of a mixture of both comparison and convenience retail offer. The Bridgewater Centre has significantly expanded the level of comparison space; however the shift in shopping to this edge of centre location may have also contributed to the decline of the town centre which is in need of revitalisation.

This town should be economically self-sustaining with a population including catchment that is able to support facilities such as a high quality secondary (and perhaps tertiary) education service, small hospital or polyclinic type facility and comparison retail centre.

Housing Occupancy Controls

As a 'growth town', the settlement should provide urban housing from people from across the County and region, subject to the provisions of Objective CPO 6.2.

2. Settlement: Greystones-Delgany

Population and Growth Target

The population of the settlement is targeted to increase from 18,021 in 2016 to 21,632 in 2031.

Role and Function

Greystones - Delgany is designated a Level 3 Self-Sustaining Growth Town within the metropolitan area. It is a strong town, served by high quality transport links to Dublin and the surrounding towns. The town is located on the DART/rail line, has good quality bus links and easy access onto the M/N11.

While the 'growth town' designation would suggest that significant new population growth is planned for Greystones – Delgany for the duration of this development plan; in fact this designation is intended to reflect the growth that has already occurred in the 2016-2020 period and is likely to occur in 2020-2022 period having regard to housing development already underway and due for completion within this timeframe. The focus during the period of this development plan therefore for the settlement will be on infill development and consolidation of the built up area.

Greystones' strategic location on the coast and within easy reach of Dublin's employment markets makes it a desirable place to live. Access to coastal facilities, an attractive town centre and a broad range of social and recreational facilities including the Shoreline Sports Park and Leisure Centre enhance its overall appeal. The town has managed to retain its 'village' character owing in part to its attractive built environment with a Victorian and Edwardian core. Within the settlement, Delgany has a distinct identity that functions as a local service centre for its local community.

Notwithstanding its strategic location and 'liveability' factor, the town has very much developed as a commuter town. The 2016 Census revealed that the town had 2,514 jobs and a ratio of jobs: resident workers of 0.321. This is notwithstanding the availability of a large amount of vacant zoned and serviced employment land in close proximity to the town centre and DART station. Addressing the employment deficit is a priority for the future. The RSES MASP supports employment generation at strategic locations within the metropolitan area to strengthen the local employment base and reduce pressure on the metropolitan transport network. The RSES identifies the redevelopment of the IDA 'strategic site' at Greystones as an objective in order to strengthen the employment base for North Wicklow. The recent granting of planning permission by Wicklow County Council for the Greystones Media Centre is a welcome development for this long time vacant strategic site.

The key regeneration / infill opportunity in Greystones - Delgany targeted to be realised within the lifetime of this plan is the redevelopment of Council owned land at South Beach (adjoining the Council local offices and depot), which is currently occupied by low intensity uses, such as surface car parking. The development of these lands for a range of uses, for the benefit of the community, including government services, employment, retail, community, recreation and residential use, forming a link between the historic town centre and the strategic employment lands shall be activity pursued by the Council.

The town aims to attract a concentration of major employment generating investment and should target investment from foreign and local sources in a mixture of 'people' and 'product' intensive industries. In addition, the town should provide for the retail needs of its population and its catchment, in the form of a mixture of both comparison and convenience retail offer.

As part of the DART+ programme, which aims to modernise and improve existing rail services in the Greater Dublin Area (GDA), the rail line between Greystones and Dublin City Centre will be improved to provide a sustainable, electrified, reliable and more frequent rail service with improved capacity. Capacity and frequency improvements to the rail service would benefit the town in terms of attracting investment.

The settlement should aim to be economically self sustaining, with a population including its catchment that is able to support facilities including high quality secondary education service, a small hospital or Primary Health Centre type facility and comparison retail centre.

There is significant potential to expand the range of recreational and tourist facilities associated with its coastal location, the Bray to Greystones cliff walk and the new Greystones Harbour - Marina. Development proposals shall have regard to the Bray Head SAC which is located in close proximity to the town.

The catchment of Greystones extends to Kilcoole, Newcastle and Kilpedder. Kilcoole, in particular, has strong links to Greystones, illustrated by the 'vision' set out in the Greystones-Delgany and Kilcoole LAP which aims to capitalise on the dynamism between the settlements so that the combined area functions as a successful and sustainable entity, whereby each settlement retains their own separate identity and provides services and facilities for its own local population.

Housing Occupancy Controls

As a 'self-sustaining growth town', the settlement should provide housing for people from across the County and region, subject to the provisions of Objective CPO 6.2.

3. Settlement: Blessington

Population and Growth Target

The population of the settlement is targeted to increase from 5,234 in 2016 to 6,036 in 2031.

Role and Function

Blessington is designated a Self-Sustaining Growth Town within the Core Region. It is located on the Kildare/Wicklow border approximately 27km southwest of Dublin and 11km from Naas, the County town for Kildare.

The town is a strong and active town that acts as the service centre for a wide rural catchment including the villages of Hollywood, Manor Kilbride, Lackan, Ballyknockan, Dunlavin, Donard and Valleymount (in County Wicklow), Rathmore, Eadestown, Ballymore (in County Kildare) and Brittas in County Dublin. The town has a strategic location along the N81 in proximity to the Dublin metropolitan area and at the entrance to the west of the County. The town is served by a reasonable quality bus service including Dublin Bus and Bus Eireann services.

The N81 national secondary road passes directly through the town centre. It is intended to realign the current route of the N81 to the west of the town. The National Road Design Office has published a preferred route corridor for the N81 realignment between Tallaght and Hollywood cross. There is a need to reserve free from development all lands located in the current route corridor for the N81 realignment. The development of this route and the completion of the town inner relief road, would contribute significantly to the enhancement of the overall quality of the town centre. In the short term the priority shall be the completion of the partly constructed inner relief road in conjunction with Kildare County Council.

With this re-routing of regional traffic out of the Main Street, a significant opportunity arises to regenerate the historic town centre, create a stronger urban structure, and strengthen the town's identity and sense of place. This area is an Architectural Conservation Area, with a wealth of architecture and history. During the lifetime of this plan, the Council will strive to reclaim and reassert the Main Street as a place for the people rather than as a through route for vehicular traffic and make it more attractive to locals, visitors and investors, to create new employment and wealth generating activities.

To the east and south, Blessington is bounded by the Poulaphouca Reservoir SPA, a man-made lake created in the 1940s by the damming of the River Liffey at Poulaphouca waterfall, and now a designated conservation site. Hydroelectricity is generated at the dam, and the reservoir also supplies water to the Dublin region, following treatment at the nearby Ballymore Eustace water treatment plant in Co. Kildare. Recreational use is also made of the reservoir and it is an important asset to the town and its surrounds. In this regard, the opportunity exists to capitalise on the tourism potential associated with the Blessington Greenway. Phase 1 of the greenway (6.5km) has been completed and links the town of Blessington with Russborough House. The next phase of Blessington Greenway will complete the route around the entirety of Poulaphouca Reservoir. This will be in excess of 35km and will contain car-parks, toilets, and refreshment facilities. Work on the greenway is intended to be completed by 2022.

The town shall provide for local growth in residential, employment and service functions and will include enhancements to the built environment, water services, and public transport links. Accommodating such additional functions must be balanced with protecting the character and quality of the town centre.

The town should aim to attract employment generating investment and should target investment from foreign and local sources in a mixture of 'people' and 'product' intensive industries. Having regard to its strategic location on the N81 with ease of access to Dublin and the M50, there is particular opportunity for expansion of 'product' based

employment facilities in the town. There is potential to foster economic links with Newbridge, Naas and Kilcullen, and to take advantage of their accessibility to the M9 and south western transport corridor.

The town is located on the Wicklow / Kildare county boundary. It shall be a priority to ensure that any plans prepared for the town are undertaken in consultation with Kildare County Council to provide a strategy for the sustainable development of the town and its hinterland as a whole, irrespective of County borders.

Housing Occupancy Controls

As a 'self-sustaining growth town', the settlement should provide housing for people from across the County and region, subject to the provisions of Objective CPO 6.2.

Level 3-4: Self-Sustaining Towns

Settlements: Baltinglass, Enniskerry, Kilcoole, Newtownmountkennedy and Rathdrum.

Population and Growth Targets

These towns have a population range from 1,500 to 5,000.

Settlement	Population 2016	Population Target 2031
Baltinglass	2,251	2,725
Enniskerry	1,877	1,920
Kilcoole	4,244	4,315
Newtownmountkennedy	3,552	5,220
Rathdrum	1,716	2,480

Role and Function

Self-Sustaining Towns are towns that require contained growth, focusing on driving investment in services, employment growth and infrastructure whilst balancing housing delivery. There is a strong emphasis on aligning population growth with employment growth to make these towns more self-sustaining and capable of accommodating additional growth in the future.

Some of these settlements have experienced significant housing growth in recent years and are now in need of catch-up facilities and employment growth. There is potential to pursue further placemaking improvements within the town centres to create a stronger urban structure, deliver improved community and recreation facilities, strengthen the towns' identities and sense of place and provide for a high quality of life.

Delivering compact growth, regeneration and revitalisation of the town centres is a key priority. Sustainable mobility should be facilitated and promoted as part of any new development within these settlements. Proposals for regeneration and renewal should be heritage led where possible and informed by healthy placemaking.

The towns will aim to become more self-sustaining by concentrating on local enterprise and employment growth and catch-up facilities. This will include attracting investment in a mixture of 'people' and 'product' intensive industries that will generate new employment opportunities and improve the jobs ratio.

Baltinglass and Rathdrum in particular serve wide rural catchments and provide a range of services and facilities to these rural areas in addition to their own residents. It is important that this role is protected and strengthened to ensure their viability as service centres and to sustain rural areas.

It is important that the investment in social infrastructure in these 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.

Housing Occupancy Controls

As 'self-sustaining towns', these settlements should provide housing for people from across the County and region, subject to the provisions of Objective CPO 6.2 .

Level 4-5: Small Towns – Type 1

Settlements: Ashford, Aughrim, Carnew, Dunlavin, Tinahely

Population and Growth Targets

These towns have a population range from 800-1,500 people, with a combined 2016 Census population of 5,710 persons. The Core Strategy provides for an average growth rate of c. 20-25% between 2016 and 2031; an increase in population of approximately 1,500 across the 5 settlement in this tier. The growth rate between 2022 and 2031 will vary slightly between the settlements depending on the level of development which has already been developed or commenced since 2016, the availability of services and infrastructure and the capacity to absorb additional growth.

Role and Function

These settlements are relatively small towns, ideally serviced by good bus links and located approximately 5-25km from large towns. These settlements are not prioritised for major growth or investment. Instead these settlements are prioritised for local indigenous growth and investment.

These settlements have strong identities and lots of character making them attractive places to live in and to visit. The focus of any new development should be on compact growth, regeneration and renewal. Regeneration should be heritage led and there should be strong focus on creating attractive animated streetscapes and high quality public realm. Any new development should be cognisant of the rural setting of these towns and this should be reflected in the design.

It will be a priority to support these towns as economically active independent towns, with less dependence on commuting for population growth. Relatively small and locally financed businesses are expected to locate in these small towns. However other economic investment could be supported where it is sustainable and in keeping with the size and services of the particular town. These towns should target local investment in 'product' intensive industries with some 'people' emphasis. 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. Craft and niche retail that makes these settlements attractive to tourists will also be facilitated.

These towns are likely to contain facilities such as a primary and sometimes a secondary school, as well as a health clinic. Investment in community facilities and recreation amenities to serve existing communities will be supported.

Housing Occupancy Controls

As 'small towns', the settlements should provide housing for people from across the County and region, subject to the provisions of Objective CPO 6.2.

Level 4-6: Small Towns – Type 2

Settlements: Avoca, Donard, Kilmacanogue, Newcastle, Roundwood, Shillelagh

Population and Growth Targets

These towns range in population from approximately 400 – 900 people with the exception of Donard which has a population of approximately 189 (2016), with a combined population in 2016 of 3,835 persons. The Core Strategy provides for an average growth rate of c. 15% between 2016 and 2031, an increase in population of c. 510 persons across the 6 settlements in this tier. The growth rate will vary slightly between the settlements depending on the level of development which has already been completed and commenced since 2016, the availability of services and infrastructure and the capacity to absorb additional growth.

Role and Function

These are strong rural towns, with a good range of infrastructural services. These towns are differentiated in this plan from 'small towns – type 1' having regard to their more rural character, their level of services 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.

These settlements should aim to attract local investment, mainly in 'product' intensive industries with some 'people' intensive industries particularly within centres. There may be scope for these settlements to capitalise on opportunities to provide tourism infrastructure and to tap into developments based on rural pursuits within the rural area.

In these settlements it is essential that appropriate growth is supported while also strictly controlled so that development is undertaken in a manner that is respectful to the character of these towns, the capacity of infrastructure and the environmental sensitivities of the rural area. It is of utmost importance to ensure that the design of development is appropriate to the rural setting within which these towns are situated.

Growth Controls

The scale of new residential development should be in proportion to the scale, pattern and grain of the existing settlement. Expansion should be commensurate within the existing settlement structure and should proceed on the basis of a number of well integrated sites including infill sites within and around the settlement centre rather than focusing on one very large site. No one development should increase the existing housing stock by more than 10%.

Housing Occupancy Controls

The settlements in Level 6 shall be identified for modest growth and shall absorb demand for new housing from inside and outside the County, subject to the provisions of Objective CPO 6.2 .

Level 5-7: Villages (Type 1)

Settlements: **Wicklow MD –** Glenealy, Laragh,
Arklow MD – Barndarrig, Ballinaclash, Redcross,
Baltinglass MD – Coolboy, Hollywood, Kiltegan, Knockananna, Manor Kilbride, Stratford-on-Slaney.
Greystones MD – Kilpedder / Willowgrove

~~Large~~ Type 1 village settlement boundaries are set out in the attached maps.

Role and Function

These are rural villages that have a moderate level of existing infrastructural services, both physical and social, and that are of such a size as to accommodate a moderate amount of new housing. These settlements generally have a population of less than 500, with many considerably smaller.

These settlements provide a range of local community services and facilities including for example a church, primary school, shop, community hall, sports ground, pub and post office. These villages are an important focal point for rural communities. In order to safeguard their continued existence into the future, it is important that growth is managed in a sustainable manner.

These settlements should aim to target local investment in generally small scale non intensive industry that is based on local rural resources. There may be some scope for these villages to provide small scale tourism facilities based on rural pursuits having regard to the location of many villages deep within the rural area of the County.

Retail outlets should provide for the convenience needs of the local population. Social / recreational facilities should provide for the day to day needs of the local population.

In these settlements it is essential that growth is supported while also strictly managed so that development is undertaken in a manner that is respectful to the character of these villages, their infrastructural capacity and the environmental sensitivities of the rural area. It is of utmost importance to ensure that the design of development is appropriate to the rural setting within which these villages are situated.

The scale of new residential development should be in proportion to the scale, pattern and grain of the existing village. Expansion of the village should be commensurate within the existing village structure and should proceed on the basis of a number of well integrated sites including infill sites within and around the village centre rather than focusing on one very large site. In order to facilitate commensurate growth, any individual scheme for new housing should not be larger than 10 units.

Housing Occupancy Controls

Multi-house development

50% no restriction

50% Applicant / purchaser of any new home must be either:

- a resident for at least 3 years duration in County Wicklow or
- in permanent employment for at least 3 years duration in County Wicklow,

of within 30km of the type 1~~large~~ village in question prior to making of application / purchase of new house.

Single house

100% Applicant / purchaser of any new home must be either:

- a resident for at least 3 years duration in County Wicklow or
- in permanent employment for at least 3 years duration in County Wicklow,

of within 30km of the ~~large~~ Type 1 village in question prior to making of application / purchase of new house.

Level 5~~8~~: Villages (Type 2)

Settlements: **Arklow MD –** Annacurragh, Ballycoog, Connary, Greenane, Johnstown, Kirikee, Thomastown.
Baltinglass MD – Askanagap, Ballyconnell, Ballyknockan, Coolafancy, Coolattin, Coolkenno, Crossbridge, Donaghmore, Grangecon, Kilquiggan, Knockanarrigan, Lackan, Rathdangan, Talbotstown, Valleymount.
Wicklow MD – Annamoe, Ballynacarrig (Brittas Bay), Moneystown.

~~Small~~ Type 2 village settlement boundaries are set out on the attached maps.

Role and Function

These villages generally bear similar characteristics to the Type 1~~Level 7~~ villages, with the exception that they generally have more limited infrastructure and as such can accommodate lower levels of housing growth. ~~Small~~ Type 2 villages generally have a population of less than 100 and have few facilities other than possibly a public house, GAA grounds, primary school and/or church.

They perform a similar role and function as ~~large~~ Type 1 villages, acting as a focal point for the rural community, a place where people can gather and support the identity of this population. Having regard to their status on a lower tier of the settlement hierarchy, it is particularly important to safeguard their continued existence into the future, and to ensure that growth is managed and facilitated in a sustainable manner.

These settlements have limited capacity to absorb growth. As such, the scale of new residential development should be in proportion to the scale, pattern and grain of the existing village. Expansion of the village should be commensurate within the existing village structure and should proceed on the basis of a number of well integrated sites including infill sites within and around the village centre rather than focusing on one very large site. In order to facilitate commensurate growth, any multi-unit housing development should not be larger than 5 units.

Housing Occupancy Controls

Multi-house development

50% Applicant / purchaser of any new home must be either:

- a resident for at least 3 years duration in County Wicklow or
- in permanent employment for at least 3 years duration in County Wicklow,

of within 30km of the ~~small~~ type 2 village in question prior to making of application / purchase of new house.

50% Applicant / purchaser of any new home must be either:

- a resident for at least 5 years duration in County Wicklow or
- in permanent employment for at least 5 years duration in County Wicklow,

of within 15km of the ~~small~~ type 2 village in question prior to making of application / purchase of new house.

Single house

100% Applicant / purchaser of any new home must be either:

- a resident for at least 5 years duration in County Wicklow or
- in permanent employment for at least 5 years duration in County Wicklow,

of within 15km of the small type 2 village in question prior to making of application / purchase of new house.

Level 9: Rural Clusters

Settlements: **Wicklow MD –** Ballyduff, Boleynass, Killiskey, Kilmurray (NTMK), Tomriland.
Arklow MD –Barranisky, Glenmalure, Kilcarra, Kingston, Macreddin, .
Baltinglass MD – Ballinglen, Ballyfolan, Ballynulltagh, Baltyboys, Carrigacurra, Crab Lane, Croneyhorn, Davidstown, Goldenhill, Gorteen, Kilamoat, , Moyne, Mullinacluff, Oldcourt, Park Bridge, Rathmoon, Redwells, Stranakelly, Tomacork.

The boundaries for Rural Clusters are set out on the attached maps.

Role and Function

Rural clusters are generally 'unstructured' and / or historic settlements with very limited facilities and therefore considered suitable for very limited new rural development, with the main purpose of the designation being to direct rural generated housing into rural clusters rather than the open countryside.

Housing Occupancy Controls

Multi-house development
Not permitted

Single house

Applicant / purchaser of any new home must

(a) be a resident for at least 10 years duration in County Wicklow of a settlement / area designated as Level 4 - 10 in the County settlement hierarchy that is within 10km of the rural cluster in question prior to making of application / purchase of new house.

(b) demonstrate a proven need for housing, for example:

- first time home owners;
- someone that previously owned a home and is no longer in possession of that home as it had to be disposed following legal separation / divorce, the transfer of a home attached to a farm to a family member or the past sale of a home following emigration.

Level 5 ~~10~~: The rural area (open countryside)

Location: All the rural area outside of the designated settlements.

Population and Growth Targets

The Core Strategy provides for a growth in rural population from approximately 33,327 in 2016 to 35,280 in 2031. However, this does not infer that boa fide applications for single houses in the open countryside will be refused on the basis on this projection / target being reached.

Role and Function

This is the 'rural area' of County Wicklow. Put simply, it forms the 'open countryside' and includes all lands outside of the designated settlement boundaries.

The rural area in Wicklow is an active and vibrant area that plays host to a range of activities including, for example, rural housing, rural recreational activities, agricultural, horticulture, forestry, aquaculture, fishing, rural tourism, rural enterprises, quarrying and extraction, landfill, renewable energy etc.

The key development parameter in the rural area is to facilitate appropriate and necessary activities and development, but to protect the natural environment within which these activities are undertaken. Protecting the natural environment is essential for the maintenance and protection of ecological biodiversity and landscape quality, as well as meeting climate change and green infrastructure aspirations. In order to safeguard the future viability of rural activities and to ensure that the rural area flourishes, it is essential that the development of the rural area is managed in a sustainable manner into the future. It is necessary to support and protect the rural area and ensure the appropriate management of rural uses including rural housing, key rural services, agricultural activities, use of aggregate resources, green and alternative businesses, rural transport, rural tourism and rural entrepreneurship.

Development within the rural area should be strictly limited to proposals where it is proven that there is a social or economic need to locate in the area. Protection of the environmental and ecological quality of the rural area is of paramount important and as such particular attention should be focused on ensuring that the scenic value, heritage value and/or environmental / ecological / conservation quality of the area is protected.

Housing Occupancy Controls

Rural housing policy applies (see Chapter 6).

4.3 Settlement Strategy Objectives

CPO 4.1 To implement the County Wicklow Core Strategy and Settlement Strategy, having regard to the availability of services and infrastructure and in particular, to direct growth into key towns, self-sustaining growth towns, self-sustaining towns and small towns.

CPO 4.2 To secure compact growth through the delivery of at least 30% of all new homes within the built-up footprint of existing settlements by prioritising development on infill, brownfield and regeneration sites and redeveloping underutilised land in preference to greenfield sites.

CPO 4.3 Increase the density in existing settlements through a range of measures including bringing vacant properties back into use, reusing existing buildings, infill development schemes, brownfield regeneration, increased building height where appropriate, encouraging living over the shop and securing higher densities for new development.

CPO 4.4 Support investment in infrastructure and services which aligns with the core strategy and settlement strategy.

CPO 4.5 To ensure that all settlements, as far as is practicable, develop in a self sufficient manner with population growth occurring in tandem with physical and social infrastructure and economic development. Development should support a compact urban form and the integration of land use and transport.

CPO 4.6 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.

CPO 4.7 To implement the Core Strategy and Settlement Strategy, to monitor development and the delivery of services on an ongoing basis and to review population targets where service delivery is impeded.

CPO 4.8 To prepare new local plans for the following areas during the lifetime of this development plan: Bray Municipal District, Wicklow-Rathnew, Arklow, Greystones-Delgany and Kilcoole, Blessington.

CPO 4.9 Target the reversal of town and village centre decline through sustainable compact growth and targeted measures that address vacancy, dereliction and underutilised lands and deliver sustainable renewal and regeneration outcomes.

CPO 4.10 To support the sustainable development of rural areas by encouraging growth while managing the growth of areas that are under strong urban influence to avoid over-development.

CPO 4.11 Strengthen the established structure of ~~villages~~ small towns and villages ~~and smaller settlements~~ both to support local economies and to accommodate additional population in a way that supports the viability of local infrastructure, businesses and services, such as schools and water services.

CPO 4.12 To support the development of a 'New Homes in Small Towns and Villages' initiative between the Local Authority, Irish Water, communities, and other stakeholders to provide serviced sites with appropriate infrastructure to meet rural housing requirements in small towns and villages.

CPO 4.13 To require that the design, scale and layout of all new residential development is proportionate to the existing settlement, respects the character, strengthens identity and creates a strong sense of place. For Level 4 ~~6~~ towns no one development should increase the existing housing stock by more than 10%. For Level 5~~7~~ Villages, any individual scheme for new housing should not be larger than

10 units in Type 1 villages and ~~for the Level 8 Villages, any multi-unit housing development should~~ not~~t~~ be larger than 5 units in Type 2 villages.

CPO 4.14 To ensure that key assets in rural areas such as water quality and natural and cultural heritage are protected to support quality of life and economic vitality.

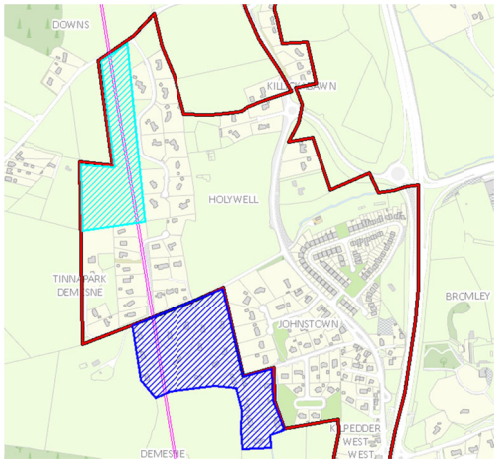
CPO 4.15 To protect and promote the quality, character and distinctiveness of the rural landscape.

Settlement Maps – Proposed Amendments

Level 5, Type 1

Kilpedder

Amend the village boundary by including the area shown in dark blue and omitting the area shown in light blue on the map below (high voltage line shown in pink).



Former Rural Clusters (former Level 9)

Delete all maps

CHAPTER 6
HOUSING

6.0 Introduction

Housing is a fundamental human right. The National Planning Framework recognises that '*homes are both the places where we live and the foundation stone from which wider communities and their quality of lives are created*'.

One of the principal functions of a development plan is to put in place a framework for the delivery of new housing. The Core Strategy has outlined the population and housing targets for the County. This chapter in addition to the Core Strategy puts in place a framework to guide the delivery of new housing. The aim of this framework is to ensure:

- The protection of residential amenity enjoyed by existing communities;
- That new housing development is encouraged and facilitated in appropriate locations;
- That adequate zoned and serviced land is available to meet housing demand;
- That in areas where new housing will be permitted, on unzoned lands (e.g. in villages and in the open countryside) the policies and objectives for such development are clearly articulated;
- That a range of house types and tenures are delivered to cater for all in society;
- That new housing development is of the highest quality;
- That climate considerations are adequately integrated into housing delivery, including for example, by directing new housing away from areas at risk of flooding or coastal erosion and designing new housing to accordance with the net zero greenhouse gas emission target for 2050; and
- That the design of new housing will have consideration for Universal Design standards.

While the County Development Plan is not directly responsible for the delivery of affordable homes there are a number of things it can do to create the right environment for the delivery of affordable homes, removing development bottlenecks and enabling a continuous supply of housing. These include:

- Providing a robust development framework and core strategy;
- Zoning land for development that is serviced and in appropriate locations which gives a greater degree of certainty to developers and infrastructure providers;
- Providing a clear and articulated longer term development strategy that facilitates the coordinated and efficient provision of enabling infrastructure;
- Including policy to support active land management;
- Providing for higher densities that ensures more efficient use of land and enabling more units to come to the market;
- Providing flexibility in terms of design particularly in urban cores to enable more cost-efficient construction and variety of homes;
- Including policy which encourages infill development and the densification of existing built up areas.

With reference to the desired **Strategic National, Regional and County Outcomes** set out in Chapter 2 of this plan, the delivery of high quality housing will contribute to numerous goals across the three pillars of 'healthy placemaking', 'climate action' and 'economic opportunity by':

- Delivering sustainable settlement patterns and compact growth in all towns and villages by capitalising on the potential for infill and brownfield development, moving away from a reliance on greenfield development and creating places that encourage active lifestyles;
- Strengthening rural communities by leveraging the potential of rural areas to accommodate sustainable growth;

- Supporting the creation of sustainable healthy communities where access to housing is a priority.

6.1 Strategic Context

Project Ireland 2040: National Planning Framework (NPF)

The National Planning Framework sets out that the '*the long-term vision for Ireland's housing future aims to balance the provision of good quality housing that meets the needs of a diverse population, in a way that makes our cities, towns, villages and rural areas good places to live now and in the future*'.

The NPF identifies a number of national core principles to guide future housing as follows.

National Core Principles to Guide Housing

- Ensure a high standard quality of life for future residents as well as environmentally and socially sustainable housing and placemaking through integrated planning and consistently excellent design.
- Allow for choice in housing location, type, tenure and accommodation in responding to need.
- Prioritise the location of new housing provision in existing settlements as a means to maximising better quality of life for people through accessing services, ensuring a more efficient use of land and allowing for greater integration with existing infrastructure.
- Tailor the scale and nature of future housing provision to the size and type of settlement where it is planned to be located.
- Integrate housing strategies where settlements straddle boundaries (county and/or regional).
- Utilise existing housing stock as a means to meeting future demand.

(Source: National Planning Framework, 2018)

The NPF acknowledges that the physical format of urban development is one of our greatest national development challenges and identifies compact growth as one of the National Strategic Outcomes. This entails delivering a greater proportion of residential development within existing built-up areas of settlements and moving away from a reliance on greenfield development to meet our development needs. In order to avoid urban sprawl, the NPF advocates for increased residential densities in urban areas.

The NPF recognises that planning affords an opportunity to facilitate and deliver a more socially inclusive society through better integration and greater accessibility at all stages of the lifecycle. It supports the provision of lifetime adaptable homes that can accommodate the changing needs of households over time. Specifically, the NPF requires that local housing policy will be developed with a focus on meeting the needs and opportunities of an ageing population.

The NPF warns against the intensification of social housing in areas that are already dense with social housing and advocates for the development of diverse neighbourhoods with a balance of public and private housing to create healthy communities. The NPF states that in addition to the significant investment in social housing we also need to ensure that more affordable homes are built for sale or rent, particularly in our cities, towns and villages, enabling people to choose to live within their communities and closer to where they work. It indicates that this will be facilitated through more proactive land management and coordinated and efficient provision of enabling infrastructure, particularly on local authority and State-owned lands, as well as providing flexibility on design and density, particularly in our urban cores, to enable more cost-efficient construction and provide a variety of homes aimed at first-time buyers.

The National Planning Framework also identifies a number of National Policy Objectives (NPOs) that are relevant to housing:

National Policy Objectives	
NPO 30	*Local planning, housing, transport / accessibility and leisure policies will be developed with a focus on meeting the needs and opportunities of an ageing population along with the inclusion of specific projections, supported by clear proposals in respect of ageing communities as part of the core strategy of city and county development plans.*
NPO 33	*Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.*
NPO 34	*Support the provision of lifetime adaptable homes that can accommodate the changing needs of a household over time.*
NPO 35	*Increase residential density in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.*

Source: National Planning Framework, 2018)

Regional Spatial & Economic Strategy 2019 (RSES)

The RSES recognises that housing affordability and supply issues are impacting upon health and wellbeing, due to overcrowding, with people residing in substandard accommodation or becoming homeless. The slow growth of housing stock compared to rates of population growth and household formation has led to an increase in the average number of persons per household to around 2.8 in the Region, based on the 2016 census, which saw a reversal of the long-term decline in the average household size. The RSES points out that there is a need to incentivise mobility in the housing market, to address social isolation among older people and to offer more choice by way of an increased supply of accommodation for all life stages. The RSES highlights the importance of housing quality to secure positive health outcomes.

The RSES recognises that achieving compact growth targets will require active land management responses to ensure that land and building resources within existing settlements are used to their full potential.

6.2 Wicklow County Housing Strategy

The preparation of a Housing Strategy is a requirement under the Planning and Development Act 2000 (as amended). The purpose of the strategy is to ensure that provision is made for the housing needs of the existing and future population of the plan area. The Act stipulates that the housing strategy shall take into account:

a. *'the existing need and likely future need for housing to which subsection (4)(a)[1] applies,*
b. *the need to ensure that housing is available for persons who have different levels of income,*
c. *the need to ensure that a mixture of house types and sizes is developed to reasonably match the requirements, of the different categories of households , as may be determined by the planning authority, including the special requirements of elderly persons and persons with disabilities, and*
d. *the need to counteract undue segregation in housing between persons of different social backgrounds'.*

The Strategy shall include an estimate of the amount of social housing required during the plan period and shall provide that as a general policy a specified percentage (not exceeding 10%) of the land zoned in the development plan for residential use, or for a mixture of residential and other uses, shall be reserved for those in need of social housing in the area. The Housing Strategy for 2021-2027 is included as an Appendix to this plan.

[1] Social housing support and affordable housing

The NPF acknowledges that the housing sector is more complex since the requirement for housing strategies was introduced under the Planning and Development Act 2000. Accordingly the NPF has identified that an enhanced methodology is required - a Housing Need Demand Assessment - to support the preparation of housing strategies.

National Policy Objective 37

A 'Housing Need Demand Assessment' (HNDA) is to be undertaken for each Local Authority Area in order to correlate and accurately align future housing requirements. The HNDA is:

- *to be undertaken by Local Authorities with coordination assistance to be provided by the Regional Assemblies, and also at a Metropolitan scale, particularly where inter-county and inter-regional settlement interactions are to be planned for and managed;*
- *to primarily inform housing policies, housing strategies and associated land use zoning policies as well as assisting in determining where new policy areas or investment programmes are to be developed; and*
- *to be supported, through the establishment of a coordination and monitoring unit to assist Local Authorities and Regional Assemblies in the development of the HNDA (DHPLG, Regional Assemblies and the Local Authorities). This will involve developing and coordinating a centralised spatial database for Local Authority Housing data that supports the HNDA being undertaken by Local Authorities.*

The purpose of the Housing Need Demand Assessment tool is to:

- *Assist local authorities to develop long-term strategic views of housing need across all tenures;*
- *Provide robust evidence base to support decisions about new housing supply, wider investment and housing related services that inform an overall national housing profile;*
- *Inform policies about the proportion of social and affordable housing required, including the need for different types and sizes of provision;*
- *Provide evidence to inform policies related to the provision of specialist housing and housing related services*[2].

~~In the absence of Ministerial guidance on the preparation of HNDAs the Planning Authority has prepared an interim Housing Strategy. This will be reviewed following the publication of HNDA guidelines.~~ HNDA is required to be integrated into the development plan review process where planning authorities give notice of review of a development plan in accordance with section 11(1) of the 2000 Act, *after* the date of Circular 14/2021 (14 April 2021). As the notice of the review of the Wicklow County Development Plan occurred *before* the date of this circular, HNDA is not being carried out at this time. It will however be carried out in due course, and should it identify that amendment of the County Development Plan is necessary to reflect its outcomes, the plan will be varied accordingly. Therefore until this exercise is completed, this Housing Strategy is to be considered an 'interim' one.

While the Housing Strategy has found that there is rationale for seeking 10% of eligible residential development to be reserved for social housing (or 20% social and affordable in certain circumstances) during the strategy period of 2021~~1~~2-2027~~7~~8, this only addresses social housing needs that will arise during the 2021~~1~~2-2027~~7~~8 period and does not take into account the considerable demand for such housing that has built up over the currency of the previous strategy. It is also clear that the combination of the Council's own construction and Part V will only cater for a proportion of the population experiencing affordability problems in the County. The Council must continue to utilise all policy avenues open to it and any new schemes that become available to ensure the greatest delivery of social housing possible and to ensure a regionally equitable balance of housing delivery, including providing~~.~~ ~~Provide~~ for housing for older people in town centres more suited for those with reduced mobility.

[2] Section 6.6, National Planning Framework

6.3 Key Housing Principles

6.3.1 Sustainable Communities

Well-designed homes in the right locations are fundamental to building strong, sustainable communities. It is essential to provide high quality places to live that:

- deliver a quality of life which residents are entitled to expect, in terms of amenity, safety and convenience;
- prioritise walking, cycling and public transport, and minimise the need to use cars;
- provide a good range of community and support facilities, where and when they are needed and that are easily accessible;
- provide access to high quality usable public open space including parks and playgrounds;
- present an attractive, well-maintained appearance, with a distinct sense of place and a quality public realm that is easily maintained;
- are easy to access for all and to find one's way around;
- promote the efficient use of land and of energy, and minimise greenhouse gas emissions;
- provide a mix of land uses to minimise transport demand;
- promote social integration and provide accommodation for a diverse range of household types and age groups;
- enhance and protect the green infrastructure and biodiversity; and
- enhance and protect the built and natural heritage.

Sustainable communities require a variety of house types, sizes and tenures. It is important that new multi-unit residential development provides an appropriate mix that caters for a variety of household types and sizes.

The number of people aged 65 or over has increased from 10.9% of the population in Census 2011 to 13% in 2016. The Council will support and facilitate the provision of supported housing for older people. This can enable people to live independently for longer and is an alternative housing option that falls somewhere between continuing to live in their own home independently and nursing home/residential care. A recent report[3] prepared by the Housing Agency found that there is a strong financial benefit from the provision of supported housing. Social benefits include providing options to enable older people to remain living in their communities, improving wellbeing for the individual, their family and community, and the value of freeing up housing in communities for other households.

6.3.2 Location of new residential development

In accordance with the NPF, RSES and the Core / Settlement strategies set out in Chapters 3 and 4 of this plan, new housing development shall be generally required to locate on suitably zoned / designated land in towns and villages.

The priority for new residential development shall be in the designated town / village / neighbourhood centres, in the 'primary zone' or in the historic centre of large and small villages, through densification of the existing built up area, re-use of derelict or brownfield sites, infill and backland development. In doing so, particular cognisance must be taken of the need to respect the existing built fabric and residential amenities enjoyed by existing residents, and maintaining existing parks and other open areas within settlements.

Where insufficient land is available in the centres of settlements, new housing development shall also be permitted on greenfield lands that are zoned / designated for housing.

The zoning / designation of greenfield land for new housing shall adhere to the following principles:

[3] Thinking Ahead: The Financial Benefits of Investing in Supported Housing for Older People (The Housing Agency, 2020)

- Application of the 'sequential approach' whereby zoning extends outwards from centres, contiguous to the existing built up part of the settlement;
- Application of compact growth targets;
- Creation of 'walkable' neighbourhoods, whereby undeveloped lands within 10 minutes walking distance of the settlement centre and 5 minutes walking distance of any neighbourhood / village centres are prioritised;
- Promotion of a sustainable land use and transportation pattern, whereby undeveloped lands that are accessible to public transport routes are considered most suitable for development. In this regard, undeveloped land within 1 km of any rail or light rail stop or 500m of bus routes will be prioritised;
- Application of the tiered zoning approach in accordance with NPO 72 whereby land that is fully serviced is differentiated from land that can be serviced within the lifetime of the plan;
- Lands already or easily serviced by a gravity fed water supply system and waste water collection system will be prioritised;
- Cognisance will be taken of the need to provide upmost protection to the environment and heritage, particularly of designated sites, features and buildings;
- Prioritisation of environmental and sustainability considerations for meeting sustainable development targets and climate action commitments in accordance with the National Adaptation Framework – examine environmental constraints including but not limited to biodiversity, flooding, and landscape;
- The need to maintain the rural greenbelt between towns.

The NPF recognises that in rural areas many people seek the opportunity to build their own home but find it difficult to do so in smaller settlements because of lack of available sites and services. Accordingly NPO 18b gives a commitment to develop a programme for 'new homes in small towns and villages' with Local Authorities and infrastructure agencies to provide serviced sites with appropriate infrastructure to attract people to build their own home in small towns and villages.

6.3.3 Compact Growth & Active Land Management

Land is a finite resource. Sustainable development is predicated upon the efficient use of land. A compact growth policy combined with a strong focus on high quality design provides the best opportunity to harness the potential of our existing settlements and make them desirable places to live in.

The NPF acknowledges the potential to reuse existing building stock to address housing needs. Creating more compact development has been traditionally more difficult to achieve than a continuous process of pushing development onto greenfield locations. Specifically the NPF requires that 30% of all new homes will be delivered within the existing built up footprint of settlements. This applies to all scales of settlements within the County, from key towns to villages. This will require making better use of underutilised land including infill and brownfield sites. All zoning plans will be prepared having regard to the requirement to deliver a minimum 30% of new housing within existing built up areas.

Active land management will ensure that land and building resources within existing settlements are used to their full potential. High quality infill and brownfield development in town and village centres will be encouraged and supported. There are a number of different mechanisms available to the Council to assist with the active management of lands and buildings, contributing to the consolidation of existing town and village centres.

The Urban and Regeneration Housing Act (2015) introduced measures to incentivise the development of vacant sites in urban areas for housing and regeneration purposes. Under the Act, Local Authorities had to establish a vacant site register and apply a vacant site levy to properties on the register. The vacant site levy is designed to discourage land hoarding and to act primarily as a site activation measure, rather than an income generating mechanism. For a site to be considered vacant, it must meet certain criteria:

- For residential land, the site must be situated in an area in which there is a need for housing, the site is suitable for housing and the majority of the site must be vacant;
- For regeneration land, the site or majority of the site must be vacant, the site being vacant or idle has adverse effects on existing amenities or reduces the amenity provided by existing public infrastructure and facilities or the site has adverse effects on the character of the area.

The 2015 Act defines a site as 'any area of land exceeding 0.05 hectares', excluding a person's home which is defined as a 'dwelling in which the person ordinarily resides'.

Vacant buildings and underused building stock undermine the vitality and appeal of our towns and villages. Bringing them back into use presents a significant opportunity to consolidate, revitalise and strengthen town and village centres as attractive and durable places to live. Many vacant buildings form part of the historic core of town and village centres and contribute towards the character and appeal of these settlements. A key objective of Pillar 5 of 'Rebuilding Ireland' is to ensure the existing housing stock is used to the maximum degree possible with a particular focus on measures to use vacant stock to renew towns and villages. 'Bringing Back Homes – Manual for Reuse of Existing Buildings' was developed to support and facilitate the reuse of older / vacant buildings in our towns and villages for residential use (DHPLG 2018). The Manual recognises that revitalising our main streets through well-planned and designed residential units, particularly above shops, could help to rejuvenate smaller town centres.

Rent pressure zones were introduced as part of the Residential Tenancies (Amendment) Act 2019. A Rent Pressure Zone (RPZ) is a designated area where rents cannot be increased by more than 4% per annum. Rent Pressure Zones are located in parts of the country where rents are highest and rising, and where households have the greatest difficulty finding affordable accommodation. All of County Wicklow is designated a rent pressure zone. New planning reforms[4] were introduced to control short term letting in rent pressure zones.

Short-term letting is defined as the letting of a house or apartment, or part of a house or apartment, for any period not exceeding 14 days. The use of any house or apartment for short-term letting use in a rent pressure zone is a 'material change in the use' of the structure and is therefore deemed to be development requiring planning permission except where the relevant exemptions apply. Applications for change of use from residential to short-term letting will have to provide a detailed justification for the proposed use and demonstrate that there is not a shortage of housing in the area.

6.3.4 Phasing

The development of zoned / designated land should generally be phased in accordance with the sequential approach:

- Development shall extend outwards from the centre of settlements with undeveloped land closest to the centre and public transport routes being given preference, i.e. 'leapfrogging' to peripheral areas shall be resisted;
- A strong emphasis shall be placed on encouraging infill opportunities and better use of under-utilised land; and
- Areas to be developed shall be contiguous to existing developed areas.

Only in exceptional circumstances should the above principles be contravened, for example, where a barrier to development is involved. Any exceptions must be clearly justified by local circumstances and such justification must be set out in any planning application proposal.

[4] Section 3A of the Planning and Development Act 2000- inserted by section 38 of the Residential Tenancies Amendment Act 2019 (No 14 of 2019), and the Planning and Development Act 2000 (Exempted Development)(No.2) Regulations 2019 (S.I. No 235 of 2019).

6.3.5 Densities

Higher densities are encouraged to achieve an efficient use of land and create compact, vibrant and attractive settlements. The capacity of a site to absorb higher densities is influenced by a range of factors including the local setting, development context, neighbouring uses, access, topography etc. The preparation of a design statement, including a detailed contextual and site analysis, will help determine a site's capacity and the appropriate density. The potential of brownfield sites to consolidate the built form and deliver higher densities should be capitalised subject to protecting existing amenities and achieving high quality standards for future occupants.
The design of any higher density development should be sensitive to, and respectful of, existing surrounding residential development. In existing residential areas, infill development shall generally be at a density that respects the established character of the area in which it is located and subject to the protection of the residential amenity of adjoining properties.

New development should incorporate a mix of dwelling types and heights to achieve minimum densities and create interesting and attractive settlements. Large development should incorporate a mix of densities. This will result in interesting and distinctive built forms that enhance the character of an area while also providing an opportunity to provide for a mix of dwelling types. Mono-type building typologies (e.g. two storey or own-door houses only) will not be considered favourably, particularly developments of 100 units or more. High density does not necessarily mean high rise. Terraced housing offers an opportunity to achieve relatively high density. The design of the terrace can take a very modern interpretation or traditional guise.

It is Council policy to encourage higher residential densities at suitable locations in accordance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009). Locations that are appropriate for higher densities include sites that are particularly close to existing or proposed major public transport corridors and nodes, sites that are within or proximate to major centres of activity such as town and neighbourhood centres.

The density standards as per the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) are set out in Table 6.1.

Table 6.1 Density Standards

Location	Density Standards
Large Towns[5] (Bray, Greystones-Delgany, Arklow, Wicklow –Rathnew and Blessington)	▪ Public Transport Corridors: Minimum density of 50 units per hectare within 500m walking distance of bus stop or 1km of light rail stop or rail station. ▪ Outer Suburban / Greenfield Sites: Minimum density of 35 - 50 dwellings per hectare. ▪ Development at net densities less than 30 dwellings per hectare should generally be discouraged particularly on sites in excess of 0.5 hectares.
Small Towns and Villages[6] (Kilcoole, Newtownmountkennedy,	▪ Centrally located sites: 30 – 40 + units per hectare for mainly residential schemes may be appropriate or for more mixed use

[5] These are defined in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) as those with a population of 5,000 or more.
[6] These are defined in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) as those with a population ranging from 400 to 5,000 persons.

Baltinglass, Enniskerry, Rathdrum, Aughrim, Ashford, Carnew, Kilmacanogue, Roundwood, Tinahely, Newcastle, Dunlavin, Avoca, Shillelagh, Donard)	schemes. ▪ Edge of Centre Sites: 20-35 dwellings per hectare. ▪ Edge of small town / village: Densities of less than 15 – 20 dwellings per hectare (as an alternative to one-off housing) as long as such development does not represent more than 20% of the total new planned housing stock of the small town or village.
Villages under 400 Population	Any individual scheme for new housing should not be larger than 10 units.

In the application of density standards and the assessment of applications, cognisance shall also be taken on Circular letter NRUP 02/2021 that clarifies that the application of the Sustainable Residential Development Guidelines Planning Authorities should apply a graduated and responsive, tailored approach to the assessment of residential densities in Peripheral and/or Less Accessible Urban Locations, as defined in the Apartment Guidelines and as they apply to towns of all sizes, to ensure that such places are developed in a sustainable and proportionate manner.

Apartments will be considered favourably in the Key Towns and the Self-Sustaining Growth Towns. High quality smaller scale apartment development will be considered in the self-sustaining towns and rural town provided that adequate services and amenities are in place to serve the development including high quality public open space.

Where up to 9 residential units are proposed there shall be no restriction on dwelling mix provided that no more than 50% of the development comprises studio type units.

6.3.6 Universal Design & Lifetime Adaptable Housing

Universal design is the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people, regardless of their age, size, ability or disability. New developments, where possible, should include universally designed homes that can be easily adapted to meet people's changing needs over time.

The *Universal Design Guidelines for Homes in Ireland (2015)*[7] are a first step in the process of raising awareness and inspiring people to think differently about the benefits of Universally Designed homes and the potential opportunity to address some of the challenges society faces by future-proofing our homes through embracing Universal Design thinking. Building for Everyone: A Universal Design Approach provides comprehensive best practice guidance on how to design, build and manage buildings and spaces so that they can be readily accessed and used by everyone, regardless of age, size, ability or disability[8].

6.3.7 Quality of Design in New Housing Developments

The Planning Authority has to strike a careful balance between on the one hand enabling new housing development that meets housing demand while ensuring that highest standards of urban design, architectural quality and residential amenity.

The quality and character of our towns and villages lies in the consistency of the language and the way the buildings relate in form, scale, treatment, materials and details. It is important that new development is designed to respect and complement the historic urban grain and incorporate a layout and design that strengthens the identity and character of the settlement. An understanding of context and appreciation of character is at the core of good

[7] *National Disability Authority Centre for Excellence in Universal Design*
[8] http://universaldesign.ie/Built-Environment/

urban design. It lays the foundations for a unique design response. The design and layout of new development should be based on an informed and considered response to a site's setting and context. All applications for multi-unit residential development should be accompanied by a design statement which clearly demonstrates how the design responds to the local context. Further detail on this is provided in Appendix 1.

New housing development should be designed to respect its setting and provide for a strong connection with the character of the existing settlement. Particular attention should be paid to boundaries, public space and planting in order to achieve good quality. Permeability should inform the layout and design. New residential and mixed-use schemes should deliver attractive street-based traditional town environments that incorporate a good sense of enclosure, legible streets, squares and parks and a strong sense of place. Developments should include an effective mix of heights that integrates well with the existing urban structure and historical streetscapes.

The NPF requires a flexible approach to planning policy to enable infill and brownfield development with a focus on design-led performance-based outcomes rather than specifying absolute requirements in all cases. Therefore planning standards will be flexibly applied to well-designed development proposals that can achieve urban infill and brownfield development objectives. Such flexibility must still ensure that public safety is not compromised and the environment is suitably protected[9].
The Development and Design Standards (Appendix 1) sets out Wicklow County Council's requirements with respect to the design standards for new housing developments. All new housing developments will be assessed in accordance with the development and design standards set out in this guide.

Guidelines for Sustainable Residential Development in Urban Areas (2009)

The Urban Design Manual, which accompanies the 'Guidelines for Sustainable Residential Development in Urban Areas' (DoEHLG 2009), provides comprehensive guidance on design issues. The Manual sets out a series of 12 design criteria for development sub-divided into three groups: (i) Neighbourhood (ii) Site (iii) Home. These groups reflect the spatial scales and order of priorities that should help inform and guide the design of any new residential and mixed-use development.

The 12 criteria, as set out in Table 6.2, are sequenced in logical order to reflect the need to prioritise the fundamental strategic issues including density, layout and connections. The Manual should be used as a key reference tool at pre-planning consultations and in the assessment of planning applications for any new residential and mixed-use development proposals. The design and layout of new housing development in rural towns and villages should reflect their rural setting and pay homage to the principles of vernacular architecture.

[9] Refer to NPO 13 Project Ireland 2040: National Planning Framework

Table 6.2 Design Considerations – 12 Criteria

Neighbourhood	Context Connections Inclusivity Variety	How does the development respond to its surroundings? How well connected is the new neighbourhood? How easily can people use and access the development? How does the development promote a good mix of activities?
Site	Efficiency Distinctiveness Layout Public Realm	How does the development make appropriate use of resources, including land? How do the proposals create a sense of place? How does the proposal create people friendly streets and spaces? How safe, secure and enjoyable are the public areas?
Home	Adaptability Privacy & Amenity Parking Detailed Design	How will the buildings cope with change How does the scheme provide a decent standard of amenity? How will the parking be secure and attractive? How well thought through is the building and landscape design

Source: Guidelines for Sustainable Residential Development in Urban Areas (DoEHLG 2009)

Urban Development & Building Height Guidelines for Planning Authorities (2018)

The 'Urban Development and Building Heights Guidelines for Planning Authorities' acknowledge that increasing prevailing building heights has a critical role to play in addressing the delivery of more compact growth in our urban areas particularly the large towns through enhancing the scale and density of development. The Guidelines require that building heights must be generally increased in appropriate urban locations. Specifically the Guidelines require that the scope to consider general building heights of at least three to four storeys, coupled with appropriate density, in locations outside what would be defined as city and town centre areas, and which would include suburban areas must be supported in principle in development plans.

Proposals including buildings that are of a height and scale significantly greater than the prevailing height and scale shall be assessed in accordance with the development management criteria set out in Section 3.0 of the Urban Development and Building Heights Guidelines (DHPLG 2018).

In accordance with Specific Planning Policy Requirement (SPPR) 1 of the *Urban Development and Building Height Guidelines for Planning Authorities (2018),* Local Area Plans (LAPs) shall identify locations where increased height and density will be supported where it forms part of strategic redevelopment, regeneration and infill development proposals.

Design Standards for New Apartments Guidelines for Planning Authorities (2020)

The shift in Government policy towards securing more compact and sustainable urban development will result in a significant increase in apartment type development. The Guidelines recognise that it is therefore critical to ensure that apartment living is an increasingly attractive and desirable housing option for a range of household types and tenures.

With regard to location, the Guidelines indicate that apartments are most appropriately located within urban areas. The scale and extent of apartment development should increase in relation to proximity to core urban centres, locations that are well served by public transport, are close to employment and a range of urban amenities including parks / waterfronts, shopping and other services.

The guidelines set out detailed design parameters including mix, internal space standards, dual aspect ratios, floor to ceiling height, storage space, amenity space and car parking. All new housing developments that include

apartments are required to demonstrate compliance with the guidelines in accordance with the specific planning policy requirements.

6.3.8 Rural Housing

Wicklow's countryside hosts a variety of uses including rural communities, attractive towns and villages, agriculture, forestry, tourism, renewable energy, rural enterprise and scenic landscapes. The Planning Authority will continue to carefully manage demand for housing in the countryside in order to protect natural resources, continue to cater for a variety of land uses, protect the environment and rural landscape, to avoid urban generated rural housing and ensure the needs of those with a bona fide necessity to live in the rural area are facilitated. It is also important that the scale of rural housing permitted does not undermine the role of small towns and villages and threaten their viability.

The NPF identifies the following national policy objective which the Development Plan must be consistent with:

National Policy Objective 19
Ensure in providing for the development of rural housing, that a distinction is made between areas under urban influence, i.e. within the commuter catchment of cities and large towns and centres of employment, and elsewhere:

- *In rural areas under urban influence, facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area and siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements;*
- *In rural areas elsewhere, facilitate the provision of single housing in the countryside based on siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements.*

The NPF states that it is important '*to differentiate, on the one hand, between rural areas located within the commuter catchment of the five cities and our largest towns and centres of employment and, on the other hand, rural areas located outside these catchments*'. Wicklow's rural areas are considered to be 'areas under urban influence' due to their location within the catchment of Dublin, Bray, Greystones, Wicklow-Rathnew and Arklow in addition to Gorey (Co. Wexford) and Naas (Co. Kildare). In rural areas under urban influence it is necessary to demonstrate a functional economic or social requirement for housing need. This is also subject to siting and design considerations.

Rural areas are more sensitive to development and therefore require a quality design response to help assimilate development into the landscape. All new rural housing is required to apply the design principles set out in the Wicklow Rural Housing Design Guide which is included in the appendices.

6.4 Housing Objectives

General

CPO 6.1 New housing development shall be required to locate on suitably zoned or designated land in settlements and will only be considered in the open countryside when it is for the provision of a rural dwelling for those with a demonstrable housing social or economic need to live in the open countryside.

~~**CPO 6.2** To implement the following housing occupancy control for multi-house developments of 10 units or more in all settlements in Levels 1 – 6 of the settlement hierarchy:~~
~~• 75% no restriction;~~
~~• 25% applicant / purchaser of any new home must have lived for at least 3 years duration in~~

~~County Wicklow, within 15km of the proposed development site, prior to purchasing a home. This does not include units delivered in accordance with Part V.~~

Design

CPO 6.3 New housing development shall enhance and improve the residential amenity of any location, shall provide for the highest possible standard of living of occupants and in particular, shall not reduce to an unacceptable degree the level of amenity enjoyed by existing residents in the area.

CPO 6.4 All new housing developments (including single and rural houses) shall achieve the highest quality of layout and design, in accordance with the standards set out in the Development and Design Standards (Appendix 1) and the Wicklow Single Rural House Design Guide (Appendix 2).

CPO 6.5 To require that new development be of the highest quality design and layout and contributes to the development of a coherent urban form and attractive built environment in accordance with the following key principles of urban design:

- Strengthening the character and urban fabric of the area;
- Reinforcing local identity and sense of place;
- Optimise the opportunities afforded by the historical and natural assets of a site / area;
- Providing a coherent, legible and permeable urban structure;
- Promoting an efficient use of land;
- Improving and enhancing the public realm;
- Conserving and respecting local heritage;
- Providing ease of movement and resolving conflict between pedestrians/cyclists and traffic;
- Promoting accessibility for all; and
- Cognisance of the impact on climate change and the reduction targets for carbon emissions set out by the Government.

CPO 6.6 To require that all planning applications for multi-unit residential development are accompanied by a Design Statement[10]. Design Statements shall include a detailed assessment of existing environment and historic character and demonstrate how the design has evolved in response to these underlying characteristics and fabric of the town / village. The Design Statement should address each of the 12 criteria set out in the Urban Design Manual (DECLG May 2009). The layout, access, road widths and open space should be cognisant of town and village character.

CPO 6.7 That the design and layout of new residential and mixed-use development shall deliver highly permeable, well connected streets which facilitates active street frontage in accordance with best practice as set out in the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities (DEHLG May 2009) and the Design Manual Urban Roads and Streets (DTTS & DECLG 2013).

CPO 6.8 Support the provision of lifetime adaptable homes that can accommodate the changing needs of a household over time and in particular to require that all new residential developments in excess of 20 residential units to provide a minimum 5% universally designed homes in accordance with the requirements of '*Building for Everyone: A Universal Design Approach* and the *Universal Design Guidelines for Homes in Ireland (2015)*[11].

[10] Design Statements may be required for additional formats of development the discretion of the Planning Authority
[11] National Disability Authority Centre for Excellence in Universal Design

Social and Affordable Housing

CPO 6.9 To implement the provisions of the Wicklow Housing Strategy and in particular, to apply a 10% (or a greater percentage if provided for in future legislation) -social housing requirement pursuant to Part V of the Planning and Development Act 2000 (as amended) to land zoned for residential use, or for a mixture of residential or other uses, except where the development would be exempted from this requirement. In certain circumstances as set out in the Affordable Housing Act 2021, this requirement will be 20% devoted to social and affordable housing.

CPO 6.10 To ensure the selection of lands or housing units to purchase or lease by the Council, including Part V, counteracts undue segregation by persons of different social backgrounds.

CPO 6.11 To actively promote and support the development of affordable housing across all areas and settlement categories in the County, and in particular, to avail of and maximise take up of all and any future national affordable housing programmes and funds, including serviced site initiatives in smaller towns and villages.

CPO 6.12 To provide and facilitate social housing in rural areas.

Density

CPO 6.13 To require that new residential development represents an efficient use of land and achieves the minimum densities as set out in Table 6.1 subject to the reasonable protection of existing residential amenities and the established character of existing settlements. In promoting higher densities and more compact development, new development should demonstrate compliance with:

- the Sustainable Urban Housing Guidelines for Planning Authorities (DEHLG 2009) and accompanying Urban Design Manual – A Best Practice Guide;
- Quality Housing for Sustainable Communities (DoEHLG 2007);
- Design Standards for New Apartments Guidelines for Planning Authorities (2018)
- Design manual for Urban Roads and Streets; and
- any subsequent Ministerial guidelines.

CPO 6.14 To densify existing built-up areas subject to the adequate protection of existing residential amenities.

CPO 6.15 Higher density proposals should be designed to a high standard, incorporate a mix of housing types and sizes and deliver compact urban forms that enhance the local built environment and contribute towards a sustainable mix of housing options. Proposals should provide an appropriate design response to the site, be designed to a high quality and afford adequate protection for residential amenity of neighbouring properties.

CPO 6.16 To encourage and facilitate high quality well-designed infill and brownfield development that is sensitive to context, enables consolidation of the built environment and enhances the streetscape. Where necessary, performance criteria should be prioritised provided that the layout achieves well-designed high quality outcomes and public safety is not compromised and the environment is suitably protected.

Height and Scale

CPO 6.17 To facilitate development incorporating higher buildings (i.e. buildings that exceed the contextual prevailing height) where it has been adequately demonstrated that the development complies with the assessment criteria set out in Section 3.2 of the Urban Development and Building Heights Guidelines for Planning Authorities (DHPLG 2018) or any subsequent height guidelines.

In accordance with the SPPR 3 of Urban Development and Building Heights Guidelines, where;

- an applicant for planning permission sets out how a development proposal complies with the Urban Development and Building Heights Guidelines, particularly SSPR1 and SPPR2 thereof; and
- the assessment of the planning authority concurs, taking account of the wider strategic and national policy parameters set out in the NPF and Guidelines;

then the planning authority may approve such development, even where specific objectives of the relevant development plan or local area plan may indicate otherwise.

In accordance with the SPPR 1 of Urban Development and Building Heights Guidelines, planning authorities are required explicitly identify areas where increased building height will be actively pursued for redevelopment, regeneration and infill development to secure the objectives of the NPF and RSES. In this regard, the identification of locations for increased building height shall be carried out in the preparation of Local Area Plans for settlements in Tiers 1-3 of the County Settlement Hierarchy as these are deemed the only settlements of sufficient scale and diversity in urban grain to accommodate such increases in height.

CPO 6.18 To ensure that building height within future development makes a positive contribution to the built form of the area, is not obtrusive and does not adversely impact on the streetscape, local amenity or views. Require all development proposals, including infill development, to include an analysis of the impact of building height and positioning of buildings on:

- The immediate & surrounding environment - streetscape, historic character;
- Adjoining structures;
- Open spaces and public realm;
- Views and Vistas.

Sequence / Phasing of Housing

CPO 6.19 The development of zoned land should generally be phased in accordance with the sequential approach as set out in this chapter. The Council reserves the right to refuse permission for any development that is not consistent with these principles.

CPO 6.20 Housing development shall be managed and phased to ensure that infrastructure is adequate or is being provided to match the needs of new residents.

~~Where specified by the Planning Authority,~~ new significant residential or mixed use development proposals (of which residential development forms a component)[12], ~~may~~ shall be required to ~~provide a social and community facility/facilities as part of the proposed development or the developer may be required to carry out~~ be accompanied by a Social Infrastructure Audit, to determine if social and community facilities in the area are sufficient to provide for the needs of the future residents. Where deficiencies are identified, proposals will be required to either rectify the

[12] Being defined as developments in excess of 50 units of housing in any settlements in Levels 1-4 in the hierarchy, 25 housing units in Levels 5-10, and **all developments** in excess of 500m distance to a public transport service, as well as other format / sizes / locations are may be deemed necessary by the Local Authority.

deficiency, or suitably restrict or phase the development in accordance with the capacity of existing or planned services.

New significant residential or mixed use development proposals shall be required to be accompanied by a 'Accessibility Report' that demonstrates that new residents / occupants / employees (including children and those with special mobility needs) will be able to safely access through means **other than** the private car:

(a) local services including shops, schools, health care and recreational facilities, and
(b) public transport services.

Where deficiencies are identified, proposals will be required to either rectify the deficiency, or suitably restrict or phase the development in accordance with the capacity/quality of existing or planned linkages.

Existing Residential Areas

CPO 6.21 In areas zoned 'existing residential' house improvements, alterations and extensions and appropriate infill residential development in accordance with principles of good design and protection of existing residential amenity will normally be permitted (other than on lands permitted or designated as open space, see CPO 6.25 below). While new developments shall have regard to the protection of the residential and architectural amenities of houses in the immediate environs, alternative and contemporary designs shall be encouraged (including alternative materials, heights and building forms), to provide for visual diversity.

CPO 6.22 In existing residential areas, small scale infill development shall generally be at a density that respects the established character of the area in which it is located, subject to the protection of the residential amenity of adjoining properties. However, on large sites or in areas where previously unserviced, low density housing becomes served by mains water services, consideration will be given to densities above the prevailing density, subject to adherence to normal siting and design criteria.

CPO 6.23 To facilitate mews lane housing in suitable locations, subject to high quality design that respects the existing character and heritage of the area and provides for a high standard of residential amenity for existing and future occupants.

CPO 6.24 To facilitate family / granny flat extensions for use by a member of the immediate family subject to protection of existing residential amenity and compliance with the criteria set out in the Development and Design Standards (Appendix 1).

CPO 6.25 In existing residential areas, the areas of open space permitted, designated or dedicated solely to the use of the residents will normally be zoned 'RE' as they form an intrinsic part of the overall residential development. Such lands will be retained as open space for the use of residents and new housing or other non-community related uses will not normally be permitted.

Protection of Residential Amenity in Transitional Areas

CPO 6.26 While the zoning objectives indicate the different uses permitted in principle in each zone it is important to avoid abrupt transitions in scale and use at the boundary of adjoining land use zones. In these areas it is necessary to avoid developments that would be detrimental to amenity. In zones abutting residential areas, particular attention will be paid to the use, scale, density and appearance

of development proposals and to landscaping and screening proposals in order to protect the amenities of residential properties.

Dwelling Mix / Sizes / Locations / Formats

CPO 6.27 To require new multi-unit residential development to provide an appropriate mix of unit types and sizes to ensure that there is a range of unit types available to suit the needs of the various households in the county, in accordance with the Design Standards for new Apartments, Guidelines for Planning Authorities (2020).

CPO 6.28 Apartments generally will only be permitted in settlements Levels 1 to 6 and in accordance with the location requirements set out in Section 2.4 of the Design Standards for new Apartments, Guidelines for Planning Authorities (2020). All apartment development should be served by high quality usable open space.

CPO 6.29 Temporary residential structures (e.g. mobile homes, caravans, cabins, 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.

CPO 6.30 The maximum size of any single 'housing estate' shall be 200 units and developments that include more than 200 units should be broken into a number of smaller 'estates', which shall be differentiated from each other by the use of materially different design themes.

CPO 6.31 To support the development of a programme for 'new homes in small towns and villages' to provide serviced sites with appropriate infrastructure to attract people to build their own homes and live in small towns and villages. The development of 'serviced sites', where site purchasers have the option of designing their own home, shall be particularly encouraged on zoned / designated housing land.

CPO 6.32 To support independent living and facilitate the provision of supported housing (specific purpose built accommodation) for older people and people with disabilities towns and villages. To facilitate the provision of nursing homes, retirement villages, residential care facilities at appropriate locations in towns and villages in the County. These facilities must be well served by infrastructure and amenities including accessible footpaths, local shops and public transport in order to allow the residents to be socially included and to allow better care in the community, independence and access.

CPO 6.33 To protect the existing housing stock to meet housing demand and require that any proposals for short-term letting[13] provide a detailed justification for the proposed use and demonstrate to the satisfaction of the Planning Authority that any proposals don't undermine the provision of housing and that there is a sufficient supply of rental properties available for longer-term rental in the area. The cumulative impact of applications will also be considered in the assessment of any application. Proposals that would increase pressures on the housing market including the rental market will not be considered favourably.

CPO 6.34 Support the change of use of vacant commercial premises in town / villages centres to residential purposes outside of the retail core areas as identified in Chapter 10, subject to CPO10.9.

[13] Short term letting is defined as the letting of a house or apartment, or part of a house or apartment, for any period not exceeding 14 days.

Vacant Site Levy

CPO 6.35 In many settlements in the County, there are sites and areas in need of development and renewal, in order to prevent:

a. adverse effects on existing amenities in such areas, in particular as a result of the ruinous or neglected condition of any land,
b. urban blight and decay,
c. anti-social behaviour, or
d. a shortage of habitable houses or of land suitable for residential use or a mixture of residential and other uses

It is an objective of this plan to encourage and facilitate the appropriate development of such sites / lands and all available tools and mechanisms, including the Vacant Site levy, may be utilised to stimulate such development.

All lands zoned for residential development in this plan (this refers to Level 4 and 5 settlements), including all lands zoned:

- Existing Residential (RE),
- New Residential (RN), and
- Town Centre, outside of the designated 'regeneration zone' as defined in each plan

are deemed to be lands that may be in need of new development in order to ensure there is no shortage of housing, and these zones will be examined in detail in order to determine if there are sites where the Vacant Site Levy should be applied.

In addition, the following residential zones in larger towns, are deemed to be lands that may be in need of new development in order to ensure there is no shortage of housing, and these zones will be examined in detail in order to determine if there are sites where the Vacant Site Levy should be applied.

Settlement	Zones[14]
Bray and Environs	RE, R-HD, R20, R15, R10, R, MU (where the predominate use provided for is residential)
Wicklow Town and Rathnew	RE, R1, R2, R3, R4
Arklow Town and Environs	RE, R28, R20, R10, R, MU (where the predominate use provided for is residential)
Greystones, Delgany and Kilcoole	RE, R22, R17, R15, R10, R5, R2.5, R (Special), MU (where the predominate use provided for is residential)
Blessington	RE, R1, R2

Housing in Rural Settlements

CPO 6.36 Urban generated housing shall not be permitted in the rural areas of the County, other than in rural settlements that have been deemed suitable to absorb an element of urban generated development as set out in the Settlement Strategy.

CPO 6.37 To implement the following housing occupancy controls for Level ~~7~~ 5 (Type 1) Villages, as set out in the Settlement Strategy:

[14] or other such zoning codes as may replace these, during the making of future local plans

Multi-House Development
50% no restriction
50% Applicant / purchaser of any new home must be either:

- resident for at least 3 years duration in County Wicklow or
- in permanent employment for at least 3 years duration in County Wicklow,

of within 30km of the village in question prior to making of application / purchase of new house.

Single House
100% Applicant / purchaser of any new home must be either:

- a resident for at least 3 years duration in County Wicklow or
- in permanent employment for at least 3 years duration in County Wicklow,

of within 30km of the ~~Level 7~~ village in question prior to making of application / purchase of new house.

CPO 6.38 To implement the following housing occupancy controls for Level ~~8~~ 5 (Type 2) Villages, as set out in the Settlement Strategy:

Multi-house development
50% Applicant / purchaser of any new home must be either:

- a resident for at least 3 years duration in County Wicklow or
- in permanent employment for at least 3 years duration in County Wicklow,

of within 30km of the ~~small~~ village in question prior to making of application / purchase of new house.

50% Applicant / purchaser of any new home must be either:

- a resident for at least 5 years duration in County Wicklow or
- in permanent employment for at least 5 years duration in County Wicklow,

of within 15km of the small village in question prior to making of application / purchase of new house.

Single house
100% Applicant / purchaser of any new home must be either:

- a resident for at least 5 years duration in County Wicklow or
- in permanent employment for at least 5 years duration in County Wicklow,

of within 15km of the small village in question prior to making of application / purchase of new house.

~~**CPO 6.39** To implement the following housing occupancy controls for Level 9 Rural Clusters, as set out in the Settlement Strategy:~~

~~**Single house**~~
~~Applicant / purchaser of any new home must~~

~~(a) be a resident for at least 10 years duration in County Wicklow of a settlement / area designated as Level 4 -10 in the County settlement hierarchy that is within 10km of the rural cluster in question prior to making of application / purchase of new house.~~
~~(b) demonstrate a proven need for housing, for example:~~

- ~~first time home owners;~~
- ~~someone that previously owned a home and is no longer in possession of that home as it had to be disposed following legal separation / divorce, the transfer of a home attached to a farm to a family member or the past sale of a home following emigration.~~

CPO 6.40 Where permission is sought for residential development in a settlement with occupancy controls the applicant will be required to show compliance with objectives for that settlement set out in this plan and 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(s) for a period of 7 years in accordance with the relevant objective.

Housing in the Open Countryside

CPO 6.41 Facilitate residential development in the open countryside for those with a **housing need** based on the core consideration of **demonstrable functional social or economic** need to live in the open countryside in accordance with the requirements set out in Table 6.3.

Table 6.3 Rural Housing Policy

Housing Need / Necessary Dwelling

This is defined as those who can demonstrate a clear need for new housing, for example:

- first time home owners;
- someone that previously owned a home and is no longer in possession of that home as it had to be disposed of following legal separation / divorce / repossession by a lending institution, the transfer of a home attached to a farm to a family member or the past sale of a home following emigration;
- someone that already owns / owned a home who requires 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;

and other such circumstances that clearly demonstrate a bona fide need for a new dwelling in the open countryside notwithstanding previous / current ownership of a home as may be considered acceptable to the Planning Authority.

Economic Need

The Planning Authority recognises the rural housing need of persons whose livelihood is intrinsically linked to rural areas subject to it being demonstrated that a home in the open countryside is essential to the making of that livelihood and that livelihood could not be maintained while living in a nearby settlement.

In this regard, persons whose livelihood is intrinsically linked to rural areas may include:

a. Those involved in agriculture
The Planning Authority will positively consider applications from those who are engaged in a significant agricultural enterprise and require a dwelling on the agricultural holding that they work. In such cases, it will be necessary for the applicant to satisfy the Planning Authority with supporting documents that due to the nature of the agricultural employment, a dwelling on the holding is essential for the ongoing successful operation and maintenance of the farm. In this regard, the Planning Authority will consider whether there is already a dwelling / dwellings on the farm holding when determining if a new dwelling can be justified.

b. Those involved in non-agricultural rural enterprise / employment
The Planning Authority will support applications from those whose business / full time employment is intrinsically linked to the rural area that can demonstrate a need to live in the vicinity of their employment in order to carry out their full time occupation. 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.
Where an applicant's case for a new dwelling on the basis of economic need is based on establishing a new or alternative agricultural / non-agricultural rural enterprise and they have no previous experience in agriculture / rural enterprise, the Planning Authority shall not consider the above requirements met until the applicant can show that the new agricultural / non-agricultural rural enterprise has been legally and continuously ongoing for at least 5 years prior to the making of the application for a dwelling, and is the applicant's primary occupation and source of income. Applicants whose proposed business is not location-dependent will not be considered.

c. Other such persons as may have definable economic need to reside in the open countryside, as may arise on a case by case basis.

Social Need

The Planning Authority recognises the need of persons 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 intrinsically linked to a rural area may include:

- Permanent native residents of that rural area (including Level 8 and 9 settlements) i.e. a person who was born and reared in the same rural area as the proposed development site and permanently resides there;
- A former permanent native of the area (including Level 8 and 9 settlements) who has not resided in that rural area for many years (for example having moved into a town or due to emigration), but was born and reared in the same rural area as the proposed development site, has strong social ties to that area, and now wishes to return to their local area;
- A close relative who has inherited, either as a gift or on death, an agricultural holding or site for his/her own purposes and can demonstrate a social need to live in that particular rural area,
- 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 for at least 10 years prior to the application for planning permission and can demonstrate a social need to live in that particular rural area,
- Persons who were permanent native residents of a rural area but due to the expansion of an adjacent town / village, the family home place is now located within the development boundary of the town / village;

other such persons as may have a definable strong social need to live in that particular rural area, which can be demonstrated by way of evidence of strong social or familial connections, connection to the local community / local organisations etc as may arise on a case by case basis.

~~In the event of conflict of any other settlement strategy objective / Landscape Zones and categories, a person who qualifies under policy CPO 6.41 their needs shall be supreme, except where the proposed development would be a likely traffic hazard or public health hazard.~~

~~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. The protection and conservation of views and prospects should not give rise to the prohibition of development, but development should be designed and located to minimise impact.~~

CPO 6.42 Where permission is granted for a single rural house in the open countryside, 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 fulfil the criteria set out in Objective CPO 6.41 or to other such persons as the Planning Authority may agree to in writing.

CPO 6.43 The conversion or reinstatement of non-residential or abandoned residential buildings back to residential use in the rural areas will be supported where the proposed development meets the following criteria:

- the original walls must be substantially intact – rebuilding of structures of a ruinous nature will not be considered;
- buildings must be of local, visual, architectural or historical interest;
- buildings must be capable of undergoing conversion / rebuilding and their original appearance must be substantially retained. (A structural survey by a qualified engineer will be required with any planning application); and
- works must be executed in a sensitive manner and retain architecturally important features wherever possible and make use of traditional and complementary materials, techniques and specifications.

CPO 6.44 To require that rural housing is well-designed, simple, unobtrusive, responds to the site's characteristics and is informed by the principles set out in the Wicklow Single Rural House Design Guide. All new rural dwelling houses should demonstrate good integration within the wider landscape.

CPO 6.45 Subject to compliance with CPO 6.41 (rural housing policy), the Council will facilitate high quality rural infill / backland development in accordance with the design guidance set out in the Wicklow Rural House Design Guide provided that such development does not unduly detract from the residential amenity of existing properties or the visual amenities of the area, or the rural character and pattern of development in the area and does not result in a more urban format of development.

CPO 6.46 Subject to compliance with CPO 6.41 (rural housing policy), the Council will facilitate a new dwelling house that results in the creation of a rural cluster layout provided that such development is of a high quality design, meets all requirements in terms of public health and safety and does not unduly impact on the residential amenity of neighbouring properties.

Wicklow County Development Plan

Interim Housing Strategy

2022-2028

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1. Introduction

1.1 Statutory Background

This document sets out Wicklow's Interim Housing Strategy for the period 2022 - 2028, which is the likely lifetime of the new Wicklow County Development Plan.

The preparation of a Housing Strategy is a requirement under the Planning and Development Act 2000 (as amended). Section 94 of the Act requires that '*each planning authority shall include in any development plan it makes in accordance with Section 12 a strategy for the purpose of ensuring that the proper planning and sustainable development of the area of the development plan provides for the housing of the existing and future population of the area in the manner set out in the strategy*'.

The procedures for the preparation of a Housing Strategy are set out in the Act. In particular, the Act specifies that the Housing Strategy will:

- Estimate the existing and likely future need for housing in the area, and ensure that sufficient zoned and serviced land is made available to meet such needs;
- Ensure that housing is available for persons who have different levels of income;
- Ensure that a mixture of house types and sizes is developed to reasonably match the requirements of the different categories of households, including the special requirements of elderly persons and persons with disabilities;
- Counteract undue segregation between persons of different social backgrounds;
- Provide that as a general policy a specific % (not exceeding 10%) of the land zoned in the Development Plan for residential use, or for a mixture of residential and other uses, shall be reserved for those in need of social housing in the area.

Thus the Housing Strategy encompasses both the role of the Authority as the provider of social and special housing and its broader land use planning responsibilities.

The National Planning Framework acknowledges that the housing sector is more complex since the requirement for housing strategies was introduced under the Planning and Development Act 2000. Accordingly the NPF has identified that an enhanced methodology is required - Housing Need Demand Assessment (HNDA~~) - to support the preparation of housing strategies. In the absence of Ministerial guidance on the preparation of HNDAs the Planning Authority has prepared this interim Housing Strategy. This will be reviewed following the publication of HNDA guidelines.~~ Objective 37 of the NPF provides for a HNDA to be undertaken in each local authority area in order to ensure long-term strategic housing needs are met.

The purpose of the HNDA is to:

- Assist local authorities to develop long-term strategic views of housing need across all tenures;
- Provide a robust evidence base to support decisions about new housing supply, wider investment and housing related services that inform an overall national housing profile;
- Inform policies about the proportion of social and affordable housing required;
- Provide evidence to inform policies related to the provision of specialist housing and housing related services.

HNDA is required to be integrated into the development plan review process where planning authorities give notice of review of a development plan in accordance with section 11(1) of the 2000 Act, *after* the date of Circular 14/2021 (14 April 2021). As the notice of the review of the Wicklow County Development Plan occurred *before* the date of this circular, HNDA is not being carried out at this time. It will however be carried out in due course, and should it identify that amendment of the

County Development Plan is necessary to reflect its outcomes, the plan will be varied accordingly. Therefore until this exercise is completed, this Housing Strategy is to be considered an 'interim' one.

1.2 Context

In the drafting of this Housing Strategy, regard has been taken of the following national, regional and local policy documents:

- Project Ireland 2040: National Planning Framework (NPF)(2018)
- 'Implementation Roadmap for the NPF' (2018)
- Housing Supply Target Methodology for Development Planning, Guidelines for Planning Authorities' (2020)
- Programme for Government: Our Shared Future (2020)
- Eastern & Midland Regional Assembly: Regional Spatial & Economic Strategy 2019-2031
- Part V of the Planning and Development Act 2000 – Guidelines for Planning Authorities (DoEHLG 2000)

Project Ireland 2040: National Planning Framework (NPF)

The NPF predicts that between 2018 and 2040, an average output of at least 25,000 new homes will need to be provided in Ireland every year to meet people's needs for well-located and affordable housing, with increasing demand to cater for one- and two-person households. Within this figure, there is a wide range of differing housing needs that will be required to be met. The Framework states that achieving this level of supply will require increased housing output into the 2020s to deal with a deficit that has built up since 2010. To meet projected population and economic growth as well as increased household formation, annual housing output will need to increase to 30,000 to 35,000 homes per annum in the years to 2027 and will be subject to monitoring and review.

The NPF identifies a number of national core principles to guide future housing as follows.

National Core Principles to Guide Housing

- Ensure a high standard quality of life for future residents as well as environmentally and socially sustainable housing and placemaking through integrated planning and consistently excellent design.
- Allow for choice in housing location, type, tenure and accommodation in responding to need.
- Prioritise the location of new housing provision in existing settlements as a means to maximising better quality of life for people through accessing services, ensuring a more efficient use of land and allowing for greater integration with existing infrastructure.
- Tailor the scale and nature of future housing provision to the size and type of settlement where it is planned to be located.
- Integrate housing strategies where settlements straddle boundaries (county and/or regional).
- Utilise existing housing stock as a means to meeting future demand.

(Source: National Planning Framework, 2018)

Implementation Roadmap for the NPF (July 2018)

Subsequent to the publication of the NPF in 2018, a NPF 'Roadmap' circular was issued to all planning authorities, setting out projected county population ranges (in the format of minimum and maximum parameters), for both 2026 and 2031. These population projections, set out in Appendix 2 of the NPF

Roadmap, have subsequently been incorporated into the statutory Regional Spatial and Economic Strategies (RSESs) adopted by each of three Regional Assemblies.

For Wicklow the 2026 and 2031 projections are 155,000 - 157,500 and 160,500 – 164,000 respectively, from the 2016 base of 142,500.

The 'Roadmap' specifies that scope for 'headroom', not exceeding 25%, can be considered to 2026 in those counties where projected population growth is projected to be at or above the national average baseline, including County Wicklow.

Housing Supply Target Methodology for Development Planning

Under Section 28 of the Planning & Development Act, 2000 (as amended), the '*Housing Supply Target Methodology for Development Planning, Guidelines for Planning Authorities*' were issued on 18th December 2020.

These Guidelines are intended to assist in providing the required consistent and coherent approach to be taken by planning authorities in incorporating national and regional population and housing projections into their statutory functions.

The methodology utilises research undertaken by the ESRI – '*Regional Demographics and Structural Housing Demand at a County Level*' (Dec 2020). The ESRI research model enables structural household demand levels for each local authority area to be set out under the four different scenarios for each year to 2040. The identified NPF '50:50 City' scenario is the recommended housing demand scenario to be used by planning authorities in their planning functions in order to plan for the provision of housing to meet projected levels of demand in their administrative area, in accordance with the NPF strategy.

The NPF '50:50 City' scenario results in an alternative spatial distribution, where population growth is more evenly distributed between the Eastern and Midland regional assembly area and the rest of the country and where counties with larger cities attract higher inflows. The scenario captures two core national policy objectives - aiming to have population growth more evenly distributed throughout Ireland and less focused on Dublin and its surrounding area, and also taking advantage of the potential of cities to accommodate more compact growth and to drive regional development.

Programme for Government: Our Shared Future 2020

'Programme for Government – Our Shared Future' launched in 2020, emphasises the role of the private housing stock, addresses the challenges of viability, access to finance, land availability, infrastructure delivery, building standards, quality and regulation, as well as sufficient skilled labour capacity.

The key housing priorities guiding the Programme for Government are as follows:

- Homelessness
- Affordable home ownership
- Public and social housing
- Land Development Agency
- Rent reform and cost rental
- Planning and Reform

Specifically, the Programme for Government provides for an expansion in the stock of social housing by 50,000 dwellings over five years, the launch of a new affordable homes programme and the upgrading of 500,000 existing dwellings by 2030. The Affordable Housing Bill 2020 was published in January and subject

to successful passage through the Dáil and Seanad provides statutory underpinning for three affordable schemes:

- local authorities delivering affordable homes for sale on public land,
- a shared equity scheme, and
- the cost rental support model.

Regional Spatial and Economic Strategy 2019 (RSES)

The RSES recognises that housing affordability and supply issues are impacting upon health and wellbeing, due to overcrowding, with people residing in substandard accommodation or becoming homeless. The slow growth of housing stock compared to rates of population growth and household formation has led to an increase in the average number of persons per household to around 2.8 in the Region, based on the 2016 census, which saw a reversal of the long-term decline in the average household size. The RSES points out that there is a need to incentivise mobility in the housing market, to address social isolation among older people and to offer more choice by way of an increased supply of accommodation for all life stages. The RSES highlights the importance of housing quality to secure positive health outcomes.

The RSES provides that a further allowance of transition population targets (NPO 68[1] in the NPF) by way of up to 20% of the targeted growth in the city being transferred to other settlements in the Metropolitan Area Strategic Plan (MASP) shall apply only to the three Metropolitan Key Towns in the MASP namely Bray, Maynooth and Swords, and only if they can demonstrate compact growth on high capacity planned or existing public transport corridors. In accordance with NPO 68, the Regional Assembly in July 2020 approved the 'transfer' of population growth of 13,000 from the city to the metropolitan area settlement of Bray, of which 9,500 would be to that part of Bray located in Co. Wicklow.

1.3 Review of the 2016 - 2022 Housing Strategy

The 2016-2022 Housing Strategy set out the following objectives. A brief review of whether each objective has been achieved is set out below.

1. ***HS1*** *To ensure the delivery of sufficient new homes to accommodate the growth of the County to 158,000 persons in 2022.*

In accordance with the Regional Planning Guidelines for the GDA (2010), the 2016-2022 County Development Plan set out a target population for 2022 of 158,000 and target housing stock of 69,822.

The 2011 Census showed that the population of Wicklow was 136,640 and had a housing stock of 54,351.

[1] National Policy Objectives 68 of the NPF states: '*A Metropolitan Area Strategic Plan[1] may enable up to 20% of the phased population growth targeted in the principal city and suburban area, to be accommodated in the wider metropolitan area i.e. outside the city and suburbs or contiguous zoned area, in addition to growth identified for the Metropolitan area. This will be subject to:*

- *any relocated growth being in the form of compact development, such as infill or a sustainable urban extension;*
- *any relocated growth being served by high capacity public transport and/or related to significant employment provision; and National Policy Objective 9, as set out in Chapter 4.*

Census 2016 revealed that the County's population was 142,425, with a housing stock of 54,986. Therefore in order to meet the 2022 targets as set out in the 2016 County Development Plan, further population growth of 15,675 and housing stock growth of 14,836 units would have been required during the 2016-2022 period (or 2,473 units per annum).

While no updated County population or housing stock figures are available until a new Census is carried out, the CSO publishes quarterly housing completions for each County which provides an insight into progress of housing construction.

Table 1.1

CSO House Completions 2011 – 2019												
2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Average 17-20	Total 11-20	Average 11- 20
218	149	138	155	293	354	479	589	1116	1,046	808	4,537	454

Source: CSO

~~Since~~Between Q1 2017 and Q4 2021, 3,230 units have been completed which is an average of 808 units per year.

Although the number of units is well below the target identified in the 2016 County Development Plan, the data shows that the County has seen a consistent increase in the number of housing completions year on year since 2012.

2. ***HS2*** *To ensure that houses are delivered in the locations required, to implement a balanced settlement strategy that provides for growth towns of varying sizes throughout the County.*

A review of housing commencements and completions in the County revealed that between 2016 and the end of 2020, a total of 3,230 units had been completed with a further 2,650 estimated to have commenced / be under construction as of the end of 2020. Of the units completed, 1,860 units or 58% were located in the County's higher level settlements (Bray, Wicklow-Rathnew, Arklow, Blessington and Greystones-Delgany), while 71% of those units under construction are located in these same towns. The towns of Newtownmountkennedy, Rathdrum and Ashford also recorded high numbers of commencements and completions.

3. ***HS3*** *To ensure sufficient zoned land is available in all growth settlements to meet projected housing demand.*

The housing target in the 2016 County Development Plan for 2022 was 69,822, an increase of 15,471 units. Of the 15,471 units, 13,473 were targeted to be developed in settlements. The housing yield of land zoned in Local Area Plans (Bray, Wicklow-Rathnew, Arklow, Greystones-Delgany & Kilcoole, Blessington, Newtownmountkennedy and Rathdrum), at the time of adoption of the 2016 County Development Plan, was 23,513 units. Land zoned as part of the settlement plans which formed part of the County Development Plan had capacity for a further 4,369 units. Therefore there was adequate land zoned to cater for the housing target.

4. ***HS4*** *To ensure that water services are or will be available during the currency of the plan, sufficient to meet the housing demand.*

The table below, taken from the 2016 – 2022 housing strategy, shows the estimated number of housing that would have been possible to develop given the infrastructure capacities as of September 2015.

Town	Total housing yield of zoned land[2]	Total housing yield of serviced land[3]
Bray	4,689	2,086
Wicklow / Rathnew	5,640	5,640
Arklow	4,000	0
Greystones/ Delgany	3,767	2,000
Blessington	1,840	0
Newtown	1,706	750
Ashford	858	858
Aughrim	287	0
Baltinglass	521	75
Carnew	365	0
Dunlavin	840	0
Enniskerry	470	300
Kilcoole	782	250
Rathdrum	1,089	300
Tinahely	231	50
Avoca	120	0
Donard	37	37
Kilmacanogue	151	151
Newcastle	211	0
Roundwood	195	0
Shillelagh	83	0
Total	27,873	12,497

The table illustrates that a number of settlements had infrastructure deficiencies. Given the housing target of 15,471 units up to 2022, of which 13,473 were targeted to be developed in the urban settlements, there was inadequate serviced land available (enough land serviced to accommodate c. 93% of the urban housing growth targeted). The deficiencies in Arklow and Blessington, both of which were targeted for significant growth, have not been addressed to date and this has impacted on the delivery of housing in these settlements. Infrastructure deficiencies have also impeded development in Aughrim, Dunlavin, Tinahely and Avoca.

5. ***HS5*** *To ensure that investment in infrastructure is distributed in a balanced manner around the County, with priority given to designated growth towns.*

There has been limited major investment in infrastructure between 2016 and 2021:

(a) IW is making a significant investment in the Vartry Water Supply Scheme to ensure a safe and sustainable water supply for the north Wicklow and south Dublin area, estimated at c. €150m and due for completion in 2021. The project includes *inter alia* the construction of a new water treatment plant at Vartry, the construction of a new 4km pipeline from Vartry and Callowhill and the upgrade / replacement of other infrastructure. The scheme will ensure that water complies with water quality standards set out in the EU Drinking Water Directive and the national Drinking Water Regulations. The project will also ensure that this critical water supply network can operate safely through any intense rainfall events

[2] As of Sept 2015, including the amended zoning provisions of the adopted County Development Plan 2016-2022
[3] as of Sept 2015

(b) Arklow / Ballyduff Water Treatment Plant Upgrade – Irish Water has invested €5 million in a new water treatment plant that serves 13,000 customers from a combination of both ground and surface water sources which has improved the water quality in the area and further secured the water supply.
(c) Irish Water, working in partnership with Wicklow County Council, has invested €650,000 to upgrade the water treatment plant in Avoca, Co. Wicklow.
(d) Plans for the delivery of the Arklow Wastewater Treatment plant are at an advanced stage. The new plant has been designed to provide an ultimate treatment capacity for a PE (population equivalent) of up to 36,000. The necessary planning, land and licences have been secured and the procurement of the construction contract is concluding. Subject to Ministerial consent, construction work is planned to begin in the second half of 2021.

6. ***HS6*** *To require that 10% of all zoned land developed for residential use, or for a mixture of residential and other uses, shall be devoted to social housing.*

In accordance with Policy Objective HD4 of the County Development Plan 2016-2022, the Planning Authority has required that 10% of all zoned land developed for residential use, or for a mixture of residential and other uses, is devoted to social housing.

7. ***HS7*** *To require all applicants for permission that will include social 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.*

Applicants for developments including social and / or affordable housing have generally engaged in pre-planning discussions with both the Housing and Planning departments, in order to establish at the outset the location, house size and house design requirements of the Local Authority.

8. ***HS8*** *To require the highest standard of design in all new social development or development containing an element of social housing, in accordance with the development standards set out in the County Development Plan and the DoEHLG social housing guidelines.*

The highest standard of design has been required 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. All new social housing are to NZEB (Nearly Zero Emissions Building) standard.

9. ***HS9*** *To encourage proposals from developers to satisfy Part V obligations which are directed toward special need categories – namely, elderly accommodation, traveller 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.*

Developers have been encouraged, as part of the Part V obligations, to deliver housing that addresses special need categories – namely, elderly accommodation, traveller 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.

1.4 Approach

The approach adopted is summarised below:

- Project the number of expected household formations in the County for the period ~~from 2021 – 2028~~of the Development Plan, which will be Q3 2022 to Q2 2028. The methodology for translating population targets into housing targets is set out in Ministerial Guidelines 'Housing Supply Target Methodology for Development Planning' (DHLGH December 2020).

- Project the levels and distribution of household disposable incomes across these households over the period in question. This involves the application of available national income data to Wicklow and the characterisation of different income groupings across households within the County.

- Assess housing affordability in the County over the period, based on the income projections made.

- Project the levels and distributions of house prices over the period. A distribution of house price bands is then constructed which is matched up with the above-mentioned affordability bands.

1.5 Methodology and Data Sources

In preparing the strategy, reference was made to the following guidelines and data sets[4]:

- Department of the Environment, Heritage and Local Government guidelines – "Part V of the Planning and Development Act 2000 – Housing Supply – A Model Housing Strategy and step-by-step guide", December 2000;
- Implementation Roadmap for the NPF (July 2018);
- Housing Supply Target Methodology for Development Planning, Guidelines for Planning Authorities (December 2020);
- CSO Census data;
- CSO quarterly data on house completions;
- CSO income data;
- House price data from the Property Price Register.

Where data was available on a national basis only, enabling assumptions were necessarily made regarding how - if at all - the position in Wicklow departed from national trends. In all cases where standard national projections (either in population, incomes or prices) were used, care was taken to make whatever adjustment might render the dataset more appropriate to the particular circumstances of Wicklow. Notwithstanding this issue of the application of (adjusted) national data to the County specific context, a principal concern throughout the preparation of this strategy has been that all available data-sets should be identified and accessed, and that any inference or interpretation drawn from that data should be clearly stated, well-reasoned, and well founded.

In relation to house price data in particular, the Planning Authority has constructed its own forecasts of house price trends. Due to the unknown impact of external factors on the economy, such as COVID-19 and Brexit, at the time of drafting this strategy (2020 / 2021), it is not possible to source predictions upon which there is consensus.

Therefore in order to make the analysis robust, the 'best case' scenario (in terms of housing affordability) is utilised for the analysis. Similarly, with regard to predicting the growth of disposable income a 'best case'

[4] This strategy was drafted in mid 2015 and utilised data available at that time. For example, Census data utilised is from 2011.

position is used for analysis, as the combination of these scenarios (i.e. assuming growth in disposable income[5], with moderate house price growth) would give the least justification for seeking the maximum 10% social housing (or 20% social and affordable housing in certain circumstances) under Part V.

[5] The disposable income is determined by calculating the average income between 2000 and 2017 based on CSO data.

2. Estimating Housing Demand

2.1 Population Trends

The most up to date population data is the 2016 Census. According to the 2016 census, the population of the state was 4,761,865, an increase of 173,613 persons compared with 2011. This represents an increase of 3.8 % over a 5 year period, or slightly under 0.8 % on an annual average basis. The population change is driven by three elements - births, deaths and net migration (immigration less emigration). The decrease in the population growth rate is due largely to a fall in the state's births rate.

Table 2.1: Population of State 1996 -2016

State	Population	% Change
1996	3,626,087	
2002	3,917,203	8.03%
2006	4,239,848	8.24%
2011	4,588,252	8.22%
2016	4,761,865	3.78%

Source: CSO Population at Each Census 1841 to 2016

The 'Eastern Region' of the Eastern and Midlands Region, made up of counties Kildare, Louth, Meath and Wicklow, had a population of 688,857 in 2016. This represents around 14.5% of the population of the State. It too has seen a deceasing trend in population growth over a 5 year period between 2011 and 2016, decreasing from 11.38% between 2006 and 2011 to 5.33% 2011-2016.

Table 2.2: Population of Eastern Region 1996 -2016

Eastern Region	Population	% Change
1996	439,573	
2002	514,446	17.03%
2006	586,627	14.03%
2011	653,984	11.48%
2016	688,857	5.33%

Source: CSO Census of Population 1996, 2002, 2006, 2011 and 2016

Wicklow's population increased from 136,640 in 2011 to 142,425 in 2016. This represents an increase of 4.2%; while this is lower than previous intercensal growth rates, it is slightly higher than the State's growth rate.

Table 2.3: Population of Wicklow 1996 -2016

Wicklow	Population	% Change
1996	102,683	
2002	114,676	11.68%
2006	126,194	10.04%
2011	136,640	8.28%
2016	142,425	4.23%

Source: CSO Census Population 1996, 2002, 2006, 2011, 2016

In accordance with national and regional policy, the draft Wicklow 'Core Strategy' 2021~~1~~ – 2027~~8~~ sets out the following population and housing targets.

Table 2.4 Population Targets County Wicklow 2026, 2031

	2016	2026	2031	Total growth 2016-2031
County Wicklow **plus 25% headroom (2026 only)** **plus MASP allocation (2031)**	142,425	155,000 - 157,500 158,144 – 161,269	160,500 – 164,000 170,000 – 173,500	18,075 – 21,575 27,575 – 31,075
of which Bray (min)				9,500

Source: NPF, NPF Roadmap, RSES, WCC, draft Wicklow CDP

~~These targets have been distributed as set out in Table 2.5.~~

~~Table 2.5 Wicklow Settlement / Aggregate Settlement Population Targets 2016-2031~~

~~Level~~	~~Settlement~~	~~Population 2016~~	~~Population target 2031~~	~~% of total County growth to 2031 by tier~~	
~~1~~	~~Bray~~	~~29,646~~	~~40,425~~	~~Key Towns~~	~~52%~~
~~2~~	~~Wicklow - Rathnew~~	~~14,114~~	~~19,470~~		
~~3~~	~~Arklow~~	~~13,226~~	~~16,440~~	~~Self Sustaining Growth Towns~~	~~25%~~
	~~Greystones - Delgany~~	~~18,021~~	~~21,630~~		
	~~Blessington~~	~~5,234~~	~~6,035~~		
~~4~~	~~Baltinglass~~	~~2,251~~	~~2,725~~	~~Self Sustaining Towns~~	~~10%~~
	~~Enniskerry~~	~~1,877~~	~~1,920~~		
	~~Kilcoole~~	~~4,244~~	~~4,315~~		
	~~Newtownmountkennedy~~	~~3,552~~	~~5,220~~		
	~~Rathdrum~~	~~1,716~~	~~2,480~~		
~~5~~	~~Ashford~~	~~5,710~~	~~7,210~~	~~Small Towns Type 1~~	~~5%~~
	~~Aughrim~~				
	~~Carnew~~				
	~~Dunlavin~~				
	~~Tinahely~~				
~~6~~	~~Avoca~~	~~3,835~~	~~4,345~~	~~Small Towns Type 2~~	~~2%~~
	~~Donard~~				
	~~Kilmacanogue~~				
	~~Newcastle~~				
	~~Roundwood~~				
	~~Shillelagh~~				
~~7-9~~	~~Villages / nodes~~	~~5,672~~	~~6,010~~	~~Villages~~	~~1%~~
~~10~~	~~Open countryside~~	~~33,327~~	~~35,280~~	~~Open Countryside~~	~~6%~~
	~~Total~~	~~142,425~~	~~173,505~~		~~100.0%~~

2.2 Housing Stock Requirements

The methodology for translating population targets into housing targets is set out in Ministerial Guidelines 'Housing Supply Target Methodology for Development Planning' (DHLGH December 2020).

Table 2.5~~6~~ Housing Demand NPF Roadmap / Ministerial Guidelines 2017-2031

County Wicklow	Total	Per annum
ESRI NPF scenario projected new household demand 2017 to 2031	10,976	732
Actual new housing supply 2017-2019	2,190	730
Homeless households, and estimated unmet demand as at Census 2016	150	
Housing demand 2020 - 2031	8,936	745

Source: ~~Prepared in accordance with~~ Appendix 1 'Housing Supply Target Methodology for Development Planning Guidelines for Planning Authorities' (DHLGH, 2020).

Methodology is provided in the guidelines to establish the housing demand up to 2026, taking into account the 25% 'headroom' up to 2026 that is afforded to County Wicklow in the NPF 'Roadmap'.~~ as well as the number of units completed in 2020.~~ In addition, further guidance and data has been provided by the Department into the crafting of the population and housing targets for the development plan 6-year period, which integrates the +25% for 2026 methodology as well as units completed / estimated to be completed by the time the plan is adopted.

In accordance with said guidance, the following table sets out the housing target for the plan period i.e. up to Q2 2028.

Table 2.6: Housing supply targets for Q3 2022 – Q2 2028 Development Plan

	County Wicklow	**Annual average households**	**Total Households**
A	ESRI NPF scenario project new household demand 2017 to Q2 2028	716	8,238[6]
B	Actual new housing supply 2017 to Q3 2022	976	4,634[7]
C	Homeless households and unmet demand		150
D	Plan housing demand = Total (A-B+C)		3,754
E	**Potential adjustment 1 to end 2026 portion of plan period to facilitate convergence to NPF strategy**	**Mid-Point between ESRI NPF and baseline scenarios to 2026 in lieu of A above**	**Adjusted total demand**
E1	ESRI baseline scenario projected new household demand 2017 to Q4 2026	796	7,960
E2	ESRI NPF scenario projected new household demand to Q2 2028	1,111	1,111
E3	Mid-Point between A-E2 (ESRI NPF and baseline scenarios, to Q4 2026	754	7,544
E4	Adjusted total demand calculation based on E + E3 in lieu of A above	695	4,171
F	**Potential adjustment 2 to end 2026 portion of plan period to facilitate convergence to NPF strategy, applicable where B exceeds or is close to D (where justified)**	**Mid-point between ESRI NPF and baseline scenarios to 2026 in lieu of A above, plus up to 25%**	**Adjusted Total Demand**
F1	E3 +25%	943	9,429
F2	Remainder plan period demand to Q2 2028	1,111	1,111
F3	Adjusted Total Demand calculation based on E3 in lieu of A above and F1 +E2	1,009	6,056

In this regard, the housing demand up to for the period Q3 2022 to Q2 2028 is 6,056 units. ~~2021 up to 2026 is 4,981 units.~~

Taking into account

- the overall target for 2016-2031 of 11,126 (as shown on Table 2.5 above)[8];
- the units already completed up to 2020 (3,230);
- the estimated unit completions for 2021 and the first half of 2022 (1,404);
- the calculated housing delivery target units between Q3 2022 and Q2 2028 (6,056);

the growth remaining for the Q3 2028- Q4 2031 period appears unreasonably low, at 436 units over a 3 ½ year period or 125 units per annum. However, it is assumed well before 2028, growth targets will be reviewed / revised and new targets will be provided for the post 2028 period.

~~Thereafter it is assumed that housing demand will be delivered evenly up to 2031, up to the total target of 11,126 units (10,976 + 150 as per the table above).~~

[6] Source: DHLGH - ESRI
[7] Source: Completions 2017-2020 (3,230) PLUS estimate of completions 2021 (936) and Q1+Q2 2022 (468)
[8] 10,976 + 150

Table 2.7 Housing Demand NPF Roadmap / Ministerial Guidelines 2026~~6~~2, 2028, 2031

County Wicklow	Units delivered 2017-2020	Estimated completions 2021 ~~– 2026~~ +Q1/Q2 2022	~~2027 – 2028~~Q3 2022 – Q2 2028	Q3 2029 ~~–~~ Q4 2031	Total
New housing demand	3,230	~~4,981~~1,404	~~1,166~~6,056	~~1,749~~436	11,126

Neither the NPF 'Roadmap' nor the 2020 Guidelines take account of the additional population allocation to Bray as per the MASP. This equates to 3,820 units[9], and assuming they will be delivered over a 9.5~~10~~ year period from Q3 2022 to Q4 2031[10], this equates to 402~~382~~ units per annum. This will be assumed to be delivered in a linear even manner and no 'front loading' for 2026 is provided for as per the MASP:

Table 2.8 Housing Demand NPF Roadmap / Ministerial Guidelines ~~2026,~~ 2028, 2031+MASP

~~County Wicklow~~	~~Units delivered 2017-2020~~	~~2021-2026~~	~~2027-2028~~	~~2029-2031~~	~~Total~~
~~New housing demand~~	~~3,230~~	~~6,891~~	~~1,930~~	~~2,895~~	~~14,946~~

County Wicklow	Units delivered 2017-2020	Estimated completions Q1 2021 – Q2 2022	Target Q3 2022 – Q2 2028	Target Q3 2028 - 2031	Total
New housing demand	3,230	1,404	8,469	1,843	14,946

Table 2.9 Annual housing delivered / delivery targets 2017-2031

Year	Completions	Estimated completions up to Q2 2022	Targeted completions Q3 2022 – Q4 2031
2017	479		
2018	588		
2019	1,116		
2020	1,046		
2021		936	
2022		468	706
2023			1,411
2024			1,411
2025			1,411
2026			1,411
2027			1,411
2028			969
2029			528
2030			528
2031			528

[9] Using the same ratio of population: housing units as provided for in the guidelines

[10] This is in accordance with the RSES which indicates that this additional allocation is for the period up to 2031 (medium term) and takes into account that development projects on the two identified 'strategic sites' in Bray (Bray Golf Club and Fassaroe) comprising in excess of 1,500 units are at an advanced stage as of Q3 2021

Table 2.10 Wicklow Settlement / Aggregate Settlement Housing Targets ~~2026,~~ Q2 2028, 2031

~~Level~~	~~Settlement~~	~~Housing Stock 2016~~	~~Further Housing Unit Growth up to 2026~~	~~Housing Unit Growth up to 2028~~	~~Housing Unit Growth up to 2031~~
~~1~~	~~Bray~~	~~11,232~~	~~2,855~~	~~3,654~~	~~4,855~~
~~2~~	~~Wicklow – Rathnew~~	~~5,456~~	~~992~~	~~1,270~~	~~1,687~~
~~3~~	~~Arklow~~	~~5,406~~	~~632~~	~~810~~	~~1,076~~
	~~Greystones – Delgany~~	~~6,766~~	~~614~~	~~786~~	~~1,044~~
	~~Blessington~~	~~1,914~~	~~295~~	~~378~~	~~502~~
~~4~~	~~Baltinglass~~	~~903~~	~~85~~	~~110~~	~~145~~
	~~Enniskerry~~	~~648~~	~~66~~	~~84~~	~~111~~
	~~Kilcoole~~	~~1,451~~	~~112~~	~~144~~	~~191~~
	~~Newtownmountkennedy~~	~~1,222~~	~~360~~	~~460~~	~~612~~
	~~Rathdrum~~	~~669~~	~~117~~	~~150~~	~~200~~
~~5~~	~~Ashford~~	~~2,390~~	~~115~~	~~223~~	~~294~~
	~~Aughrim~~				
	~~Carnew~~				
	~~Dunlavin~~				
	~~Tinahely~~				
~~6~~	~~Avoca~~	~~1,534~~	~~116~~	~~147~~	~~195~~
	~~Donard~~				
	~~Kilmacanogue~~				
	~~Newcastle~~				
	~~Roundwood~~				
	~~Shillelagh~~				
~~7-10~~	~~Villages / clusters Open countryside~~	~~15,395~~	~~474~~	~~606~~	~~806~~
	~~**Total**~~	~~**54,986**~~	~~**6,891**~~	~~**8,821**~~	~~**11,719**~~

Having established the population and housing growth parameters for the County for the plan period (to Q2 2028) and the longer term period of end Q4 2031, these targets must then to allocated to the various settlements / aggregate settlement groups as established in the Wicklow settlement hierarchy (se Chapter 3 of the Development Plan).

Housing growth rates targeted for each settlement / settlement tier are reflective of the respective position of each settlement or groups of settlement in the overall hierarchy, the tier designation and any growth parameters associated with same as may be provided in the NPF or RSES, and the capacity of that settlement / settlement tier for growth having regard to the asset based assessment.

In a small number of cases, the targeted housing growth rate has had to take account of significant legacy housing developments already in train, which would result in a higher growth rate than may have been appropriate for the settlement given its position in the hierarchy and asset capacity.

Level	Settlement	Justification
1	Bray Wicklow - Rathnew	Key Towns are identified for growth rates of c. 35% having regard to their identification on the RSES are towns suitable for higher levels of growth.
2	Arklow Greystones - Delgany Blessington	Towns in Level 2 are targeted for growth rates of 25%-30%, with slight variations based on capacity / past trends.
3	Baltinglass Enniskerry Kilcoole Newtownmountkennedy Rathdrum	Towns in Level 3 are generally targeted for growth rates around 20%-25%. Newtownmountkennedy (at c.50%) and Rathdrum (at c.40%) will significantly exceed this target due to legacy housing developments under construction. The goal for these towns is to limit further development, other than for town centre infill / regeneration.
4.1	Ashford Aughrim Carnew Dunlavin Tinahely	Towns in Level 4.1 are generally targeted for growth rates of 15%-20%. Ashford (at c.60%) will significantly exceed this target due to legacy housing developments under construction. The goal for this town is to limit further development, other than for town centre infill / regeneration.
4.2	Avoca Donard Kilmacanogue Newcastle Roundwood Shillelagh	Towns in Level 4.2 are generally targeted for growth rates of 10%-15%.
5	Villages / clusters Open countryside	Growth rate of 5%-10% identified as appropriate for rural villages and open countryside.

Level	Settlement	Housing Stock 2016	Completions 2017-2020	Estimated completions 2021-Q2 2022	Housing Growth Q3 2022-Q2 2028	Housing Growth Q3 2028-Q4 2031	Total Housing Growth 2016-2031
1	Bray	11,232	165	100	4,026	771	5,062
	Wicklow - Rathnew	5,456	650	200	1,267	275	2,392
2	Arklow	5,406	165	100	790	166	1,221
	Greystones - Delgany	6,766	875	400	508	170	1,953
	Blessington	1,914	5	40	393	81	519
3	Baltinglass	903	46	40	85	24	195
	Enniskerry	648	34	40	36	15	125

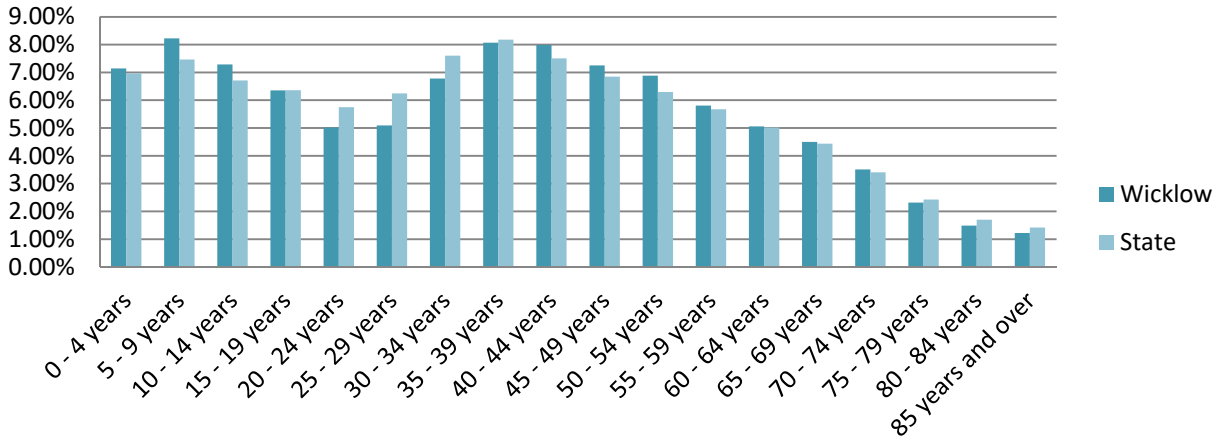
	Kilcoole	1,451	97	20	140	30	287
	Newtownmount-kennedy	1,222	250	100	433	99	882
	Rathdrum	669	132	100	68	31	331
4.1	Ashford	2,390	255	90	129	41	515
	Aughrim						
	Carnew						
	Dunlavin						
	Tinahely						
4.2	Avoca	1,534	46	30	114	28	218
	Donard						
	Kilmacanogue						
	Newcastle						
	Roundwood						
	Shillelagh						
5	Villages / clusters Open countryside	15,395	510	134	478	117	1249
	Total	54,968	3,230	1,404	8,467	1,848	14,949

2.3 Demographic and Occupancy Trends (2016)

The demand for housing and the type of housing that will be required in the County will be influenced by the age profile of the County and its household composition.

2.3.1 Age Structure

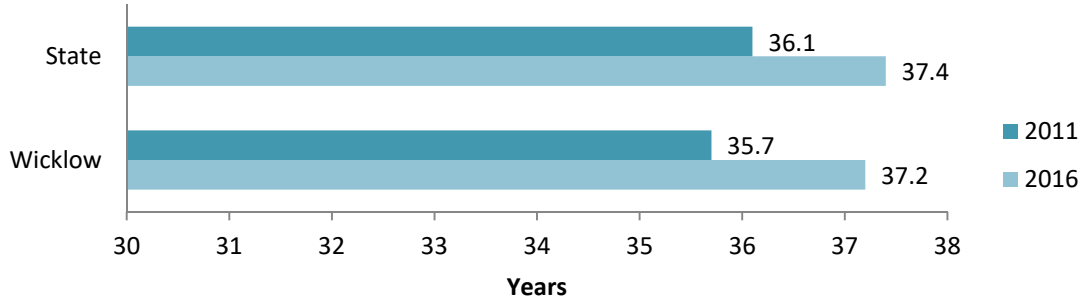
Fig. 2.1 2016 Age Cohorts for Wicklow and the State



Source: CSO Population 2011 to 2016

- The percentage of persons under 19 in Wicklow is 29% compared to 27.5% for the State;
- The percentage of persons under 24 in Wicklow is 34% compared to 33.2% for the State;
- The percentage of persons between 25-44 in Wicklow is 28% compared to 29.5% for the State;
- The percentage of persons between 45-64 in Wicklow is 25% compared to 23.8% for the State;
- The percentage of persons over 65 in Wicklow is 13% compared to 13.4% for the State.

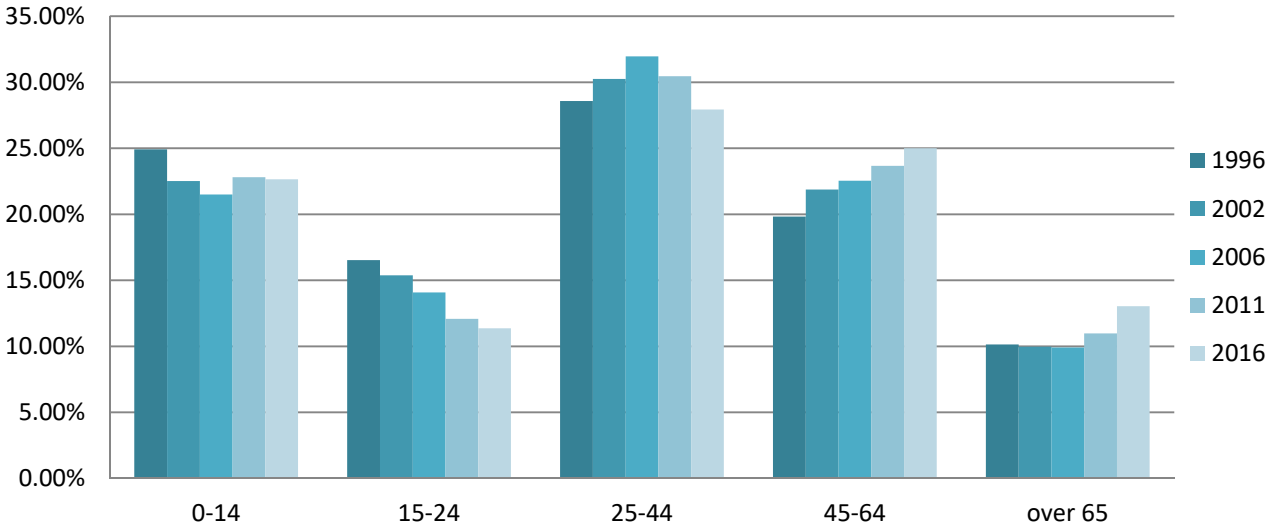
Fig. 2.2 Mean Average Age 2011-2016



Source: CSO Census 2011 and 2016

The age profile for Wicklow between 1996 and 2016 indicates an increase in the older age profile for the county. This can be seen in the mean average age of the county which has increased from 35.7 in 2011 to 37.2 in 2016.

Fig. 2.3 Age Cohorts County Wicklow 1996-2016



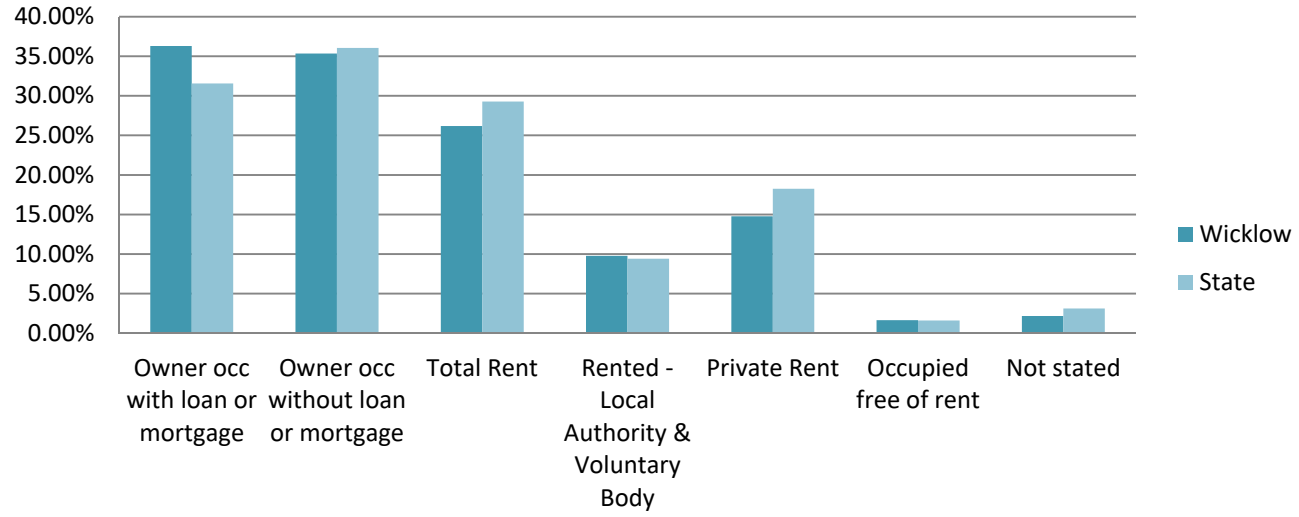
Source: CSO *Census Population 1996, 2002, 2006, 2011, 2016*

The graph above illustrates the notable decline in the 15-24 age cohort. Since 2006, there has also been a decline in the 25 – 44 age cohort. In contrast, there has been a steady increase in the 45-64 age cohort. Since 2006, there has been a gradual increase in the over 65s.

2.3.2 Housing Tenure

County Wicklow has a higher rate of owner occupied houses than the regional or national average; with c. 71.5% of households occupying their own homes either with or without a mortgage (the regional average is 64.9% and state average is 67.5%). This represents a slight decline from 2011 when home ownership rates were 73% for Wicklow and 70% for the state. Wicklow has a lower rate of renting (all forms of renting) than the State average, and this is mainly due to a lower rate of renting from private landlords, as the rate of renting from the Local Authority is in fact slightly higher in Wicklow than the national average.

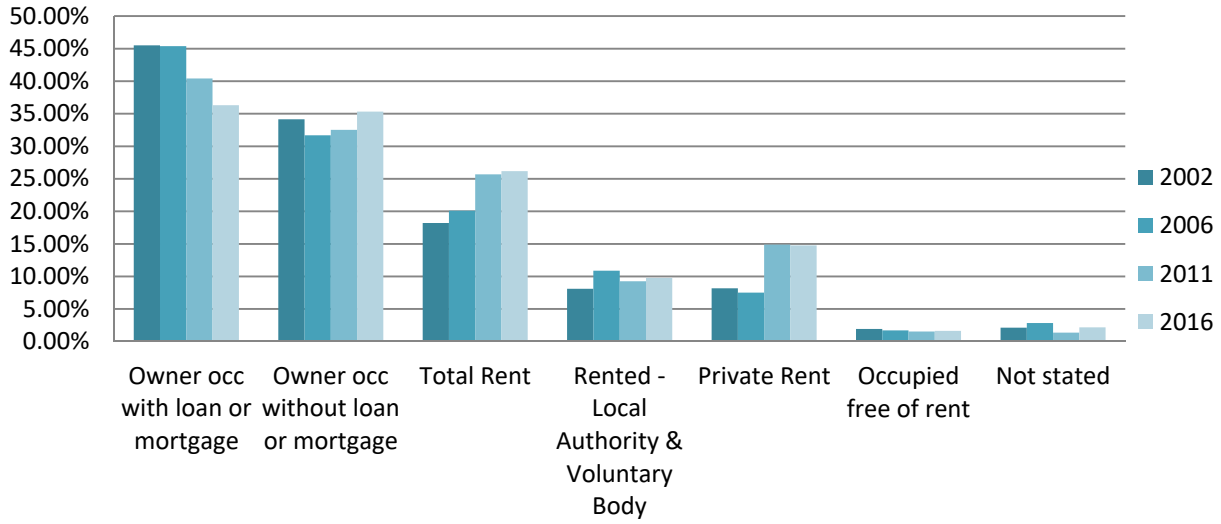
Fig. 2.4 Housing Tenure 2016



Source: CSO Private Households in Permanent Housing Units 2011 to 2016

With respect to changes in tenure since 2002, the starkest change continues to be the increased rate of people renting, particularly renting from private landlords. There is also a notable decrease in the number of owner occupiers paying mortgages.

Fig 2.5 Wicklow Housing Tenure 2002-2016



Source: CSO, Private Households in Permanent Housing Units 2002, 2006, 2011 and 2016

2.3.3 Household Size

Table 2.11 Average Household Size

	1971	1981	1991	2002	2006	2011	2016
Wicklow	3.95	3.71	3.41	3.07	2.89	2.83	2.87
State	3.94	3.68	3.34	2.95	2.81	2.73	2.75

Source: CSO Average Number of Persons per Private Household in Permanent Housing Units 1971 to 2016

Census 2016 revealed that the average number of persons per household recorded an increase for the first time since 1966. In 2011 there were on average 2.73 persons per household. This increased to 2.75 in 2016. Despite this, it is assumed that in the medium to long term, the average number of persons in private households will once again decline due to wider demographic trends associated with lower fertility rates and an ageing population. The National Planning Framework indicates that the average household size is expected to decline to 2.5 persons by 2040.

Nationally, the growth in household size was confined to the urban areas (i.e. settlements with a population of 1,500 persons or more) with an increase from 2.64 to 2.69. However in rural areas, the downward trend in the average number of persons per household continued in the 2011-2016 intercensal period (2.87 to 2.84).

Table 2.12 illustrates the breakdown of household size in County Wicklow relative to the state average. As can be seen, Wicklow has a lower percentage of one and two person households than the state. However, the County has a higher percentage of three, four and five person households than the state average.

Table 2.12 Private Households by Size

	1 person	2 person	3 person	4 person	5 person plus
Wicklow	20.1%	27.8%	18.5%	18.9%	14.5%
State	23.4%	28.5%	17.4%	16.9%	13.5%

Source: CSO Private Households 2011 to 2016

2.3.4 Housing Stock

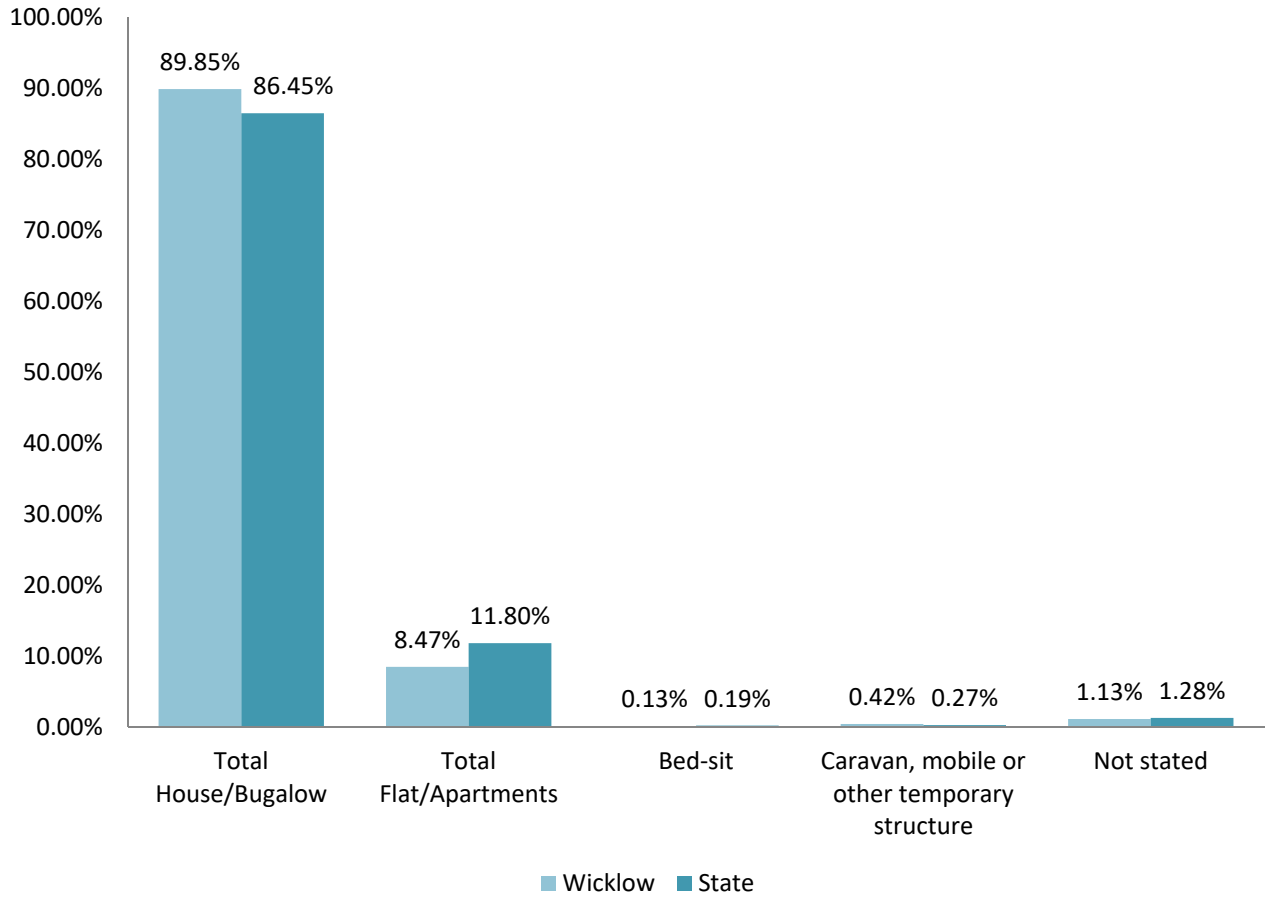
The total housing stock in County Wicklow in 2016 was 54,986. This represented an increase of 635 units compared with 2011. The vacancy rate declined from 9.9% in 2011 to 8.1% in 2016. This compares with the State's vacancy rate which declined from 14.5% to 12.3% over the same period.

As stated in the National Vacant Housing Reuse Strategy[11] a vacancy rate of between 2.5% and 6% is considered normal in a properly functioning housing market. This vacancy rate allows for dwellings under renovation, in between tenancies (in both public and private housing stock) and those dwellings left vacant while being sold.

[11] https://www.gov.ie/en/publication/9f259-national-vacant-housing-reuse-strategy/

2.3.5 Housing Type

In terms of the type of housing, the majority of accommodation (almost 90%) in the County comprises dwelling houses[12]. This is higher than the state average which is 86.4%. As of 2016 there were 4,170 apartments / flats in the County which equates to approximately 8.5% of private households, lower than the state average of 11.8%.

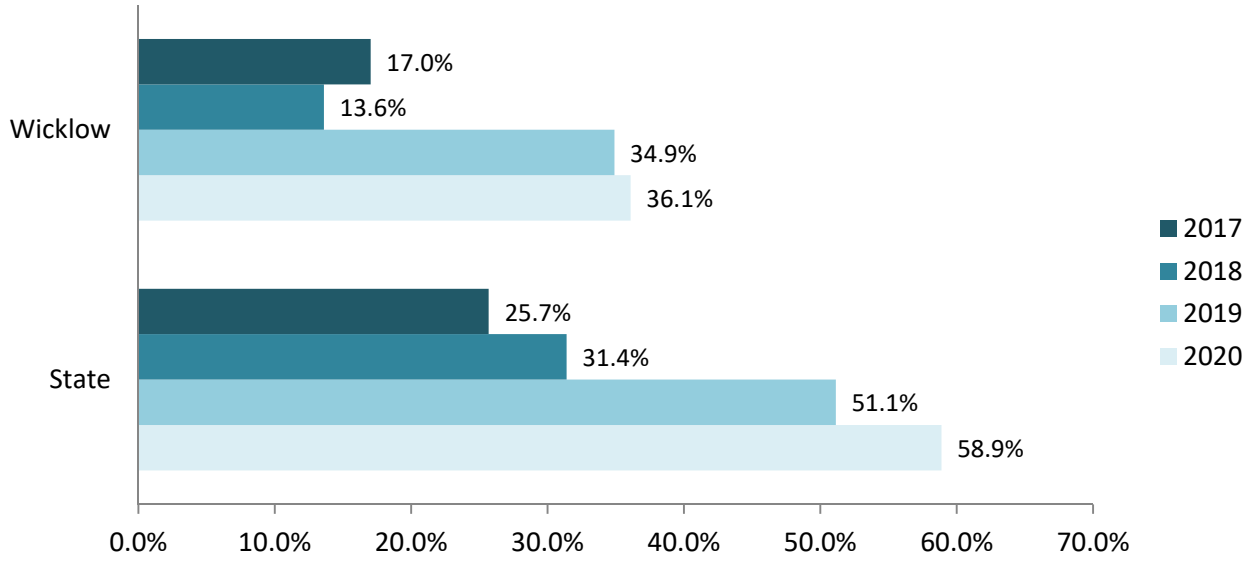


Source: CSO, Census 2016

Planning permission data indicates a growing trend towards the provision of more apartments as a percentage of total new housing applications. As Fig. 2.7 illustrates, between 2017 and 2~~019~~2020, permission for new apartments in the County increased from 17% to ~~34.9%.~~36.1%. ~~-~~This compares with the state average of 25.7% in 2017 to ~~51.1%~~ 58.9% in ~~2019~~2020.

[12] This includes detached, semi-detached and terraced.

Fig 2.7 Planning permission for flats/apartments 2017-2020



Source: CSO Planning Permissions Granted for New Houses and Apartments [13]
(updated chart)

2.3.6 Implications for Housing Strategy

- With respect to age structure, the steady increase in the proportion of the County that is over 45 will in due course, require additional provision to be made for housing suitable for 'empty nesters' and older persons in need of specially adapted housing or housing with relevant services.
- At the other end of spectrum, the proportion of those in the 15-24 age cohort has been falling, which may suggest an easing off in pressure for new 'starter homes' from those already resident in the County during the lifetime of this strategy, as these are likely to be the persons seeking such housing up to 2028.
- However, given the increase in population in the under 14 age cohort, this easing off is unlikely to continue beyond 2028, when this large cohort is likely to start needing housing of their own.
- Notwithstanding the modest increase in household size between 2011 and 2016, it is likely that household size will start to fall again. The National Planning Framework indicates that the average household size is expected to decline to 2.5 persons by 2040. Accordingly, provision should be made in housing plans for more 1 and 2 bedroom units. However, it needs to be borne in mind that c. 69% of all 2 person households (or 40% of all 1 and 2 person households) are either a husband and wife or cohabitating couple household with no children and while a proportion of these may be 'empty nesters', there is a strong likelihood that many of such households could expand to 3 or 4 person households within the lifetime of this strategy.
- The increase in renting from the private sector does not necessarily imply an increased demand for this type of housing, but instead a lack of finance to purchase and a lack of supply of new homes on the market. Any housing strategy must ensure that there is adequate supply of zoned and serviced land to address the supply side as the demand appears to be there – the obstacle to be addressed being funding for both the developer and the purchaser.

[13] https://www.cso.ie/en/statistics/construction/planningpermissions/

3. Household Incomes & Projections

3.1 Estimated Distribution of Household Disposable Incomes

Household incomes are a key determinant of affordability, as set out in Section 93(1) of the Act. With rising house prices, an important measure of house price affordability is the ratio of house prices to disposable income.

Income distribution (i.e. the proportion of households in certain income groups), rather than average income is utilised as it allows more meaningful comparisons to house prices. The income distribution for Wicklow was developed as follows:

- The CSO Household Budget Survey for 2015-2016 (which is undertaken every 5 years) was used as the starting point to determine household income distribution for the life time of strategy. It contains the estimated data on total income and disposable income of household on a national level.
- This distribution was then adjusted on the basis of assumptions made about the gap between Wicklow and national levels of household income. To adjust this to a county level an inflated / deflated rate is used to estimate disposable income in Wicklow. Wicklow's average annual household disposable income data was obtained by using CSO Quarterly Accounts for 2016 and County Income and Regional GDP from 2016. This had updated disposable income data for 2016, including a new inflator / deflator of 0.9775 for the county.

Table 3.1: Estimate of Wicklow's Average Annual Household Disposable Income by gross household income deciles 2016[14]

Income range	Average weekly disposable income (State)	Adjusted weekly disposable income (State)	% of households in each decile	Average annual disposable income (State)	Wicklow deflator 2016	Average annual household disposal household income Wicklow 2016	Number of households in Wicklow 2016
	2015-2016	2016		2016			
	€	€		€		€	
1st decile	€197.4	€207.09	9.83%	€10,768.80	0.9775	€10,526.69	4835
2nd decile	€324.4	€340.33	10.57%	€17,697.06	0.9775	€17,299.18	5202
3rd decile	€465.86	€488.73	10.47%	€25,414.15	0.9775	€24,842.77	5152
4th decile	€593.56	€622.70	10.44%	€32,380.60	0.9775	€31,652.59	5138
5th decile	€725.85	€761.49	10.25%	€39,597.44	0.9775	€38,707.18	5044
6th decile	€865.88	€908.39	9.94%	€47,236.52	0.9775	€46,174.52	4893
7th decile	€1,026.46	€1,076.86	9.62%	€55,996.68	0.9775	€54,737.72	4735
8th decile	€1,215.55	€1,275.23	9.65%	€66,312.14	0.9775	€64,821.26	4749
9th decile	€1,473.25	€1,545.59	9.61%	€80,370.50	0.9775	€78,563.55	4728
10th decile	€2,229.05	€2,338.50	9.62%	€121,601.81	0.9775	€118,867.86	4735
			100.00%				49211

Source: CSO Household Budget Survey 2015-2016 & Quarterly Accounts

[14] Due to rounding, numbers presented in Table 3.1 and throughout other tables within this documents may not add up precisely to the totals provided and percentages may not precisely reflect the absolute figures

CSO Quarterly Accounts for 201~~–~~7 -20~~19~~20 were used to determine household disposable income for the same period.

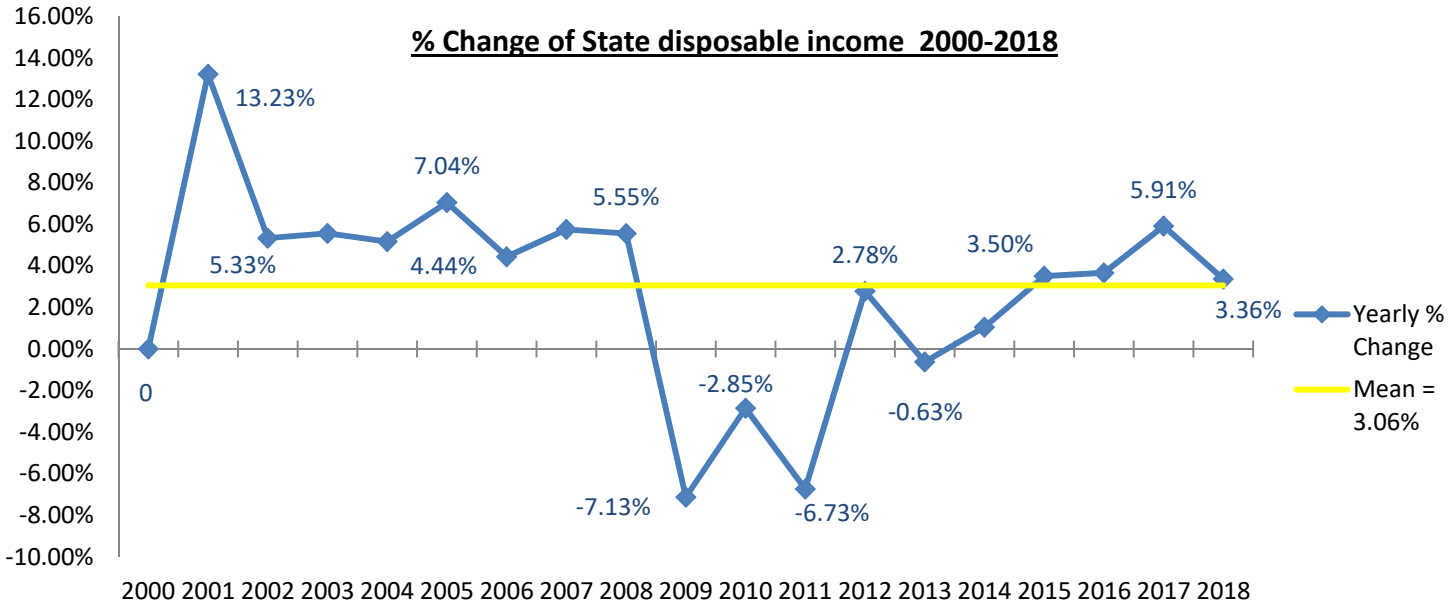
Table 3.2: Percentage change of disposables income 2017 -~~2019~~ 2020

~~Year~~	~~2017~~	~~2018~~	~~2019~~
~~% Change of total disposable income~~	~~5.49%~~	~~4.34%~~	~~7.86%~~

Year	2017	2018	2019	2020
% Change of total disposable income	7.44%	4.53%	4.89%	7.32%

Source: CSO Quarterly Accounts

In terms of projecting household disposable income over the period of the strategy and up to 2031, assumptions will be based upon CSO Quarterly Account from 2000-20~~17~~18 on a State level. This period has seen the rise and fall of the economy during and post Celtic tiger period. It is a good insight on how income has been affected over a long period of time and allows us to calculate average growth o~~f~~ disposable income.



Source: CSO
(updated chart)

The chart shows the fluctuation of disposable income growth during and post 'Celtic tiger'. Over this period the mean disposable income growth rate within the state was ~~just~~ slightly over ~~3.1%~~ 3.0% per annum.

Taking into account the current economic uncertainty as a result of COVID 19 and Brexit, an average of 2% disposable income growth is assumed ~~from 2020 to 2022~~for 2021 and 2022. An average of 3% disposable income growth is assumed thereafter for the purposes of this housing strategy.

3.2 Projected Household Disposable Income Distribution in Wicklow

Tables 3.3 and 3.4 set out the projected household disposable income distribution in Wicklow 2016 – 2024 and the percentage projected household disposable income distribution in Wicklow 2024-2028 respectively.

Table 3.3: Projected Household Disposable Income Distribution in Wicklow 2016 -2024

-	2016	2017	2018	2019	2020	2021	2022	2023	2024
% change	-	5.49%	4.34%	7.86%	2.00%	2.00%	2.00%	3.00%	3.00%
1st decile	€10,526.69	€11,104.60	€11,586.54	€12,497.25	€12,747.19	€13,002.14	€13,262.18	€13,660.04	€14,069.84
2nd decile	€17,299.18	€18,248.90	€19,040.91	€20,537.52	€20,948.27	€21,367.24	€21,794.58	€22,448.42	€23,121.87
3rd decile	€24,842.77	€26,206.64	€27,344.01	€29,493.25	€30,083.11	€30,684.78	€31,298.47	€32,237.42	€33,204.55
4th decile	€31,652.59	€33,390.32	€34,839.46	€37,577.84	€38,329.40	€39,095.98	€39,877.90	€41,074.24	€42,306.47
5th decile	€38,707.18	€40,832.20	€42,604.32	€45,953.02	€46,872.08	€47,809.52	€48,765.71	€50,228.68	€51,735.54
6th decile	€46,174.52	€48,709.50	€50,823.49	€54,818.21	€55,914.58	€57,032.87	€58,173.53	€59,918.73	€61,716.30
7th decile	€54,737.72	€57,742.82	€60,248.85	€64,984.41	€66,284.10	€67,609.78	€68,961.98	€71,030.84	€73,161.77
8th decile	€64,821.26	€68,379.95	€71,347.64	€76,955.56	€78,494.67	€80,064.57	€81,665.86	€84,115.83	€86,639.31
9th decile	€78,563.55	€82,876.69	€86,473.54	€93,270.35	€95,135.76	€97,038.48	€98,979.25	€101,948.62	€105,007.08
10th decile	€118,867.86	€125,393.71	€130,835.79	€141,119.49	€143,941.88	€146,820.71	€149,757.13	€154,249.84	€158,877.34

Table 3.4: Percentage Projected Household Disposable Income Distribution in Wicklow 2024 -2028

-	2024	2025	2026	2027	2028
% change		3.00%	3.00%	3.00%	3.00%
1st decile	€14,069.84	€14,491.94	€14,926.70	€15,374.50	€15,835.73
2nd decile	€23,121.87	€23,815.53	€24,529.99	€25,265.89	€26,023.87
3rd decile	€33,204.55	€34,200.68	€35,226.70	€36,283.51	€37,372.01
4th decile	€42,306.47	€43,575.66	€44,882.93	€46,229.42	€47,616.30
5th decile	€51,735.54	€53,287.61	€54,886.24	€56,532.83	€58,228.81
6th decile	€61,716.30	€63,567.78	€65,474.82	€67,439.06	€69,462.23
7th decile	€73,161.77	€75,356.62	€77,617.32	€79,945.84	€82,344.21
8th decile	€86,639.31	€89,238.49	€91,915.64	€94,673.11	€97,513.30
9th decile	€105,007.08	€108,157.30	€111,402.01	€114,744.07	€118,186.40
10th decile	€158,877.34	€163,643.66	€168,552.97	€173,609.56	€178,817.84

Table 3.3: Projected Household Disposable Income Distribution in Wicklow 2016 -2024

	2016	2017	2018	2019	2020	2021	2022	2023	2024
% change		7.44	4.53%	4.89%	7.32%	2.00%	2.00%	3.00%	3.00%
1st decile	€10,526.69	€11,309.87	€11,822.21	€12,400.32	€13,308.02	€13,574.18	€13,845.67	€14,261.04	€14,688.87
2nd decile	€17,299.18	€18,586.24	€19,428.19	€20,378.23	€21,869.92	€22,307.32	€22,753.46	€23,436.07	€24,139.15
3rd decile	€24,842.77	€26,691.07	€27,900.18	€29,264.50	€31,406.66	€32,034.79	€32,675.49	€33,655.75	€34,665.43
4th decile	€31,652.59	€34,007.54	€35,548.09	€37,286.39	€40,015.75	€40,816.07	€41,632.39	€42,881.36	€44,167.80
5th decile	€38,707.18	€41,586.99	€43,470.88	€45,596.61	€48,934.28	€49,912.97	€50,911.23	€52,438.56	€54,011.72
6th decile	€46,174.52	€49,609.90	€51,857.23	€54,393.05	€58,374.62	€59,542.11	€60,732.95	€62,554.94	€64,431.59
7th decile	€54,737.72	€58,810.20	€61,474.30	€64,480.40	€69,200.36	€70,584.37	€71,996.06	€74,155.94	€76,380.62
8th decile	€64,821.26	€69,643.96	€72,798.83	€76,358.70	€81,948.15	€83,587.12	€85,258.86	€87,816.62	€90,451.12
9th decile	€78,563.55	€84,408.68	€88,232.39	€92,546.95	€99,321.39	€101,307.82	€103,333.97	€106,433.99	€109,627.01
10th decile	€118,867.86	€127,711.63	€133,496.97	€140,024.97	€150,274.80	€153,280.29	€156,345.90	€161,036.28	€165,867.36

Table 3.4: Percentage Projected Household Disposable Income Distribution in Wicklow 2024 -2028

	2024	2025	2026	2027	2028
% change		3.00%	3.00%	3.00%	3.00%
1st decile	€14,688.87	€15,129.53	€15,583.42	€16,050.92	€16,532.45
2nd decile	€24,139.15	€24,863.32	€25,609.22	€26,377.50	€27,168.83
3rd decile	€34,665.43	€35,705.39	€36,776.55	€37,879.85	€39,016.24
4th decile	€44,167.80	€45,492.83	€46,857.62	€48,263.35	€49,711.25
5th decile	€54,011.72	€55,632.07	€57,301.03	€59,020.07	€60,790.67
6th decile	€64,431.59	€66,364.54	€68,355.47	€70,406.14	€72,518.32
7th decile	€76,380.62	€78,672.04	€81,032.20	€83,463.16	€85,967.06
8th decile	€90,451.12	€93,164.66	€95,959.60	€98,838.38	€101,803.53
9th decile	€109,627.01	€112,915.82	€116,303.30	€119,792.40	€123,386.17
10th decile	€165,867.36	€170,843.38	€175,968.69	€181,247.75	€186,685.18

4. Affordability Analysis

The following section presents the results of a detailed housing demand and affordability assessment (as specified in the 2000 Model Housing Strategy and Step-by-Step Guide) for the area for the period of the housing strategy.

It is important to note that the Model Housing Strategy was predicated on the concept of house purchase affordability and does not address the issue of rental affordability, an issue which is of increasing importance.

Using the 'annuity formula' set out in the Part V guidance, it is possible to project the value of a house that the various cohorts of the population will be able to afford.

The assessment is based on the following assumptions:

1. That no more than 35% of disposable income is to be spent on the cost of a mortgage.
2. Loan –To –Value ratio is 90%.
3. Terms of the loan are 25 years.
4. Annual Percent Rate of Interest (APR) of 4%.

The annuity formula used:

$$PV = Pt\left[\frac{1-(1-i)^{-n}}{i}\right]$$

Where

PV	=	total loan size (no greater than 90% of Market Value – Section 93(1))
Pt	=	monthly repayment amount
I	=	monthly interest rate
n	=	number of months over which the loan is to be paid. (25 years loan = 12*25 = 300 months)

Tables 4.1 and 4.2 present the affordability threshold calculations made using the annuity formula.

Table 4.1 Maximum affordable house prices by disposable income band 2016-2024

-	2016	2017	2018	2019	2020	2021	2022	2023	2024
1st decile	€64,630.33	€68,178.54	€71,137.48	€76,728.89	€78,263.47	€79,828.74	€81,425.31	€83,868.07	€86,384.11
2nd decile	€106,211.14	€112,042.13	€116,904.76	€126,093.48	€128,615.35	€131,187.65	€133,811.41	€137,825.75	€141,960.52
3rd decile	€152,526.27	€160,899.96	€167,883.02	€181,078.63	€184,700.20	€188,394.20	€192,162.09	€197,926.95	€203,864.76
4th decile	€194,336.27	€205,005.33	€213,902.56	€230,715.30	€235,329.61	€240,036.20	€244,836.92	€252,182.03	€259,747.49
5th decile	€237,649.07	€250,696.00	€261,576.21	€282,136.10	€287,778.82	€293,534.39	€299,405.08	€308,387.23	€317,638.85
6th decile	€283,496.00	€299,059.93	€312,039.13	€336,565.41	€343,296.72	€350,162.65	€357,165.90	€367,880.88	€378,917.31
7th decile	€336,071.17	€354,521.48	€369,907.71	€398,982.46	€406,962.11	€415,101.35	€423,403.37	€436,105.48	€449,188.64
8th decile	€397,980.74	€419,829.88	€438,050.50	€472,481.27	€481,930.90	€491,569.51	€501,400.90	€516,442.93	€531,936.22
9th decile	€482,353.77	€508,834.99	€530,918.43	€572,648.62	€584,101.59	€595,783.63	€607,699.30	€625,930.28	€644,708.19
10th decile	€729,808.71	€769,875.20	€803,287.79	€866,426.21	€883,754.73	€901,429.83	€919,458.42	€947,042.18	€975,453.44

Table 4.2 Maximum affordable house prices by disposable income band 2025-2028

-	2025	2025	2026	2027	2028
1st decile	€88,975.64	€91,644.91	€94,394.25	€97,226.08	€100,142.86
2nd decile	€146,219.34	€150,605.92	€155,124.09	€159,777.82	€164,571.15
3rd decile	€209,980.70	€216,280.12	€222,768.53	€229,451.58	€236,335.13
4th decile	€267,539.92	€275,566.11	€283,833.10	€292,348.09	€301,118.53
5th decile	€327,168.02	€336,983.06	€347,092.55	€357,505.32	€368,230.48
6th decile	€390,284.83	€401,993.37	€414,053.17	€426,474.77	€439,269.01
7th decile	€462,664.30	€476,544.23	€490,840.56	€505,565.77	€520,732.75
8th decile	€547,894.31	€564,331.14	€581,261.07	€598,698.90	€616,659.87
9th decile	€664,049.43	€683,970.91	€704,490.04	€725,624.74	€747,393.49
10th decile	€1,004,717.04	€1,034,858.56	€1,065,904.31	€1,097,881.44	€1,130,817.88

Table 4.1 Maximum affordable house prices by disposable income band 2016-2024

	2016	2017	2018	2019	2020	2021	2022	2023	2024
1st decile	€64,630.33	€69,438.83	€72,584.41	€76,133.78	€81,706.78	€83,340.91	€85,007.73	€87,557.96	€90,184.70
2nd decile	€106,211.14	€114,113.25	€119,282.58	€125,115.50	€134,273.95	€136,959.43	€139,698.62	€143,889.58	€148,206.27
3rd decile	€152,526.27	€163,874.23	€171,297.73	€179,674.19	€192,826.34	€196,682.86	€200,616.52	€206,635.02	€212,834.07
4th decile	€194,336.27	€208,794.89	€218,253.29	€228,925.88	€245,683.25	€250,596.92	€255,608.86	€263,277.12	€271,175.44
5th decile	€237,649.07	€255,330.16	€266,896.61	€279,947.86	€300,440.04	€306,448.84	€312,577.82	€321,955.15	€331,613.81
6th decile	€283,496.00	€304,588.10	€318,385.95	€333,955.02	€358,400.53	€365,568.54	€372,879.91	€384,066.30	€395,588.29
7th decile	€336,071.17	€361,074.87	€377,431.56	€395,887.96	€424,866.96	€433,364.30	€442,031.58	€455,292.53	€468,951.31
8th decile	€397,980.74	€427,590.51	€446,960.36	€468,816.72	€503,134.10	€513,196.79	€523,460.72	€539,164.54	€555,339.48
9th decile	€482,353.77	€518,240.89	€541,717.21	€568,207.18	€609,799.94	€621,995.94	€634,435.86	€653,468.94	€673,073.00
10th decile	€729,808.71	€784,106.47	€819,626.50	€859,706.23	€922,636.73	€941,089.46	€959,911.25	€988,708.59	€1,018,369.85

Table 4.2 Maximum affordable house prices by disposable income band 2024-2028

	2024	2025	2026	2027	2028
1st decile	**€90,184.70**	€92,890.24	€95,676.95	€98,547.26	€101,503.68
2nd decile	**€148,206.27**	€152,652.45	€157,232.03	€161,948.99	€166,807.46
3rd decile	**€212,834.07**	€219,219.09	€225,795.66	€232,569.53	€239,546.62
4th decile	**€271,175.44**	€279,310.70	€287,690.02	€296,320.72	€305,210.34
5th decile	**€331,613.81**	€341,562.22	€351,809.09	€362,363.36	€373,234.26
6th decile	**€395,588.29**	€407,455.94	€419,679.62	€432,270.01	€445,238.11
7th decile	**€468,951.31**	€483,019.85	€497,510.44	€512,435.76	€527,808.83
8th decile	**€555,339.48**	€571,999.66	€589,159.65	€606,834.44	€625,039.48
9th decile	**€673,073.00**	€693,265.19	€714,063.15	€735,485.04	€757,549.60
10th decile	**€1,018,369.85**	€1,048,920.94	€1,080,388.57	€1,112,800.23	€1,146,184.24

5 House Prices & Rents

Given the measure of affordability now established for Wicklow over the strategy period, the remaining element required to complete the assessment of social housing need in the County is to make some estimate of the prices at which new housing will be introduced over the life of the strategy.

As set out above, as the principal function of this strategy is to determine if it will be necessary for the Local Authority to intervene in the housing market and require developers to dedicate lands / units for social housing, this strategy would be most defensible if a situation were to be considered where incomes grow steadily but house price growth is moderate, following longer term trends rather than extreme peaks and troughs, as this would give the least justification for seeking the maximum 10% social housing.

The housing market in Ireland has seen considerable volatility in prices in the past decade. From the time of economic downturn, both house prices and rents fell markedly and by 2013 prices were below 2007 levels. This time saw both housing supply and housing completions drop dramatically in contrast to population and housing demand.

The economic recovery from 2013 has led to rapid increase in both rental and house prices. Counties like Wicklow have experienced an acceleration in house prices and rents due to acute supply shortages and a tightening of credit availability. Housing supply has not kept up with demand and only in recent time has seen an upward turn in house completions; this and inward migration has added more pressure on housing/rental market.

5.1 Rental Market

The issue of affordability in the private rental sector was not addressed in detail in the Model Housing Strategy which was focused primarily on affordable house ownership. As a result, it does not provide any guidance on how to assess rental affordability at Local Authority level. It is expected that the forthcoming Ministerial Guidelines on Housing Needs Demand Assessment (HNDA) will provide guidance in this respect.

There has been a steady increase in the number of people renting in County Wicklow. By ~~2019~~ 2020 the average rent for all property types in the county was ~~€1,199~~ €1,293 (CSO / Residential Tenancies Board). This represents an increase of ~~40.7%~~ 51.8% on the average rental price in 2011.

The eastern side of the county had the highest rental price in ~~2019~~2020. Greystones has the highest average monthly rents at ~~€1,543~~€1,686, which is ~~20%~~ 24.5% higher than Bray at ~~€1,281~~€1,354.

In general all parts of the county have seen rental increase between 2011 -~~2019~~2020 with the highest percentage increase in monthly rental price in both Blessington (~~58%~~70.84%) and Greystones (~~56%~~70.78%).

~~**Table 5.1 Average monthly rents in Wicklow between 2011 and 2019**~~

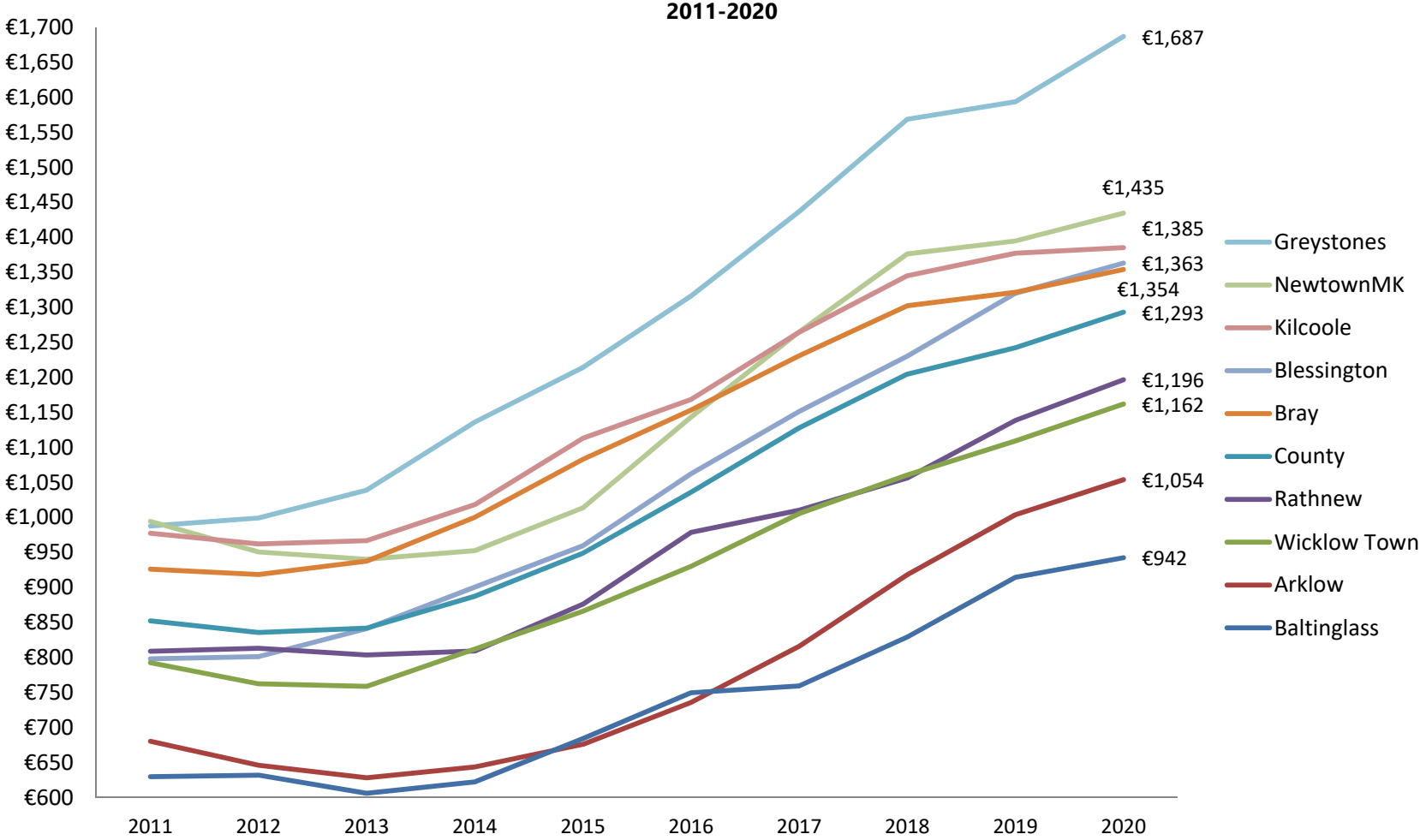
~~Average Monthly Rents~~	~~2011~~	~~2012~~	~~2013~~	~~2014~~	~~2015~~	~~2016~~	~~2017~~	~~2018~~	~~2019~~
~~Baltinglass~~	~~€630~~	~~€635~~	~~€609~~	~~€626~~	~~€684~~	~~€745~~	~~€757~~	~~€810~~	~~€898~~
~~Arklow~~	~~€680~~	~~€646~~	~~€629~~	~~€647~~	~~€675~~	~~€731~~	~~€798~~	~~€878~~	~~€959~~
~~Wicklow Town~~	~~€793~~	~~€761~~	~~€757~~	~~€807~~	~~€856~~	~~€919~~	~~€994~~	~~€1,042~~	~~€1,070~~
~~Rathnew~~	~~€809~~	~~€815~~	~~€803~~	~~€810~~	~~€874~~	~~€984~~	~~€992~~	~~€1,006~~	~~€1,081~~
~~Blessington~~	~~€798~~	~~€800~~	~~€839~~	~~€899~~	~~€950~~	~~€1,035~~	~~€1,121~~	~~€1,185~~	~~€1,261~~
~~Bray~~	~~€926~~	~~€916~~	~~€935~~	~~€995~~	~~€1,072~~	~~€1,132~~	~~€1,196~~	~~€1,252~~	~~€1,281~~
~~Newtownmountkennedy~~	~~€994~~	~~€957~~	~~€947~~	~~€953~~	~~€1,013~~	~~€1,139~~	~~€1,304~~	~~€1,377~~	~~€1,320~~
~~Kilcoole~~	~~€977~~	~~€961~~	~~€962~~	~~€997~~	~~€1,079~~	~~€1,122~~	~~€1,219~~	~~€1,316~~	~~€1,350~~
~~Greystones~~	~~€989~~	~~€995~~	~~€1,029~~	~~€1,122~~	~~€1,195~~	~~€1,299~~	~~€1,407~~	~~€1,512~~	~~€1,543~~
~~County~~	~~€852~~	~~€835~~	~~€841~~	~~€887~~	~~€943~~	~~€1,022~~	~~€1,101~~	~~€1,161~~	~~€1,199~~

Table 5.1 Average monthly rents in Wicklow between 2011 and 2020

Average Monthly Rents	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Baltinglass	630	632	606	622	684	749	759	829	914	942
Arklow	680	646	628	644	676	736	816	918	1004	1054
Wicklow Town	792	762	759	812	866	930	1005	1060	1109	1162
Rathnew	809	813	803	809	876	979	1010	1056	1138	1196
Bray	926	918	937	1000	1083	1153	1231	1302	1321	1354
Blessington	798	801	841	900	959	1062	1151	1230	1320	1363
Kilcoole	977	962	967	1018	1113	1168	1264	1345	1377	1385
Newtownmountkenndy	994	951	940	952	1014	1143	1265	1376	1395	1435
Greystones	988	999	1039	1136	1214	1316	1437	1568	1593	1687
County	852	836	842	887	949	1036	1128	1204	1242	1293

Source: CSO/ RTB Average Monthly Rent Report

Fig. 5.1 Residential Tenancies Board Average Monthly Rents Within Wicklow 2011-2020



Source: CSO/ RTB Average Monthly Rent Report (updated chart)

5.2 Housing Market

Like the rental market in County Wicklow, house prices have also seen sharp increase during the period 2010 to 20192020. Taking the crude measurement of 'average house price' based on the total value of sales divided by total number of sales between 2010 and 20192020, average prices rose by 31%35.6%. In 2010, the average house price was €241,745. This increased to €318,763 €327,721 in 20192020 (CSO/Residential Property Price Register). This compares to the State which saw 15%38% increase over the same period.

All regions in Wicklow have experienced increase in house prices, with the highest increases in Greystones (21%35%) and Bray (17%27%). Analysis of property prices shows a difference between the east and west of the County. In 20192020 the mean property prices for all types of house on the eastern seaboard ranged from €335,123 to €441741 €337,061 to €492,824 (Wicklow Town, Bray and Greystones) compared to the west where the prices range from €161,949 to €268,698€180,956 to €286,770 (Baltinglass and Blessington).

Table 5.2 Mean property sale prices for all type of properties in Wicklow 2010 to 2019 (€)

Mean Sale Price	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Baltinglass*	140,917	109,303	103,114	109,250	118,292	125,156	156,796	171,967	191,535	161,949
Arklow	193,332	158,372	129,944	129,255	150,850	160,519	188,143	203,880	207,738	206,249
Rathnew*	270969	187500	146350	79694	167672	204947	225826	235940	240698	252316
Newtown*	217697	185235	155945	164024	198014	214523	233424	240586	252710	259776
Blessington*	231,703	184,669	176,811	164,709	163,165	205,192	236,792	265,036	278,125	268,698
Kilcoole*	258728	200504	179127	202139	241072	290078	309388	298130	303372	326363
Wicklow Town	318,048	243,264	193,505	202,087	216,949	274,902	279,825	301,494	303,440	335,123
Greystones	365,734	321,123	313,646	306,024	358,829	403,073	389,632	414,136	451,892	441,741
Bray	339,748	286,420	256,662	330,606	322,996	341,972	379,233	385,888	404,871	397,384
County	241,745	169,034	184,159	211,138	232,781	259,545	286,551	310,173	308,847	318,763

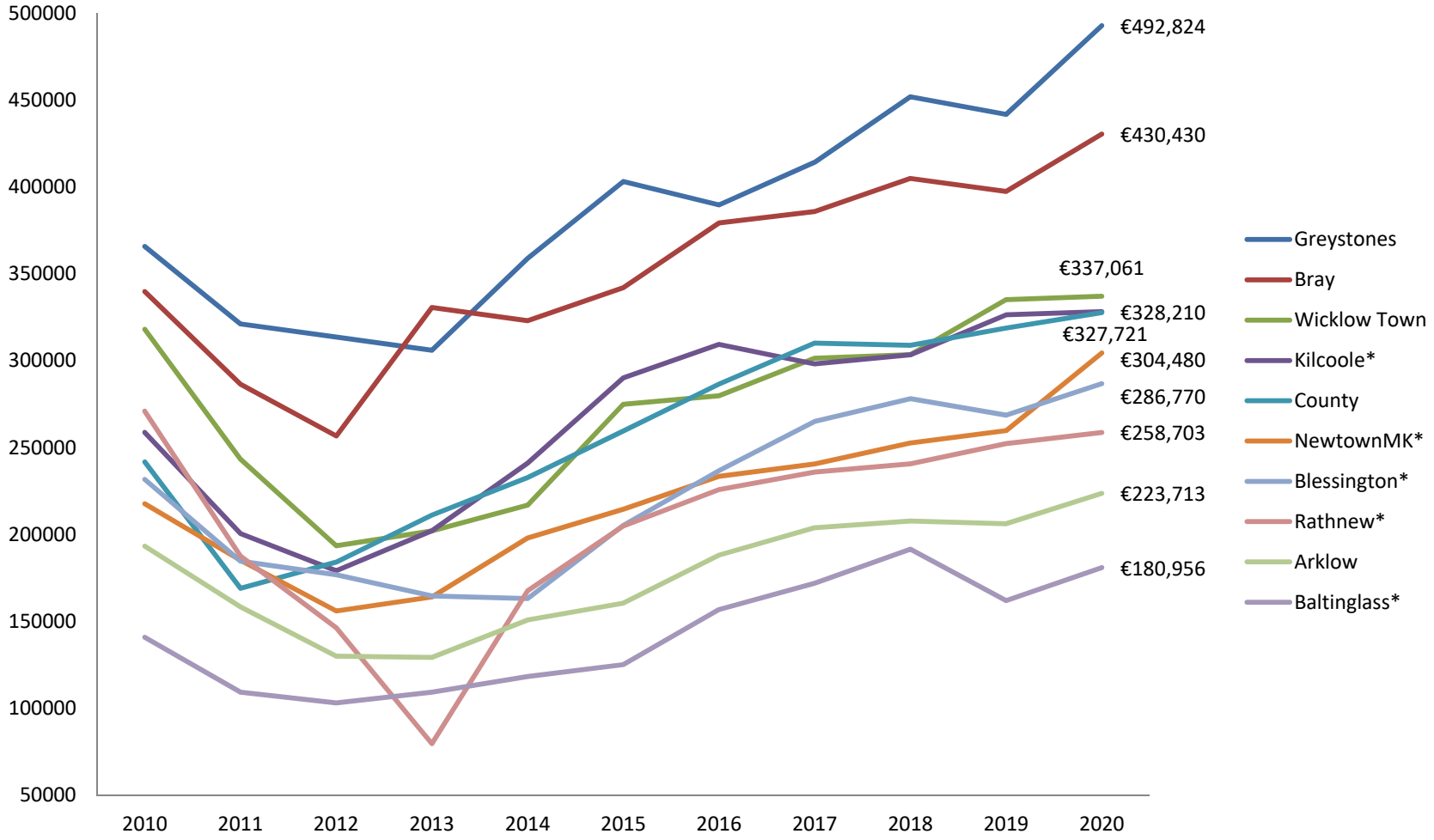
Table 5.2 Mean property sale prices for all type of properties in Wicklow 2010 to 2020 (€)

Mean Sale Price	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Baltinglass*	140,917	109,303	103,114	109,250	118,292	125,156	156,796	171,967	191,535	161,949	180,956
Arklow	193,332	158,372	129,944	129,255	150,850	160,519	188,143	203,880	207,738	206,249	223,713
Rathnew*	270,969	187,500	146,350	79,694	167,672	204,947	225,826	235,940	240,698	252,316	258,703
Blessington*	231,703	184,669	176,811	164,709	163,165	205,192	236,792	265,036	278,125	268,698	286,770
NewtownMK*	217,697	185,235	155,945	164,024	198,014	214,523	233,424	240,586	252,710	259,776	304,480
Kilcoole*	258,728	200,504	179,127	202,139	241,072	290,078	309,388	298,130	303,372	326,363	328,210
Wicklow Town	318,048	243,264	193,505	202,087	216,949	274,902	279,825	301,494	303,440	335,123	337,061
Bray	339,748	286,420	256,662	330,606	322,996	341,972	379,233	85,888	404,871	397,384	430,430
Greystones	365,734	321,123	313,646	306,024	358,829	403,073	389,632	414,136	451,892	441,741	492,824
County	241,745	169,034	184,159	211,138	232,781	259,545	286,551	310,173	308,847	318,763	327,721

Source: CSO Market-based Household Purchases of Residential Dwellings /RPPR and Wicklow County Council

***** All towns denoted are estimated yearly prices calculated by Wicklow County Council using data from Residential Property Price Register.

Fig. 5.2 Mean Property prices for all types of residential property within Wicklow 2010-2020



Source: CSO Market-based Household Purchases of Residential Dwellings /RPPR and Wicklow County Council
***** All towns denoted are estimated yearly prices calculated by Wicklow County Council using data from Residential Property Price Register
(updated chart)

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5.3 Proportion of Houses in each band ~~2019~~2020

In accordance with the guidance set out in *Part V of the Planning and Development Act, 2000 – Housing Supply – A Model Strategy and Step by Step Guide (DoEHLG 2000)*, data has been collected on the number of houses that are available in price *bands*, that is, the number of houses that are available in the market within certain price ranges.

Table 5.3 House Proportion of Houses in each Band ~~2019~~ 2020

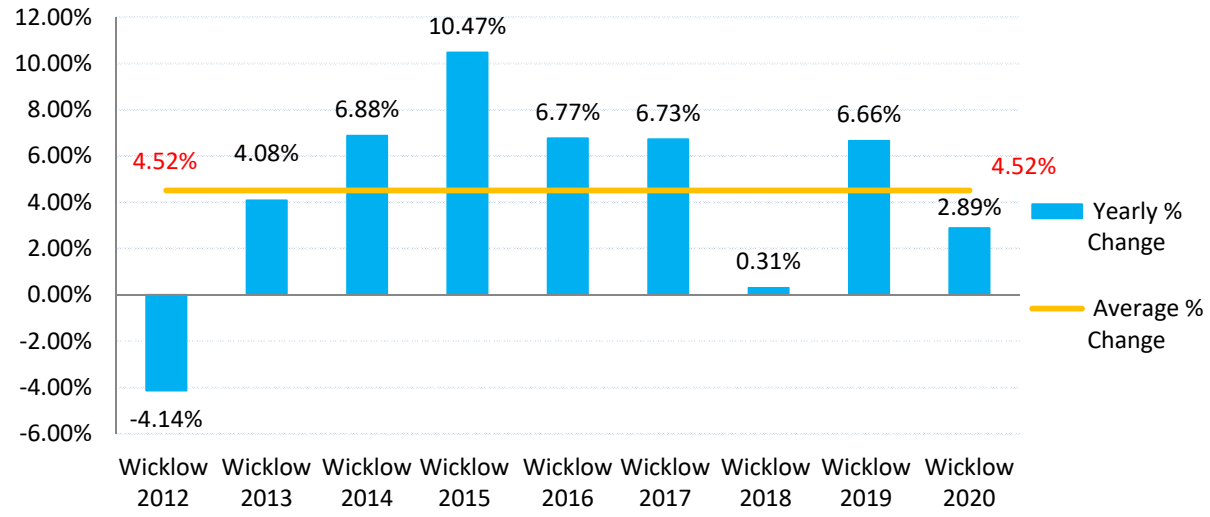
	Band 1	Band 2	Band 3	Band 4	Band 5	Band 6	Band 7	Band 8	Band 9	Band 10
Price band (000's €)	**Under 99,999**	**100-149**	**150-199**	**200-249**	**250-299**	**300-349**	**350-399**	**400-449**	**450-499**	**500+**
20~~19~~20 % of Wicklow units in each band	~~3.5%~~ 2.71%	~~4.3%~~ 4.21%	~~8.3%~~ 8.54%	~~17.1%~~ 14.76%	~~16.3%~~ 13.67%	~~13.4%~~ 16.03%	~~11.9%~~ 10.44%	~~8.5%~~ 6.57%	~~4.7%~~ 6.63%	~~11.7%~~ 16.44%

Source: Residential Property Price Register

5.4 Estimated Property Prices

In projecting property prices over period of the strategy and up to 2031, assumptions will be based upon Residential Property Price Register for Wicklow for all residential property prices. Looking at the yearly percentage change for the period 2011-~~2019~~2020, the average property price rose ~~by 4.72 %~~ by 4.52% in County Wicklow. This compares to the national average including Dublin over the same period of ~~5.85%~~ 5.22% and national average excluding Dublin of ~~4.74%.~~4.33%.

Yearly % Change of Wicklow - all residential properties from 2012-2020



Source: Residential Property Price Register
(updated table)

~~The chart shows the annual change in property prices for all residential properties in the County. On average this came in at 4.72%. With so much uncertainty regarding the economic outlook as a result of COVID 19 and Brexit, 3% growth rate is assumed for 2021 and 2022 and 5% thereafter up to 2028.~~

The chart shows the annual change in property prices for all residential properties in the County. On average this came in at 4.52%. With so much uncertainty regarding the economic outlook as a result of COVID 19 and Brexit, 4% growth rate is assumed for 2021 up to 2028.

Table 5.4 House price band inflation Wicklow 2019-2028

Year	Av price increase/ decrease	Band 1	Band 2		Band 3		Band 4		Band 5		Band 6		Band 7		Band 8		Band 9		Band 10
2019	-	99,999	100,000	149,999	150,000	199,999	200,000	249,999	250,000	299,999	300,000	349,999	350,000	399,999	400,000	449,999	450,000	499,999	500,000
2020	3%	102,999	103,000	154,499	154,500	205,999	206,000	257,499	257,500	308,999	309,000	360,499	360,500	411,999	412,000	463,499	463,500	514,999	515,000
2021	3%	106,089	106,090	159,134	159,135	212,179	212,180	265,224	265,225	318,269	318,270	371,314	371,315	424,359	424,360	477,404	477,405	530,449	530,450
2022	3%	109,272	109,273	163,908	163,909	218,544	218,545	273,181	273,182	327,817	327,818	382,453	382,454	437,090	437,091	491,726	491,727	546,362	546,364
2023	5%	114,735	114,736	172,103	172,105	229,472	229,473	286,840	286,841	344,208	344,209	401,576	401,577	458,944	458,945	516,312	516,314	573,681	573,682
2024	5%	120,472	120,473	180,709	180,710	240,945	240,946	301,182	301,183	361,418	361,419	421,655	421,656	481,891	481,893	542,128	542,129	602,365	602,366
2025	5%	126,496	126,497	189,744	189,745	252,992	252,994	316,241	316,242	379,489	379,490	442,738	442,739	505,986	505,987	569,234	569,236	632,483	632,484
2026	5%	132,820	132,822	199,231	199,232	265,642	265,643	332,053	332,054	398,464	398,465	464,874	464,876	531,285	531,287	597,696	597,697	664,107	664,108
2027	5%	139,461	139,463	209,193	209,194	278,924	278,925	348,655	348,657	418,387	418,388	488,118	488,120	557,850	557,851	627,581	627,582	697,312	697,314
2028	5%	146,434	146,436	219,652	219,654	292,870	292,872	366,088	366,090	439,306	439,308	512,524	512,526	585,742	585,743	658,960	658,961	732,178	732,179
% of Wicklow units in each band	-	3.55%	4.31%		8.31%		17.12%		16.31%		13.42%		11.90%		8.56%		4.76%		11.75%

Year	Av price increase/ decrease	Band 1	Band 2		Band 3		Band 4		Band 5		Band 6		Band 7		Band 8		Band 9		Band 10
2019		99,999	100,000	149,999	150,000	199,999	200,000	249,999	250,000	299,999	300,000	349,999	350,000	399,999	400,000	449,999	450,000	499,999	500,000
2020	4%	103,999	104,000	155,999	156,000	207,999	208,000	259,999	260,000	311,999	312,000	363,999	364,000	415,999	416,000	467,999	468,000	519,999	520,000
2021	4%	108,159	108,160	162,239	162,240	216,319	216,320	270,399	270,400	324,479	324,480	378,559	378,560	432,639	432,640	486,719	486,720	540,799	540,800

2022	4%	112,485	112,486	168,728	168,730	224,972	224,973	281,215	281,216	337,458	337,459	393,701	393,702	449,944	449,946	506,188	506,189	562,431	562,432
2023	4%	116,985	116,986	175,478	175,479	233,971	233,972	292,463	292,465	350,956	350,958	409,449	409,450	467,942	467,943	526,435	526,436	584,928	584,929
2024	4%	121,664	121,665	182,497	182,498	243,329	243,331	304,162	304,163	364,995	364,996	425,827	425,829	486,660	486,661	547,493	547,494	608,325	608,326
2025	4%	126,531	126,532	189,797	189,798	253,063	253,064	316,328	316,330	379,594	379,596	442,860	442,862	506,126	506,128	569,392	569,394	632,658	632,660
2026	4%	131,592	131,593	197,388	197,390	263,185	263,186	328,982	328,983	394,778	394,780	460,575	460,576	526,371	526,373	592,168	592,169	657,965	657,966
2027	4%	136,856	136,857	205,284	205,285	273,712	273,714	342,141	342,142	410,569	410,571	478,998	478,999	547,426	547,428	615,855	615,856	684,283	684,285
2028	4%	142,330	142,331	213,495	213,497	284,661	284,662	355,827	355,828	426,992	426,994	498,158	498,159	569,323	569,325	640,489	640,490	711,654	711,656
% of Wicklow units in each band		2.71%	4.21%		8.54%		14.76%		13.67%		16.03%		10.44%		6.57%		6.63%		16.44%

6. Conclusion

Affordability for each year of the strategy is set out in the following tables. The purpose of this analysis is to determine what proportion of new private housing developed will require to be devoted to social housing. As set out above, as the principal function of this strategy is to determine if it will be necessary for the Local Authority to intervene in the housing market and require developers to dedicate lands / units for social housing, this strategy assumes incomes grow steadily but house price growth is moderate, following longer term trends rather than extreme peaks and troughs, as this would give the least justification for seeking the maximum 10% social housing (or 20% social and affordable in certain circumstances).

6.1 Affordability Index 2021

~~Year~~	~~Range~~	~~%~~	~~No. of houses required~~	~~Running total~~	~~Affordability by each decile~~	~~Household band position~~	~~Upper band position~~	~~House price in band upper value~~	~~No. of units required within each band~~	~~% of units projected to be provided in each band~~	~~No. of units projected to be provided in each band~~	~~Housing shortfall i.e. no. of households not meeting affordability criteria~~	~~Housing shortfall as % of total housing units required~~
~~2021~~	~~1st decile~~	~~9.83%~~	~~113~~	~~113~~	~~79,829~~	~~Band 1~~	~~1~~	~~106,089~~	~~189~~	~~3.55%~~	~~41~~	~~149~~	~~12.95%~~
~~-~~	~~2nd decile~~	~~10.57%~~	~~121~~	~~234~~	~~131,188~~								
~~-~~	~~3rd decile~~	~~10.47%~~	~~120~~	~~354~~	~~188,394~~	~~Band 1 & 2~~	~~2~~	~~159,134~~	~~110~~	~~4.31%~~	~~49~~	~~61~~	~~5.27%~~
~~-~~	~~4th decile~~	~~10.44%~~	~~120~~	~~474~~	~~240,036~~	~~Band 2 & 3~~	~~3~~	~~212,179~~	~~120~~	~~8.31%~~	~~95~~	~~24~~	~~2.13%~~
~~-~~	~~5th decile~~	~~10.25%~~	~~118~~	~~592~~	~~293,534~~	~~Band 3 & 4~~	~~4~~	~~265,224~~	~~116~~	~~17.12%~~	~~197~~	~~-81~~	
~~-~~	~~6th decile~~	~~9.94%~~	~~114~~	~~706~~	~~350,163~~	~~Band 4 & 5~~	~~5~~	~~318,269~~	~~107~~	~~16.31%~~	~~187~~	~~-80~~	
~~-~~	~~7th decile~~	~~9.62%~~	~~110~~	~~816~~	~~415,101~~	~~Band 5 & 6~~	~~6~~	~~371,314~~	~~89~~	~~13.42%~~	~~154~~	~~-65~~	
~~-~~	~~8th decile~~	~~9.65%~~	~~111~~	~~927~~	~~491,570~~	~~Band 6,7 & 8~~	~~8~~	~~477,404~~	~~170~~	~~20.47%~~	~~235~~	~~-65~~	
~~-~~	~~9th decile~~	~~9.61%~~	~~110~~	~~1,038~~	~~595,784~~	~~Band 9~~	~~9~~	~~530,449~~	~~23~~	~~4.76%~~	~~55~~	~~-31~~	
~~-~~	~~10th decile~~	~~9.62%~~	~~110~~	~~1,148~~	~~901,430~~	~~Band 10~~	~~10~~	~~None~~	~~224~~	~~11.75%~~	~~135~~	~~89~~	
~~-~~	~~Total~~		~~1148~~						~~1,148~~				~~20.35%~~

Year	Range	%	No. of houses required	Running total	Affordability by each decile	Household band position	Upper band position	House price in band upper value	No. of units required within each band	% of units projected to be provided in each band	No. of units projected to be provided in each band	Housing shortfall i.e. no. of households not meeting affordability criteria	Housing shortfall as % of total housing units required
2021	1st decile	9.83%	92	92	83,341	Band 1	1	108,159	151	2.71%	25	125	13.40%
	2nd decile	10.57%	99	191	136,959								
	3rd decile	10.47%	98	289	196,683	Band 1 & 2	2	162,239	88	4.21%	39	48	5.14%

	4th decile	10.44%	98	387	250,597	Band 2 & 3	3	216,319	95	8.54%	80	16	1.66%
	5th decile	10.25%	96	483	306,449	Band 3 & 4	4	270,399	92	14.76%	138	-46	
	6th decile	9.94%	93	576	365,569	Band 4 & 5	5	324,479	85	13.67%	128	-43	
	7th decile	9.62%	90	666	433,364	Band 5,6 & 7	7	432,639	154	26.47%	248	-94	
	8th decile	9.65%	90	756	513,197	Band 7 & 8	8	486,719	52	6.57%	62	-9	
	9th decile	9.61%	90	846	621,996	Band 8 & 9	9	540,799	18	6.63%	62	-44	
	10th decile	9.62%	90	936	941,089	Band 9 & 10	10	None	200	16.44%	154	47	
	Total		**936**						**936**				**20.20%**

6.2 Affordability Index 2022

~~Year~~	~~Range~~	~~%~~	~~No. of houses required~~	~~Running total~~	~~Affordability by each decile~~	~~Household band position~~	~~Upper band position~~	~~House price in band upper value~~	~~No. of units required within each band~~	~~% of units projected to be provided in each band~~	~~No. of units projected to be provided in each band~~	~~Housing shortfall i.e. no. of households not meeting affordability criteria~~	~~Housing shortfall as % of total housing units required~~
~~2022~~	~~1st decile~~	~~9.83%~~	~~113~~	~~113~~	~~81,425~~	~~Band 1~~	~~1~~	~~109,272~~	~~191~~	~~3.55%~~	~~41~~	~~151~~	~~13.11%~~
~~-~~	~~2nd decile~~	~~10.57%~~	~~121~~	~~234~~	~~133,811~~								
~~-~~	~~3rd decile~~	~~10.47%~~	~~120~~	~~354~~	~~192,162~~	~~Band 1 & 2~~	~~2~~	~~163,908~~	~~111~~	~~4.31%~~	~~49~~	~~62~~	~~5.37%~~
~~-~~	~~4th decile~~	~~10.44%~~	~~120~~	~~474~~	~~244,837~~	~~Band 2 & 3~~	~~3~~	~~218,544~~	~~121~~	~~8.31%~~	~~95~~	~~26~~	~~2.23%~~
~~-~~	~~5th decile~~	~~10.25%~~	~~118~~	~~592~~	~~299,405~~	~~Band 3 & 4~~	~~4~~	~~273,181~~	~~117~~	~~17.12%~~	~~197~~	~~-80~~	
~~-~~	~~6th decile~~	~~9.94%~~	~~114~~	~~706~~	~~357,166~~	~~Band 4 & 5~~	~~5~~	~~327,817~~	~~108~~	~~16.31%~~	~~187~~	~~-79~~	
~~-~~	~~7th decile~~	~~9.62%~~	~~110~~	~~816~~	~~423,403~~	~~Band 5 & 6~~	~~6~~	~~382,453~~	~~90~~	~~13.42%~~	~~154~~	~~-65~~	
~~-~~	~~8th decile~~	~~9.65%~~	~~111~~	~~927~~	~~501,401~~	~~Band 6, 7 & 8~~	~~8~~	~~491,726~~	~~172~~	~~20.47%~~	~~235~~	~~-63~~	
~~-~~	~~9th decile~~	~~9.61%~~	~~110~~	~~1,038~~	~~607,699~~	~~Band 9~~	~~9~~	~~546,362~~	~~23~~	~~4.76%~~	~~55~~	~~-31~~	
~~-~~	~~10th decile~~	~~9.62%~~	~~110~~	~~1,148~~	~~919,458~~	~~Band 10~~	~~10~~	~~None~~	~~215~~	~~11.75%~~	~~135~~	~~80~~	
~~-~~	~~Total~~		~~1148~~						~~1,148~~				~~20.71%~~

Year	Range	%	No. of houses required	Running total	Affordability by each decile	Household band position	Upper band position	House price in band upper value	No. of units required within each band	% of units projected to be provided in each band	No. of units projected to be provided in each band	Housing shortfall i.e. no. of households not meeting affordability criteria	Housing shortfall as % of total housing units required
2022	1st decile	9.83%	115	115	85,008	Band 1	1	112,485	193	2.71%	32	161	13.71%
	2nd decile	10.57%	124	239	139,699								
	3rd decile	10.47%	123	362	200,617	Band 1 & 2	2	168,728	112	4.21%	49	63	5.33%

	4th decile	10.44%	123	485	255,609	Band 2 & 3	3	224,973	122	8.54%	100	22	1.86%
	5th decile	10.25%	120	605	312,578	Band 3 & 4	4	281,215	118	14.76%	173	-56	
	6th decile	9.94%	117	722	372,880	Band 4 & 5	5	337,458	109	13.67%	160	-52	
	7th decile	9.62%	113	835	442,032	Band 5 & 6	6	393,701	90	16.03%	188	-98	
	8th decile	9.65%	113	948	523,461	Band 6,7 & 8	8	506,188	173	17.01%	200	-26	
	9th decile	9.61%	113	1,061	634,436	Band 8 & 9	9	562,431	24	6.63%	78	-54	
	10th decile	9.62%	113	1,174	959,911	Band 9 & 10	10	None	233	16.44%	193	40	
	Total		**1174**						**1174**				**20.90%**

6.3 Affordability Index 2023

~~Year~~	~~Range~~	~~%~~	~~No. of houses required~~	~~Running total~~	~~Affordability by each decile~~	~~Household band position~~	~~Upper band position~~	~~House price in band upper value~~	~~No. of units required within each band~~	~~% of units projected to be provided in each band~~	~~No. of units projected to be provided in each band~~	~~Housing shortfall i.e. no. of households not meeting affordability criteria~~	~~Housing shortfall as % of total housing units required~~
~~2023~~	~~1st decile~~	~~9.83%~~	~~113~~	~~113~~	~~83,868~~	~~Band 1~~	~~1~~	~~114,735~~	~~195~~	~~3.55%~~	~~41~~	~~154~~	~~13.43%~~
~~-~~	~~2nd decile~~	~~10.57%~~	~~121~~	~~234~~	~~137,826~~								
~~-~~	~~3rd decile~~	~~10.47%~~	~~120~~	~~354~~	~~197,927~~	~~Band 1 & 2~~	~~2~~	~~172,103~~	~~113~~	~~4.31%~~	~~49~~	~~64~~	~~5.55%~~
~~-~~	~~4th decile~~	~~10.44%~~	~~120~~	~~474~~	~~252,182~~	~~Band 2 & 3~~	~~3~~	~~229,472~~	~~123~~	~~8.31%~~	~~95~~	~~28~~	~~2.44%~~
~~-~~	~~5th decile~~	~~10.25%~~	~~118~~	~~592~~	~~308,387~~	~~Band 3 & 4~~	~~4~~	~~286,840~~	~~119~~	~~17.12%~~	~~197~~	~~-78~~	
~~-~~	~~6th decile~~	~~9.94%~~	~~114~~	~~706~~	~~367,881~~	~~Band 4 & 5~~	~~5~~	~~344,208~~	~~110~~	~~16.31%~~	~~187~~	~~-77~~	
~~-~~	~~7th decile~~	~~9.62%~~	~~110~~	~~816~~	~~436,105~~	~~Band 5 & 6~~	~~6~~	~~401,576~~	~~91~~	~~13.42%~~	~~154~~	~~-63~~	
~~-~~	~~8th decile~~	~~9.65%~~	~~111~~	~~927~~	~~516,443~~	~~Band 6,7 & 8~~	~~8~~	~~516,312~~	~~175~~	~~20.47%~~	~~235~~	~~-60~~	
~~-~~	~~9th decile~~	~~9.61%~~	~~110~~	~~1,038~~	~~625,930~~	~~Band 9~~	~~9~~	~~573,681~~	~~24~~	~~4.76%~~	~~55~~	~~-31~~	
~~-~~	~~10th decile~~	~~9.62%~~	~~110~~	~~1,148~~	~~947,042~~	~~Band 10~~	~~10~~	~~None~~	~~197~~	~~11.75%~~	~~135~~	~~62~~	
~~-~~	~~Total~~		~~1148~~						~~1,148~~				~~21.43%~~

Year	Range	%	No. of houses required	Running total	Affordability by each decile	Household band position	Upper band position	House price in band upper value	No. of units required within each band	% of units projected to be provided in each band	No. of units projected to be provided in each band	Housing shortfall i.e. no. of households not meeting affordability criteria	Housing shortfall as % of total housing units required
2023	1st decile	9.83%	139	139	87,558	Band 1	1	116,985	234	2.71%	38	196	13.87%
	2nd decile	10.57%	149	288	143,890								

	3rd decile	10.47%	148	436	206,635	Band 1 & 2	2	175,478	136	4.21%	59	76	5.42%
	4th decile	10.44%	147	583	263,277	Band 2 & 3	3	233,971	148	8.54%	120	28	1.96%
	5th decile	10.25%	145	727	321,955	Band 3 & 4	4	292,463	143	14.76%	208	-65	
	6th decile	9.94%	140	868	384,066	Band 4 & 5	5	350,956	132	13.67%	193	-61	
	7th decile	9.62%	136	1,004	455,293	Band 5 & 6	6	409,449	110	16.03%	226	-117	
	8th decile	9.65%	136	1,140	539,165	Band 6,7 & 8	8	526,435	210	17.01%	240	-30	
	9th decile	9.61%	136	1,275	653,469	Band 8 & 9	9	584,928	29	6.63%	94	-65	
	10th decile	9.62%	136	1,411	988,709	Band 9 & 10	10	None	270	16.44%	232	38	
	Total		**1411**						**1411**				**21.25%**

6.4 Affordability Index 2024

~~Year~~	~~Range~~	~~%~~	~~No. of houses required~~	~~Running total~~	~~Affordability by each decile~~	~~Household band position~~	~~Upper band position~~	~~House price in band upper value~~	~~No. of units required within each band~~	~~% of units projected to be provided in each band~~	~~No. of units projected to be provided in each band~~	~~Housing shortfall i.e. no. of households not meeting affordability criteria~~	~~Housing shortfall as % of total housing units required~~
~~2024~~	~~1st decile~~	~~9.83%~~	~~113~~	~~113~~	~~86,384~~	~~Band 1~~	~~1~~	~~120,472~~	~~199~~	~~3.55%~~	~~41~~	~~158~~	~~13.76%~~
~~-~~	~~2nd decile~~	~~10.57%~~	~~121~~	~~234~~	~~141,961~~								
~~-~~	~~3rd decile~~	~~10.47%~~	~~120~~	~~354~~	~~203,865~~	~~Band 1 & 2~~	~~2~~	~~180,709~~	~~115~~	~~4.31%~~	~~49~~	~~66~~	~~5.74%~~
~~-~~	~~4th decile~~	~~10.44%~~	~~120~~	~~474~~	~~259,747~~	~~Band 2 & 3~~	~~3~~	~~240,945~~	~~126~~	~~8.31%~~	~~95~~	~~30~~	~~2.65%~~
~~-~~	~~5th decile~~	~~10.25%~~	~~118~~	~~592~~	~~317,639~~	~~Band 3 & 4~~	~~4~~	~~301,182~~	~~121~~	~~17.12%~~	~~197~~	~~-75~~	
~~-~~	~~6th decile~~	~~9.94%~~	~~114~~	~~706~~	~~378,917~~	~~Band 4 & 5~~	~~5~~	~~361,418~~	~~112~~	~~16.31%~~	~~187~~	~~-75~~	
~~-~~	~~7th decile~~	~~9.62%~~	~~110~~	~~816~~	~~449,189~~	~~Band 5 & 6~~	~~6~~	~~421,655~~	~~93~~	~~13.42%~~	~~154~~	~~-61~~	
~~-~~	~~8th decile~~	~~9.65%~~	~~111~~	~~927~~	~~531,936~~	~~Band 6 & 7~~	~~7~~	~~481,891~~	~~74~~	~~11.90%~~	~~137~~	~~-63~~	
~~-~~	~~9th decile~~	~~9.61%~~	~~110~~	~~1,038~~	~~644,708~~	~~Band 7,8 & 9~~	~~9~~	~~602,365~~	~~129~~	~~13.32%~~	~~153~~	~~-24~~	
~~-~~	~~10th decile~~	~~9.62%~~	~~110~~	~~1,148~~	~~975,453~~	~~Band 10~~	~~10~~	~~None~~	~~179~~	~~11.75%~~	~~135~~	~~44~~	
~~-~~	~~Total~~		~~1148~~						~~1,148~~				~~22.16%~~

Year	Range	%	No. of houses required	Running total	Affordability by each decile	Household band position	Upper band position	House price in band upper value	No. of units required within each band	% of units projected to be provided in each band	No. of units projected to be provided in each band	Housing shortfall i.e. no. of households not meeting affordability criteria	Housing shortfall as % of total housing units required
2024	1st decile	9.83%	139	139	90,185	Band 1	1	121,664	236	2.71%	38	198	14.03%
	2nd decile	10.57%	149	288	148,206								
	3rd decile	10.47%	148	436	212,834	Band 1 & 2	2	182,497	137	4.21%	59	78	5.51%

	4th decile	10.44%	147	583	271,175	Band 2 & 3	3	243,329	150	8.54%	120	29	2.06%
	5th decile	10.25%	145	727	331,614	Band 3 & 4	4	304,162	144	14.76%	208	-64	
	6th decile	9.94%	140	868	395,588	Band 4 & 5	5	364,995	133	13.67%	193	-59	
	7th decile	9.62%	136	1,004	468,951	Band 5 & 6	6	425,827	111	16.03%	226	-116	
	8th decile	9.65%	136	1,140	555,339	Band 6,7 & 8	8	547,493	212	17.01%	240	-28	
	9th decile	9.61%	136	1,275	673,073	Band 8 & 9	9	608,325	29	6.63%	94	-65	
	10th decile	9.62%	136	1,411	1,018,370	Band 9 & 10	10	None	258	16.44%	232	27	
	Total		**1411**						**1411**				**21.61%**

6.5 Affordability Index 2025

~~Year~~	~~Range~~	~~%~~	~~No. of houses required~~	~~Running total~~	~~Affordability by each decile~~	~~Household band position~~	~~Upper band position~~	~~House price in band upper value~~	~~No. of units required within each band~~	~~% of units projected to be provided in each band~~	~~No. of units projected to be provided in each band~~	~~Housing shortfall i.e. no. of households not meeting affordability criteria~~	~~Housing shortfall as % of total housing units required~~
~~2025~~	~~1st decile~~	~~9.83%~~	~~113~~	~~113~~	~~88,976~~	~~Band 1~~	~~1~~	~~126,496~~	~~203~~	~~3.55%~~	~~41~~	~~162~~	~~14.10%~~
~~-~~	~~2nd decile~~	~~10.57%~~	~~121~~	~~234~~	~~146,219~~								
~~-~~	~~3rd decile~~	~~10.47%~~	~~120~~	~~354~~	~~209,981~~	~~Band 1 & 2~~	~~2~~	~~189,744~~	~~118~~	~~4.31%~~	~~49~~	~~68~~	~~5.94%~~
~~-~~	~~4th decile~~	~~10.44%~~	~~120~~	~~474~~	~~267,540~~	~~Band 2 & 3~~	~~3~~	~~252,992~~	~~128~~	~~8.31%~~	~~95~~	~~33~~	~~2.86%~~
~~-~~	~~5th decile~~	~~10.25%~~	~~118~~	~~592~~	~~327,168~~	~~Band 3 & 4~~	~~4~~	~~316,241~~	~~124~~	~~17.12%~~	~~197~~	~~-73~~	
~~-~~	~~6th decile~~	~~9.94%~~	~~114~~	~~706~~	~~390,285~~	~~Band 4 & 5~~	~~5~~	~~379,489~~	~~114~~	~~16.31%~~	~~187~~	~~-73~~	
~~-~~	~~7th decile~~	~~9.62%~~	~~110~~	~~816~~	~~462,664~~	~~Band 5 & 6~~	~~6~~	~~442,738~~	~~95~~	~~13.42%~~	~~154~~	~~-59~~	
~~-~~	~~8th decile~~	~~9.65%~~	~~111~~	~~927~~	~~547,894~~	~~Band 6 & 7~~	~~7~~	~~505,986~~	~~75~~	~~11.90%~~	~~137~~	~~-62~~	
~~-~~	~~9th decile~~	~~9.61%~~	~~110~~	~~1,038~~	~~664,049~~	~~Band 7,8 & 9~~	~~9~~	~~632,483~~	~~132~~	~~13.32%~~	~~153~~	~~-21~~	
~~-~~	~~10th decile~~	~~9.62%~~	~~110~~	~~1,148~~	~~1,004,717~~	~~Band 10~~	~~10~~	~~None~~	~~160~~	~~11.75%~~	~~135~~	~~25~~	
~~-~~	~~Total~~		~~1148~~						~~1,148~~				~~22.90%~~

Year	Range	%	No. of houses required	Running total	Affordability by each decile	Household band position	Upper band position	House price in band upper value	No. of units required within each band	% of units projected to be provided in each band	No. of units projected to be provided in each band	Housing shortfall i.e. no. of households not meeting affordability criteria	Housing shortfall as % of total housing units required
2025	1st decile	9.83%	139	139	92,890	Band 1	1	126,531	239	2.71%	38	200	14.20%
	2nd decile	10.57%	149	288	152,652								
	3rd decile	10.47%	148	436	219,219	Band 1 & 2	2	189,797	139	4.21%	59	79	5.61%

	4th decile	10.44%	147	583	279,311	Band 2 & 3	3	253,063	151	8.54%	120	31	2.17%
	5th decile	10.25%	145	727	341,562	Band 3 & 4	4	316,328	146	14.76%	208	-63	
	6th decile	9.94%	140	868	407,456	Band 4 & 5	5	379,594	135	13.67%	193	-58	
	7th decile	9.62%	136	1,004	483,020	Band 5 & 6	6	442,860	112	16.03%	226	-115	
	8th decile	9.65%	136	1,140	572,000	Band 6,7 & 8	8	569,392	214	17.01%	240	-26	
	9th decile	9.61%	136	1,275	693,265	Band 8 & 9	9	632,658	29	6.63%	94	-64	
	10th decile	9.62%	136	1,411	1,048,921	Band 9 & 10	10	None	247	16.44%	232	15	
	Total		**1411**						**1411**				**21.97%**

6.6 Affordability Index 2026

~~Year~~	~~Range~~	~~%~~	~~No. of houses required~~	~~Running total~~	~~Affordability by each decile~~	~~Household band position~~	~~Upper band position~~	~~House price in band upper value~~	~~No. of units required within each band~~	~~% of units projected to be provided in each band~~	~~No. of units projected to be provided in each band~~	~~Housing shortfall i.e. no. of households not meeting affordability criteria~~	~~Housing shortfall as % of total housing units required~~
~~2026~~	~~1st decile~~	~~9.83%~~	~~113~~	~~113~~	~~91,645~~	~~Band 1~~	~~1~~	~~132,820~~	~~207~~	~~3.55%~~	~~41~~	~~166~~	~~14.44%~~
~~-~~	~~2nd decile~~	~~10.57%~~	~~121~~	~~234~~	~~150,606~~								
~~-~~	~~3rd decile~~	~~10.47%~~	~~120~~	~~354~~	~~216,280~~	~~Band 1 & 2~~	~~2~~	~~199,231~~	~~120~~	~~4.31%~~	~~49~~	~~70~~	~~6.14%~~
~~-~~	~~4th decile~~	~~10.44%~~	~~120~~	~~474~~	~~275,566~~	~~Band 2 & 3~~	~~3~~	~~265,642~~	~~131~~	~~8.31%~~	~~95~~	~~35~~	~~3.08%~~
~~-~~	~~5th decile~~	~~10.25%~~	~~118~~	~~592~~	~~336,983~~	~~Band 3 & 4~~	~~4~~	~~332,053~~	~~126~~	~~17.12%~~	~~197~~	~~-70~~	
~~-~~	~~6th decile~~	~~9.94%~~	~~114~~	~~706~~	~~401,993~~	~~Band 4 & 5~~	~~5~~	~~398,464~~	~~117~~	~~16.31%~~	~~187~~	~~-71~~	
~~-~~	~~7th decile~~	~~9.62%~~	~~110~~	~~816~~	~~476,544~~	~~Band 5 & 6~~	~~6~~	~~464,874~~	~~97~~	~~13.42%~~	~~154~~	~~-57~~	
~~-~~	~~8th decile~~	~~9.65%~~	~~111~~	~~927~~	~~564,331~~	~~Band 6 & 7~~	~~7~~	~~531,285~~	~~76~~	~~11.90%~~	~~137~~	~~-60~~	
~~-~~	~~9th decile~~	~~9.61%~~	~~110~~	~~1,038~~	~~683,971~~	~~Band 7,8 & 9~~	~~9~~	~~664,107~~	~~134~~	~~13.32%~~	~~153~~	~~-19~~	
~~-~~	~~10th decile~~	~~9.62%~~	~~110~~	~~1,148~~	~~1,034,859~~	~~Band 10~~	~~10~~	~~None~~	~~141~~	~~11.75%~~	~~135~~	~~6~~	
~~-~~	~~Total~~		~~1148~~						~~1,148~~				~~23.66%~~

Year	Range	%	No. of houses required	Running total	Affordability by each decile	Household band position	Upper band position	House price in band upper value	No. of units required within each band	% of units projected to be provided in each band	No. of units projected to be provided in each band	Housing shortfall i.e. no. of households not meeting affordability criteria	Housing shortfall as % of total housing units required
2026	1st decile	9.83%	139	139	95,677	Band 1	1	131,592	241	2.71%	38	203	14.36%
	2nd decile	10.57%	149	288	157,232								
	3rd decile	10.47%	148	436	225,796	Band 1 & 2	2	197,388	140	4.21%	59	80	5.70%

	4th decile	10.44%	147	583	287,690	Band 2 & 3	3	263,185	152	8.54%	120	32	2.27%
	5th decile	10.25%	145	727	351,809	Band 3 & 4	4	328,982	147	14.76%	208	-61	
	6th decile	9.94%	140	868	419,680	Band 4 & 5	5	394,778	136	13.67%	193	-57	
	7th decile	9.62%	136	1,004	497,510	Band 5 & 6	6	460,575	113	16.03%	226	-113	
	8th decile	9.65%	136	1,140	589,160	Band 6 & 7	7	526,371	89	10.44%	147	-58	
	9th decile	9.61%	136	1,275	714,063	Band 7,8 & 9	9	657,965	157	13.21%	186	-30	
	10th decile	9.62%	136	1,411	1,080,389	Band 9 & 10	10	None	236	16.44%	232	4	
	Total		**1411**						**1411**				**22.33%**

6.7 Affordability Index 2027

~~Year~~	~~Range~~	~~%~~	~~No. of houses required~~	~~Running total~~	~~Affordability by each decile~~	~~Household band position~~	~~Upper band position~~	~~House price in band upper value~~	~~No. of units required within each band~~	~~% of units projected to be provided in each band~~	~~No. of units projected to be provided in each band~~	~~Housing shortfall i.e. no. of households not meeting affordability criteria~~	~~Housing shortfall as % of total housing units required~~
~~2027~~	~~1st decile~~	~~9.83%~~	~~95~~	~~95~~	~~94,394~~	~~Band 1~~	~~1~~	~~139,461~~	~~177~~	~~3.55%~~	~~34~~	~~143~~	~~14.79%~~
~~-~~	~~2nd decile~~	~~10.57%~~	~~102~~	~~197~~	~~155,124~~								
~~-~~	~~3rd decile~~	~~10.47%~~	~~101~~	~~298~~	~~222,769~~	~~Band 1 & 2~~	~~2~~	~~209,193~~	~~103~~	~~4.31%~~	~~42~~	~~61~~	~~6.34%~~
~~-~~	~~4th decile~~	~~10.44%~~	~~101~~	~~399~~	~~283,833~~	~~Band 2 & 3~~	~~3~~	~~278,924~~	~~112~~	~~8.31%~~	~~80~~	~~32~~	~~3.30%~~
~~-~~	~~5th decile~~	~~10.25%~~	~~99~~	~~498~~	~~347,093~~	~~Band 3 & 4~~	~~4~~	~~348,655~~	~~108~~	~~17.12%~~	~~165~~	~~-57~~	
~~-~~	~~6th decile~~	~~9.94%~~	~~96~~	~~593~~	~~414,053~~								
~~-~~	~~7th decile~~	~~9.62%~~	~~93~~	~~686~~	~~490,841~~	~~Band 4,5 & 6~~	~~6~~	~~488,118~~	~~183~~	~~29.74%~~	~~287~~	~~-104~~	
~~-~~	~~8th decile~~	~~9.65%~~	~~93~~	~~779~~	~~581,261~~	~~Band 6 & 7~~	~~7~~	~~557,850~~	~~66~~	~~11.90%~~	~~115~~	~~-49~~	
~~-~~	~~9th decile~~	~~9.61%~~	~~93~~	~~872~~	~~704,490~~	~~Band 7,8 & 9~~	~~9~~	~~697,312~~	~~115~~	~~13.32%~~	~~129~~	~~-13~~	
~~-~~	~~10th decile~~	~~9.62%~~	~~93~~	~~965~~	~~1,065,904~~	~~Band 10~~	~~10~~	~~None~~	~~102~~	~~11.75%~~	~~113~~	~~-12~~	
~~-~~	~~Total~~		~~965~~						~~965~~				~~24.43%~~

Year	Range	%	No. of houses required	Running total	Affordability by each decile	Household band position	Upper band position	House price in band upper value	No. of units required within each band	% of units projected to be provided in each band	No. of units projected to be provided in each band	Housing shortfall i.e. no. of households not meeting affordability criteria	Housing shortfall as % of total housing units required
2027	1st decile	9.83%	139	139	98,547	Band 1	1	136,856	243	2.71%	38	205	14.53%
	2nd decile	10.57%	149	288	161,949								

	3rd decile	10.47%	148	436	232,570	Band 1 & 2	2	205,284	141	4.21%	59	82	5.80%
	4th decile	10.44%	147	583	296,321	Band 2 & 3	3	273,712	154	8.54%	120	34	2.37%
	5th decile	10.25%	145	727	362,363	Band 3 & 4	4	342,141	148	14.76%	208	-60	
	6th decile	9.94%	140	868	432,270	Band 4 & 5	5	410,569	137	13.67%	193	-56	
	7th decile	9.62%	136	1,004	512,436	Band 5 & 6	6	478,998	114	16.03%	226	-112	
	8th decile	9.65%	136	1,140	606,834	Band 6 & 7	7	547,426	90	10.44%	147	-57	
	9th decile	9.61%	136	1,275	735,485	Band 7,8 & 9	9	684,283	158	13.21%	186	-28	
	10th decile	9.62%	136	1,411	1,112,800	Band 9 & 10	10	None	225	16.44%	232	-7	
	Total		**1411**						**1411**				**22.70%**

6.8 Affordability Index 2028

~~Year~~	~~Range~~	~~%~~	~~No. of houses required~~	~~Running total~~	~~Affordability by each decile~~	~~Household band position~~	~~Upper band position~~	~~House price in band upper value~~	~~No. of units required within each band~~	~~% of units projected to be provided in each band~~	~~No. of units projected to be provided in each band~~	~~Housing shortfall i.e. no. of households not meeting affordability criteria~~	~~Housing shortfall as % of total housing units required~~
~~2028~~	~~1st decile~~	~~9.83%~~	~~95~~	~~95~~	~~97,226~~	~~Band 1~~	~~1~~	~~146,434~~	~~180~~	~~3.55%~~	~~34~~	~~146~~	~~15.15%~~
~~-~~	~~2nd decile~~	~~10.57%~~	~~102~~	~~197~~	~~159,778~~								
~~-~~	~~3rd decile~~	~~10.47%~~	~~101~~	~~298~~	~~229,452~~	~~Band 1 & 2~~	~~2~~	~~219,652~~	~~105~~	~~4.31%~~	~~42~~	~~63~~	~~6.55%~~
~~-~~	~~4th decile~~	~~10.44%~~	~~101~~	~~399~~	~~292,348~~	~~Band 2 & 3~~	~~3~~	~~292,870~~	~~122~~	~~8.31%~~	~~80~~	~~42~~	~~4.38%~~
~~-~~	~~5th decile~~	~~10.25%~~	~~99~~	~~498~~	~~357,505~~	~~Band 3 & 4~~	~~4~~	~~366,088~~	~~102~~	~~17.12%~~	~~165~~	~~-63~~	
~~-~~	~~6th decile~~	~~9.94%~~	~~96~~	~~593~~	~~426,475~~								
~~-~~	~~7th decile~~	~~9.62%~~	~~93~~	~~686~~	~~505,566~~	~~Band 4 & 5~~	~~5~~	~~439,306~~	~~87~~	~~16.31%~~	~~157~~	~~-70~~	
~~-~~	~~8th decile~~	~~9.65%~~	~~93~~	~~779~~	~~598,699~~	~~Band 5, 6 & 7~~	~~7~~	~~585,742~~	~~166~~	~~25.33%~~	~~244~~	~~-78~~	
~~-~~	~~9th decile~~	~~9.61%~~	~~93~~	~~872~~	~~725,625~~	~~Band 7 & 8~~	~~8~~	~~658,960~~	~~29~~	~~8.56%~~	~~83~~	~~-53~~	
~~-~~	~~10th decile~~	~~9.62%~~	~~93~~	~~965~~	~~1,097,881~~	~~Band 8,9 &10~~	~~10~~	~~None~~	~~173~~	~~16.51%~~	~~159~~	~~14~~	
~~-~~	~~Total~~		~~965~~						~~965~~				~~26.08%~~

Year	Range	%	No. of houses required	Running total	Affordability by each decile	Household band position	Upper band position	House price in band upper value	No. of units required within each band	% of units projected to be provided in each band	No. of units projected to be provided in each band	Housing shortfall i.e. no. of households not meeting affordability criteria	Housing shortfall as % of total housing units required
2028	1st decile	9.83%	95	95	101,504	Band 1	1	142,330	169	2.71%	26	142	14.69%
	2nd decile	10.57%	102	198	166,807								

	3rd decile	10.47%	101	299	239,547	Band 1 & 2	2	213,495	98	4.21%	41	57	5.90%
	4th decile	10.44%	101	400	305,210	Band 2 & 3	3	284,661	107	8.54%	83	24	2.48%
	5th decile	10.25%	99	500	373,234	Band 3 & 4	4	355,827	103	14.76%	143	-40	
	6th decile	9.94%	96	596	445,238	Band 4 & 5	5	426,992	95	13.67%	132	-37	
	7th decile	9.62%	93	689	527,809	Band 5 & 6	6	498,158	79	16.03%	155	-76	
	8th decile	9.65%	94	783	625,039	Band 6 & 7	7	569,323	62	10.44%	101	-39	
	9th decile	9.61%	93	876	757,550	Band 7,8 & 9	9	711,654	110	13.21%	128	-18	
	10th decile	9.62%	93	969	1,146,184	Band 9 & 10	10	None	146	16.44%	159	-13	
	Total		**969**						**969**				**23.07%**

6.9 Summary & Conclusion

Affordability for each year of the strategy is set out in the tables above and is summarised below.

Year	2021	2022	2023	2024	2025	2026	2027	2028
New Household Formations	~~1,148~~ 936	~~1,148~~ 1174	~~1,148~~ 1411	~~1,148~~ 1411	~~1,148~~ 1411	~~1,148~~ 1411	~~965~~ 1411	~~965~~ 969
No. not meeting affordability criteria	~~234~~ 189	~~238~~ 245	~~246~~ 300	~~254~~ 305	~~263~~ 310	~~272~~ 315	~~236~~ 320	~~252~~ 224
% not meeting affordability criteria	~~20.35%~~ 20.20%	~~20.71%~~ 20.90%	~~21.43%~~ 21.25%	~~22.16%~~ 21.61%	~~22.90%~~ 21.97%	~~23.66%~~ 22.33%	~~24.43%~~ 22.70%	~~26.08%~~ 23.07%

It is therefore concluded that there is justification for seeking the maximum 10% (or 20% in certain circumstances) of land zoned for residential use, or for mixed of residential and other uses, to be reserved for the provision of social (and affordable) housing.

7. Housing Supply

Section 2.2 of this Strategy outlines the population and housing demand projections for the County up to 2031. These were prepared in accordance with the methodology for translating population targets into housing targets as set out in Ministerial Guidelines 'Housing Supply Target Methodology for Development Planning' (DHLGH December 2020).

~~In accordance with the methodology, housing demand for the period 2021 to 2026 is 4,981 units and thereafter it is assumed that housing demand will be delivered evenly up to 2031, up to the total target of 11,126 units.~~

~~However, neither the NPF 'Roadmap' nor the 2020 Ministerial Guidelines take account of the additional population allocation to Bray as per the MASP. This equates to 3,820 units[15], and assuming they will be delivered over a 10 year period from 2022 to 2031, this equates to 382 units per annum. This will be assumed to be delivered in a linear even manner and no 'front loading' for 2026 is provided for as per the MASP.~~

Table 7.1 Housing Demand NPF Roadmap / Ministerial Guidelines 2026~~6~~2, 2028, 2031

~~County Wicklow~~	~~Units delivered 2017-2020~~	~~2021 - 2026~~	~~2027 - 2028~~	~~2029 - 2031~~	~~Total~~
~~New housing demand~~	~~3,230~~	~~4,981~~	~~1,166~~	~~1,749~~	~~11,126~~
~~New housing demand including Bray MASP allocation~~	~~3,230~~	~~6,981~~	~~1,930~~	~~2,895~~	~~14,946~~

County Wicklow	Units delivered 2017-2020	Estimated completions Q1 2021 – Q2 2022	Target Q3 2022 – Q2 2028	Target Q3 2028 - 2031	Total
New housing demand	3,230	1,404	8,467	1,848	14,949

It has also been shown that there will be significant affordability issues and that the Local Authority will be required to intervene in new developments to the maximum permitted extent of 10% (or 20% in certain circumstances). Intervention at this level, assuming all developments between 2021 and 2025 are eligible development with respect to Part V at the 10% rate, and all developments post 2026 are eligible at 20% rate, could yield up to ~~1,495~~1,350 units up to 2031. In reality, the yield would be expected to be much lower given the number of housing developments that would, due to the number of houses or size of the site be exempt from Part V requirements[16].

7.1 Zoned Land

The County Development Plan 2022-2028 sets the population and housing targets for the County up to Q2 2028~~2031~~. However, it only provides 'zoning' for 13 settlements, the remainder of the settlements having their own stand-alone 'Local Area Plans', which will be reviewed after the adoption of the County Development Plan.

[15] ~~Using the same ratio of population: housing units as provided for in the guidelines~~

[16] During the 2017 to 2020 period, Part V units accounted for only 4% of the total units delivered.

It is planned that these LAPs will be adopted following the adoption of the County Development Plan. Each LAP will cover a period of 6 years and zoning will be provided on the basis of the land needed to meet a 6 year horizon. The horizons utilised for each plan will also be cognisant of the fact the LAPs have the potential to be extended to last for up to 10 years, but no plan will include a timeline beyond 2031.

The zoning provisions of each Local Area Plan and Small Town Plan will be crafted on the basis of ensuring that the population and housing unit targets can be fulfilled. In accordance with national policy, 30% of the housing target will be delivered as compact growth i.e. within the existing built up area.

Table 7.2 to follow shows the housing growth targets for all the towns in the County that have development plans.

Table 7.2 Housing Growth Targets up to 2031

~~Level~~	~~Settlement~~	~~Further Housing Unit Growth Target up to 2031~~	~~Minimum target for compact growth~~[17]	~~Maximum allowance outside built up envelope~~
~~1~~	~~Bray~~	~~4,855~~	~~1,456~~	~~3,398~~
~~2~~	~~Wicklow - Rathnew~~	~~1,687~~	~~506~~	~~1,181~~
~~3~~	~~Arklow~~	~~1,076~~	~~323~~	~~753~~
~~3~~	~~Greystones - Delgany~~	~~1,044~~	~~313~~	~~731~~
~~3~~	~~Blessington~~	~~502~~	~~151~~	~~351~~
~~4~~	~~Baltinglass~~	~~145~~	~~44~~	~~102~~
~~4~~	~~Enniskerry~~	~~111~~	~~33~~	~~78~~
~~4~~	~~Kilcoole~~	~~191~~	~~57~~	~~134~~
~~4~~	~~Newtownmountkennedy~~	~~612~~	~~184~~	~~429~~
~~4~~	~~Rathdrum~~	~~200~~	~~60~~	~~140~~
~~5~~	~~Ashford~~	~~294~~	~~294~~	~~0~~
~~5~~	~~Aughrim~~			
~~5~~	~~Carnew~~			
~~5~~	~~Dunlavin~~			
~~5~~	~~Tinahely~~			
~~6~~	~~Avoca~~	~~195~~	~~195~~	~~0~~
~~6~~	~~Donard~~			
~~6~~	~~Kilmacanogue~~			
~~6~~	~~Newcastle~~			
~~6~~	~~Roundwood~~			
~~6~~	~~Shillelagh~~			

[17] ~~Defined as development within the existing built up envelope of the settlement~~

Level	Settlement	Housing Stock 2016	Completions 2017-2020	Estimated completions 2021-Q2 2022	Housing Growth Q3 2022-Q2 2028	Housing Growth Q3 2028-Q4 2031	Total Housing Growth 2016-2031
1	Bray	11,232	165	100	4,026	771	5062
	Wicklow - Rathnew	5,456	650	200	1,267	275	2392
2	Arklow	5,406	165	100	790	166	1,221
	Greystones - Delgany	6,766	875	400	508	170	1953
	Blessington	1,914	5	40	393	81	519
3	Baltinglass	903	46	40	85	24	195
	Enniskerry	648	34	40	36	15	125
	Kilcoole	1,451	97	20	140	30	287
	Newtownmount-kennedy	1,222	250	100	433	99	882
	Rathdrum	669	132	100	68	31	331
4.1	Ashford	2,390	255	90	129	41	515
	Aughrim						
	Carnew						
	Dunlavin						
	Tinahely						
4.2	Avoca	1,534	46	30	114	28	218
	Donard						
	Kilmacanogue						
	Newcastle						
	Roundwood						
	Shillelagh						
5	Villages / clusters Open countryside	15,395	510	134	478	117	1249
	Total	54,968	3,230	1,404	8,467	1,848	14,949

The review of each LAP will ensure that each plan is consistent with the CDP 'Core Strategy' and its associated housing targets. The Core Strategy has determined that there is a surplus of land zoned for residential development in all of the towns with Local Area Plans. This surplus will be addressed as part of the review of the local area plans.

Table 7.3 Future zoning requirements outside compact growth boundary (Levels 1-4)

Future Plan	Settlement	Core Strategy Housing Unit Target maximum permissible outside compact growth boundary	Housing Yield of existing undeveloped zoned land outside compact growth boundary [18]	Shortfall/surplus (UNITS)	Method of addressing shortfall / surplus
LAP	Bray	3,398	4,126	+728	To be addressed in new LAP.
LAP	Wicklow – Rathnew	1,181	1,959	+778	
LAP	Arklow	753	2,890	+2,137	
LAP	Greystones – Delgany	731	823	+92	
LAP	Blessington	351	870	+519	
LAP	Kilcoole	102	328	+226	
LAP	Enniskerry[19]	78	198	+120	
STP	Baltinglass	134	90	-48	Requirement exceeded
STP	Newtownmountkennedy	429	590	+161	Requirement not met – legacy planning permissions under construction
STP	Rathdrum	140	0	-140	Requirement exceeded

With respect to the remaining 10 settlements, their plans form part of this County Development Plan. Zoning is therefore provided to meet the requirements of the Core Strategy targets. The zoning plans included as part of the County Development Plan and those that will be prepared as part of future Local Area Plans will ensure that adequate land is zoned to accommodate the housing target as identified in the Core Strategy (Chapter 3 of the County Development Plan).

The Infrastructural Assessment (Appendix 9 of the CDP) outlines infrastructure constraints to the delivery of zoned land. All land that is zoned as part of the County Development plan is either serviced (Tier 1) or has the potential to be serviced (Tier 2). There is an urgent need to address services deficiencies, particularly in the growth towns of Bray, Arklow and Blessington, where there is a high demand for social housing. The deficiencies in Arklow and Blessington relate principally to wastewater treatment whereas the infrastructure required in Bray to release zoned land is the delivery of motorway enhancement and public transport infrastructure to Fassaroe. The delivery of much of this infrastructure is outside the remit of the Local

[18] For LAP towns, estimated in accordance with current local plan zoning provisions; zoned housing lands or lands zoned for a mix of housing and other uses, excluding lands already developed for housing (by November 2020) or where new housing development is currently underway (as of November 2020); disregarding extant permissions as yet to commence. For Small Towns, based on zoning provisions / development objectives set out in this plan.

[19] as part of Bray MD LAP

Authority, being the responsibility of Irish Water and Transport Infrastructure Ireland / National Transport Authority. It is essential that these agencies deliver services in accordance with the priorities set out in the Wicklow Core Strategy.

7.2 Local Authority Land Bank

Wicklow County Council currently owns c. 38.49 hectares of zoned / designated housing land and the estimated capacity of this land is c. 1417 units, as detailed in the table below. Not all of this land is however currently serviced[20].

Table 7.4 Local Authority Land Bank

Municipal Area	Hectares	Location of Land	Serviced land Tier 1 or Tier 2[21]	Estimated development potential (units)[22]	
				Tier 1	Tier 2
Baltinglass	11.07	Burgage more, Blessington	Tier 2	126	261
		Milltown Rd., Dunlavin	Tier 2		
		Ballard Site, Shillelagh	Tier 1		
		Lugduff, Tinahely	Tier 2		
		Kilcommon Phase 2, Tinahely	Tier 2		
Arklow	9.82	Ballanagh Estate, Avoca	Tier 2	-	3443~~7~~
		Chapel Lane, Aughrim	Tier 2		
		Sheep~~s~~house, Arklow	Tier 2		
		Tinahask, Arklow	Tier 2		
Wicklow	2.8	Ballinahinch, Ashford	Tier 1	98	-
		Riversite, Rathnew	Tier 1		
		O'Sullivan's Lands, Rathnew (Phase 2)	Tier 1		
Bray	4.7	Rehills, Bray	Tier 1	235	
		Fassaroe, Dargle Road, Bray	Tier 1		
Greystones	10.1	Burnaby Mills, Greystones	Tier 1	353	
		Lott Lane, Kilcoole	Tier 1		
Total	**38.49**			**812**	**605**

[20] In accordance with NPO 72a of the National Planning Framework, planning authorities are required to apply a standardised, tiered approach to differentiate between i) zoned land that is serviced and ii) zoned land that is serviceable within the life of the plan.

[21] Tier 1 is land that is serviced and Tier 2 is land that is serviceable within the life of the Plan.

[22] A minimum density of 50 units/ha is assumed for the Bray MD and 35 units / ha is used for Wicklow, Greystones, Baltinglass and Arklow MDs.

7.3 Housing Output & Targets

~~Since~~ Between Q1 2017 and Q4 2020, 3,230 units have been completed which is an average of 808 units per year. Although the number of units is well below the target identified in the 2016 County Development Plan, the data shows that the County has seen a consistent increase in the number of housing completions year on year since 2012.

Table 7.5 House Completions

CSO House Completions 2011 – ~~2019~~2020												
2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Average 17-20	Total 11-20	Average 11- 20
218	149	138	155	293	354	479	589	1116	1,046	808	4,537	454

Source: CSO

Table 7.5 Annual ~~Future Housing Targets~~ housing delivered / delivery targets 2017-2031

	~~2021~~	~~2021~~	~~2023~~	~~2024~~	~~2025~~	~~2026~~	~~2027~~	~~2028~~	~~2029~~	~~2030~~	~~2031~~
~~Units~~	~~1148.5~~	~~1148.5~~	~~1148.5~~	~~1148.5~~	~~1148.5~~	~~1148.5~~	~~965~~	~~965~~	~~965~~	~~965~~	~~965~~
~~Total~~						~~6891~~		~~8821~~			~~11716~~

Year	Completions	Estimated completions up to Q2 2022	Targeted completions Q3 2022 – Q4 2031
2017	479		
2018	588		
2019	1,116		
2020	1,046		
2021		936	
2022		468	706
2023			1,411
2024			1,411
2025			1,411
2026			1,411
2027			1,411
2028			969
2029			528
2030			528
2031			528

In order to meet the plan period housing targets set out in the Core Strategy, housing completions will be required to increase to 1,411 per annum by 2023, from a previous 'high' of 1,116 completions seen in 2019 (last full year of construction without COVID interruptions). ~~of 6,891 units by 2026, approximately 1,150 units will have to be delivered annually between 2021 and 2028. Taking into account that the average number of annual completions between 2017 and 2020 was 808, this target~~ W~~w~~hile ambitious, this increase is not considered unachievable given the pent up demand created in part by the COVID slowdown in 2020-2021 and both the number of units under construction as of March 2021 (estimated at just over 3,000) and

the number of extant permissions in the County (c. 3,500 units) which will presumably be delivered over the next 4-5 years (given planning permission durations), which is the equivalent of around 1,300 units per annum. Further applications for large scale development are likely in 2021-2022, in particular on the strategic sites in Bray, and these will add to the annual output during the plan period.

8. Social Housing

This section of the Housing Strategy addresses the provision of social housing in County Wicklow. In doing so, regard is had to the requirements of Section 94(4) of the planning and Development Act 2000 (as amended).

This Housing Strategy takes into account the need to ensure that social housing is available for people across all tenures. As such, this strategy is designed to ensure that a mixture of house types and sizes is developed to reasonably match the requirements of the different categories of households, as may be determined by the housing authority, including the requirements of target groups including older people, people with disabilities and members of the Travelling Community.

8.1 National Context

'Programme for Government – our Shared Future' launched in 2020, emphasised the role of the private housing stock, addresses the challenge of viability, access to finance, land availability, infrastructure delivery, building standards, quality and regulation, as well as sufficient skilled labour capacity.

Programme for Government: 5-year housing objectives

1. **Put affordability at the heart of the housing system.**
2. **Prioritise the increased supply of public, social and affordable homes.**
3. **Progress a State-backed affordable home purchase scheme to promote home ownership.**
4. **Increase the social housing stock by more than 50,000, with an emphasis on new builds.**
5. **Tackle homelessness.**
6. **Ensure local authorities are central to delivering housing.**
7. **Work with the private sector to ensure an appropriate mix and type of housing is provided nationally.**
8. **Improve the supply and affordability of rental accommodation and the security of tenure for renters.**

Previous national policy is contained within Rebuilding Ireland – An Action Plan for Housing and Homelessness, launched in 2016, under which Wicklow County Council progressed its Supply Programme up to and including 2020. The overarching aim of Rebuilding Ireland was to increase delivery of housing across all tenures to help individuals and families meet their housing needs, and to help those who are currently housed to remain in their homes or be provided with appropriate options of alternative accommodation, especially those families in emergency accommodation.

8.2 Social Housing Demand

At the end of December 2020, there were 4,466 households on Wicklow County Council's list for Social Housing Support. This represents an increase of 17% on the number of housing applicants as per the Housing Needs Assessment 2015.

The demands are arising at the following locations and for the following type of units:

Table 8.1 Social housing demand in Wicklow as of December 2020

Municipal District	1 bed	2 bed	3 bed	4 bed	Total
Baltinglass	140	273	123	25	561
Arklow	281	376	154	18	829
Wicklow	337	451	149	25	962
Bray	399	428	176	22	1,026
Greystones	328	487	251	23	1,089
Total	**1,485**	**2,015**	**853**	**113**	**4,466**

The key objective of Wicklow County Council is to facilitate the provision of sustainable, high quality, social, affordable and cost effective housing accommodation to meet the existing and likely future needs, responsive to the requirements of all categories of persons in the County, in accordance with current Government strategy.

This remains a challenge for a number of reasons emanating from the legacy of the economic downturn. While construction of units has resumed since 2016, progress has been slow due to long lead in time in design, approvals and tendering. The use of design and build has now improved supply, which has increased significantly since 2019, and should continue for the lifetime of this plan. Availability of suitable land is expected to be a significant challenge in future. While the Covid-19 pandemic has caused disruption to construction activity, particularly during the lockdown period, it is too soon to predict the short / medium term impacts of the pandemic on housing delivery in the County.

Wicklow County Council has a significant social housing need as outlined in Table 8.1. Much of the housing development in County Wicklow is in the north-east of the County and along the east coast which corresponds with the areas of most significant demand for social housing. These are also the areas where land and property prices are highest and the Local Authority has few sites to address the demand by constructing social housing in significant numbers.

There has been a significant increase in the numbers of people experiencing homelessness and at risk of homelessness since 2016 with over 500 people presenting each year.

8.3 Social Housing Supply

This section sets out the record of delivery of social housing over the lifetime of the last Housing Strategy 2016-2022.

It should be noted that as per the Government's Housing Policy Statement of 16 June 2011, the Government 'stood down' all existing affordable housing programmes in 2011 to reflect affordability conditions. Accordingly there were no affordable housing units provided under the previous plan.

An overriding objective of current national strategy is to make homes more affordable and proposes a focus on provision of Affordable Housing with the progression of a state backed affordable home purchase scheme.

Part V provides 10% social housing in eligible private developments, and as of September 2021, in certain circumstances, this is increased to 20%. This augments the Council's own supply in areas of particularly high demand. Part V assists in the Government Policy of social integration as social houses are provided,

tenure blind, in private residential estates in a dispersed manner. In addition Part V prevents segregation as it ensures a mix of income groups within developments. In 2018, 45 Part V units were provided, in 2019 - 46 units and in 2020 - 29 units. This has resulted in 120 families being housed. Due to the provisions of the Act this accommodation is purchased at reasonable prices and provides value for money.

~~Wicklow County Council supply in the 2021-2025 period is anticipated at circa 300 units per year including the provision of 25-45 Part V units per year.~~

Table 8.2 Provision of Social Housing units 2016-2020

Provision of Social Housing units to incl. Acquisitions/Built/Leased	2016 ~~2016~~	2017 ~~2017~~	2018 ~~2018~~	2019 ~~2019~~	2020 ~~2020~~	Total ~~Total~~
Built Social Units	0	0	28	27	322	**377**
Direct Acquisitions	28	15	21	23	22	**109**
Part V Social Unit Acquisitions	0	1	45	46	29	**121**
Social Units either acquired directly by Approved Housing Bodies (AHBs) or leased from this sector by Wicklow County Council	16	4	12	133	83	**248**
Social units provided under short and long term leasing from private sector	11	6	0	4	17	**38**
Social units provided under Rental Assistance Scheme (RAS) from private sector	516	516	429	347	280	**280**
Social units provided under Housing Assistance Scheme (HAP) from private sector	348	62	566	686	482	**2,144**
Casual Vacancies - houses available to rent from existing stock	74	112	84	126	48	**444**
Mortgage to Rent	1	0	3	16	25	**45**
Total Social Housing Provision	**994**	**716**	**1,188**	**1,408**	**1,308**	**3,806**

8.4 Housing needs of the elderly and people with a disability

The 'National Housing Strategy for People with a Disability' 2016-2020 sets out a framework for the delivery of housing for people with disabilities through mainstream housing policy. In Wicklow, a 5-year Strategic Plan has been developed. Its objectives include:

- Developing plans to meet the housing needs and related supports for people with disabilities;
- Ascertain with Housing Allocations Department the needs of the households on the Local Authority waiting list;
- Consult on pipeline delivery (Local Authority, Part V's and Approved Housing Bodies) and developing mechanisms to ensure that delivery will meet the need including specific design requirements;
- Explore options for increasing the supply of housing for people with a disability being delivered by the private sector.

The Summary of Social Housing Assessments 2019 indicated that the number of people over 70 years of age requiring housing assistance increased from 58 persons in 2018 to 73 in 2019.

8.5 Homelessness

Significant challenges are being faced by Wicklow County Council in dealing with the increasing numbers of people and families presenting as homeless.

Table 8.3: Number of Homeless Presentations (2016-2020)

	2016	2017	2018	2019	2020
Homeless Presentations	522	446	480	520	546

Wicklow works closely with Approved Housing Bodies to provide differing levels of supported accommodation within the County, through the Capital Assistance Scheme and through providing units from its own stock for such purpose.

Housing First: Housing First is a participant-centred model that focuses on ending homelessness for people who have been homeless for many years or who are particularly vulnerable. The Housing First model aims to provide a person sleeping rough, or someone who has been long-term homeless, with their own secure accommodation as well as access to intensive and specialised support services. One bed units are essential to progress this programme.

Homelessness from Notice to Quit (NTQ): Since the last Development Plan, there was a noticeable increase in families becoming homeless from private rented properties which were being withdrawn from the market by landlords. The Council is utilising all resources to ensure these families are transitioned to either social housing or other resultant vacant RAS/HAP rentals.

8.6 Traveller Accommodation

Under the provisions of the Traveller Accommodation Act 1998, Wicklow County Council is required to prepare, adopt and implement a new Traveller Accommodation Programme (TAP) to meet the accommodation needs of the County's Traveller community, i.e. those families who have been resident in the county for at least three years prior to the adoption of the programme and who are on the Council's list for Social Housing Support.

It is the policy of Wicklow County Council, within the resources available, to provide group and standard housing options as well as halting sites for the accommodation of Travellers who are on the list for Social Housing Support with Wicklow County Council, in accordance with the Assessment of Need carried out under the Traveller Accommodation Act.

The current Traveller Accommodation Programme for Wicklow covers the period from 01 June 2019 to the 31st December 2024. Current need is estimated to be 80 units of accommodation, comprising 59 standard housing units and 21 units of traveller specific accommodation (specially built to include Group Housing, halting sites and once off single sites).

This was spread throughout the Municipal Districts as follows:

Table 8.4 Assessment of Demand for Accommodation for Travellers 2019-2024

	Standard Housing	**Traveller Specific Accommodation (specially built to include Group Housing, halting sites and one off single sites)**	**Total Units of Accommodation Required**
Arklow MD	7	11	18
Baltinglass MD	7		7
Bray MD	18	3	21
Greystones MD	8		8
Wicklow MD	19	7	26
Total	**59**	**21**	**80**

The 59 standard housing units required will be provided through a combination of the Council's own house building programme and Part V, with 16% of all social units being allocated to travellers[23]. There is adequate zoned and serviced land in each MD to meet this demand, across the various settlements in each district.

With respect to traveller specific accommodation, 8 new units are in train in the Wicklow and Arklow MDs and are due to completion in 2022. The remaining 13 units (8 in Arklow MD, 3 in Bray MD and 2 in Wicklow MD) will be provided during the lifetime of the programme on Council owned land in these districts, which is sufficient to meet this demand.

[23] Having regard to the Council's goal to build c.300 units per annum, this would provide for c. 19 units per annum.

9. Conclusions & Objectives

9.1 Conclusions

1. The 2022~~1~~-202~~7~~8 County Development Plan identifies a housing target of 14,946 by 2031. In order to meet this target it will be necessary for c. 1,150 units to be delivered annually between 2021 and 2026 and c. 965 units per annum thereafter up to 2031.

2. House completions have increased consistently year on year between 2012 and 2019. Between 2017 and 2020 the average number of house completions was 808 units per annum.

3. The 2021-2028~~7~~ County Development Plan and the Local Area Plans that will flow from it, will provide for adequate zoned land to meet the housing target.

4. All regions in Wicklow have experienced an increase in house prices, with the highest increases in Greystones (21%) and Bray (17%). Analysis of property prices shows a difference between the east and west of the County. In 2019 the mean property prices for all types of house on the eastern seaboard ranged from €335,123 to €441741 (Wicklow town, Bray and Greystones) compared to the west where the prices range from €161,949 to €268,698 (Baltinglass and Blessington).

5. Analysis of affordability has indicated that at least 20% of households will not be able to afford housing in the private market during the lifetime of this strategy. Therefore the maximum 10% social housing or 20% social and affordable in certain circumstances (as set out in the Affordable Housing Act 2021) is required to be sought.

6. The maximum number of social units that could be delivered through Part V requirements up to 2028 is 882 units through the lifetime of the strategy. This is only achievable where all housing projects are subject to Part V. The yield is likely to be much lower given the house number and site size exemptions that apply to Part V. The Local Authority also has capacity for 1417 units, on the basis of all the land in its ownership being serviced and funded for development. Even in the unlikely scenario that all of these units could be delivered; there would still be a shortfall in the order of 1,167 units given current housing demand (c. 4,466 households).

7. There is an urgent need to address service infrastructure deficiencies, particularly in the growth towns of Bray, Arklow and Blessington, where there is a high demand for social housing. The deficiencies in Arklow and Blessington relate to wastewater treatment whereas the infrastructure required in Bray to release zoned land is the delivery of major transport investment. The delivery of much of this infrastructure is outside the remit of the Local Authority, being the responsibility of Irish Water and the Transport Infrastructure Ireland / National Transport Authority. It is essential that these agencies deliver services in accordance with the priorities set out in the Wicklow Core Strategy.

8. It is essential that funding streams are made available to develop, to the maximum capacity, housing lands in the ownership of the Local Authority.

9.2 Objectives

HS1 To facilitate the delivery of sufficient new homes to meet the housing target of 14,946 by 2031. In this regard, it will be necessary for c. 1,400,~~150~~ units to be delivered annually between 202~~1~~2 and 202~~6~~8. ~~and c. 965 units per annum thereafter up to 2031.~~

HS2 To facilitate the delivery of houses on designated housing land within the boundaries of settlements in accordance with the requirements of the settlement strategy, which directs growth into the key towns, self-sustaining growth towns, self-sustaining towns and small towns.

HS3 To monitor housing development and the delivery of services on an ongoing basis and to review population targets where service delivery is impeded.

HS4 To ensure sufficient zoned land is available in all settlements to meet projected housing demand.

HS5 To facilitate the provision of ~~-~~water services so that they are or will be available during the currency of the plan, sufficient to meet the housing demand.

HS6 To prioritise as much as possible~~–~~ investment in and distribution of infrastructure in a balanced manner around the County, with priority given to towns that have the highest growth targets.

HS7 To require the highest standard of design in all new social development or development containing an element of social housing, in accordance with the development standards set out in the County Development Plan and the DoEHLG social housing guidelines.

HS8 Support the provision of lifetime adaptable homes that can accommodate the changing needs of a household over time and in particular to require that all new residential developments in excess of 20 residential units to provide a minimum 5% universally designed homes in accordance with the requirements of '*Building for Everyone: A Universal Design Approach* and the *Universal Design Guidelines for Homes in Ireland (2015)*[24].

HS9 To require that 10% of all zoned land developed for residential use, or for a mixture of residential and other uses, shall be devoted to social housing. In certain circumstances as set out in the Affordable Housing Act 2021, this requirement will be 20% devoted to social and affordable housing.

HS10 To require all applicants for permission that will include social and 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.

HS11 To facilitate the selection of lands or housing units to purchase or lease by the Council, including Part V, to counteract undue segregation by persons of different social backgrounds.

[24] National Disability Authority Centre for Excellence in Universal Design

HS12 To require new multi-unit residential development to provide an appropriate mix of unit types and sizes to ensure that there is a range unit types available to suit the needs of the various households in the county.

HS13 To encourage proposals from developers to satisfy Part V obligations which are directed toward special need categories – namely, elderly accommodation, traveller accommodation, and 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.

HS14 To support independent living and facilitate the provision of supported housing (specific purpose built accommodation) for older people and people with disabilities towns and villages. To facilitate the provision of nursing homes, retirement villages, residential care facilities at appropriate locations in towns and villages in the County.

HS15 To protect the existing housing stock to meet housing demand and resist development, including short-term letting that would undermine the provision of housing including a supply of rental properties available for longer-term rental in the area.

Appendix 9

Infrastructural Assessment - tiered approach to land zoning

Contents

1. Introduction
2. Strategic Infrastructure – Regional and County
3. Metropolitan Area Strategic Plan (MASP)
4. Settlement Specific Infrastructure Assessments
~~4.~~5. Water Services maps

1.0 Introduction

The National Planning Framework (NPF) sets out that

- Planning authorities will be required to apply a standardised, tiered approach to differentiate between i) zoned land that is serviced and ii) zoned land that is serviceable within the life of the plan (NPO72a).

- When considering zoning lands for development purposes that require investment in service infrastructure, planning authorities will make a reasonable estimate of the full cost of delivery of the specified services and prepare a report, detailing the estimated cost at draft and final plan stages (NPO72b).

- When considering zoning land for development purposes that cannot be serviced within the life of the relevant plan, such lands should not be zoned for development (NPO72b).

Appendix 3 of the NPF sets out a methodology for a two-tier approach to land zoning as follows:

Tier 1 Serviced Zoned land	▪ *This zoning comprises lands that are able to connect to existing development services, i.e. road and footpath access including public lighting, foul sewer drainage, surface water drainage and water supply, for which there is service capacity available, and can therefore accommodate new development.* ▪ *These lands will generally be positioned within the existing built-up footprint of a settlement or contiguous to existing developed lands. The location and geographical extent of such lands shall be determined by the planning authority at a settlement scale as an integral part of the plan-making process and shall include assessment of available development services.* ▪ *Inclusion in Tier 1 will generally require the lands to within the footprint of or spatially sequential within the identified settlement.*
Tier 2 Serviceable Zoned Land	▪ *This zoning comprises lands that are not currently sufficiently serviced to support new development but have potential to become fully serviced within the life of the plan i.e. the lands are currently constrained due to the need to deliver some or all development services required to support new development, i.e. road or footpath access including lighting, foul sewer drainage, surface water drainage, water supply and/or additional service capacity.* ▪ *These lands may be positioned within the existing built-up footprint of a settlement, or contiguous to existing developed lands or to tier 1 zoned lands, where required to fulfil the spatially sequential approach to the location of the new development within the identified settlement.* ▪ *The potential for delivery of the required services and/or capacity to support new development must be identified and specific details provided by the planning authority at the time of publication of both the draft and final development or area plan.* ▪ *This infrastructural assessment must be aligned with the approved infrastructural investment programme(s) of the relevant delivery agency(ies), for example, Irish Water, or be based on a written commitment by the relevant delivery agency to provide the identified infrastructure within a specified timescale (i.e. within the lifetime of the plan). The planning authority may also commit to the delivery of the required and identified infrastructure in its own infrastructural investment programme (i.e. Budgeted Capital Programme) in order to support certain lands for zoning.*

The NPF sets out that current development or area plans may include zoned lands which cannot be serviced during the lifetime of a development or area plan by reference to the infrastructural assessment of the Planning Authority. This means that they cannot be categorised as either Tier 1 lands or Tier 2 lands, as per the above, and are not developable within the plan period. Such lands should not be zoned for development or included within a development plan core strategy for calculation purposes.
In these regards, this County Development Plan (CDP) does not make provision for the zoning of land that it can be stated with absolute certainty will not be or cannot be serviced during the lifetime of the plan.

The NPF requires the CDP to carry out an assessment of the required infrastructure to support any Tier 2 lands identified for development. The assessment must be aligned with the delivery program of relevant infrastructure providers. The following sections set out an assessment of enabling infrastructure requirements for Tier 2 lands across the County. The assessment focuses on the provision of infrastructure that is considered to be more strategic in nature e.g. with respect to wastewater, it will focus on the capacity of the relevant wastewater treatment plant, rather than the sewer network in any town. The delivery of minor and/or local level infrastructure (e.g. the construction of a new sewer or pumping station) may be delivered through operational works of a service provider or developer-led and co-ordinated through the development management process.

The purpose of the assessment is to demonstrate how lands zoned in the CDP with potential for residential development, are in terms of strategic infrastructure either sufficiently serviced (Tier 1) or have potential to become fully serviced within the timeframe of the Plan (Tier 2) (in compliance with Appendix 3 of the NPF). The assessment is point-in-time and it is acknowledged that infrastructure requirements may change. The full extent of requisite enabling infrastructure will continue to be assessed through the development management process whereupon detailed assessment will be undertaken. This assessment does not comprise an exhaustive list of all requisite infrastructure across the County and while it is intended in inform, it is not to be relied upon for development management purposes.

1.1 Infrastructure Assessment - Challenges

A mis-alignment exists between the timeframe of the CDP and some of the capital investment plans that are required to inform same. The delivery of strategic infrastructure projects is ultimately dependent upon the availability of capital, which is itself influenced by economic performance and policy decision-making.

For instance, the current capital investment plan of Irish Water covers the period from 2020 to 2024 and is somewhat shorter than the timeframe of the CDP, which covers the period up to 2028. While a reasonable level of certainty can be anticipated regarding the delivery of infrastructure over the period 2020-2024, no such certainty can be provided regarding the delivery of water and wastewater infrastructure projects that do not form part of Irish Water's current investment plan, and subsequently whether such projects may be completed within the timeframe of the CDP. In the absence of such certainty, due consideration is given to the NPF provision which states that Tier 2 lands must *"…have potential to become fully serviced within the life of the plan"*.

The capital programme for Wicklow is a rolling two-year programme (currently 2020-2022). The basis for the selection of capital projects links back to the objectives of the CDP which is adopted by the Members, and in turn by a number of associated Development Contribution Schemes adopted in accordance with sections 48 and 49 of the Planning and Development Act 2000 (as amended). Each Development Contribution Scheme incorporates a list of capital projects to be progressed which will be funded/part funded from development contributions payable under the terms of the schemes.

Finally, the NPF requires the CDP to include a reasonable estimate for the full cost of delivery of the infrastructure identified. This requirement presents a challenge and not all costs are available or known. Notwithstanding, every effort has been made to include costings where a verifiable source for same has been identified. In most cases, the Council does not bear any responsibility for the preparation of these cost estimates.

2.1 Strategic Infrastructure – Regional and County Projects

Certain strategic infrastructure projects are of significance to the future growth of the County, and to the wider Region. The overall water supply and wastewater situation for the Greater Dublin Area (GDA) is critical to the north and east of the County and it's almost certain to become more so in the absence of significant infrastructure investment. The speed of change and pace of development experienced in recent decades, both within Wicklow and the wider Eastern & Midlands Region, has placed stresses and pressures on existing water supply and wastewater infrastructure.

There are also a number of transport projects of strategic importance which will improve public transport provision across the County and support ongoing sustainable growth over the course of the CDP and beyond. The following tables set out an overview of such strategic infrastructure projects that relate to overarching growth at both the County and Regional level.

2.1.1 Strategic Water Infrastructure

Wicklow is served by a significant number of water supplies, the majority serving a single settlement and its environs, but a small number also serving a wider cross- and sub-County regions such as the Vartry Scheme. North and east Wicklow fall within the wider water supply zone for the GDA (of which the Vartry Scheme forms part) and supply in the Region is currently under pressure. Irish Water is currently progressing a number of projects in order to increase supply and improve water quality standards.

Strategic Water Infrastructure	Project delivery
The Vartry Water Supply Scheme IW is making a significant investment in the Vartry Water Supply Scheme to ensure a safe and sustainable water supply for the north Wicklow and south Dublin area. The project includes *inter alia* the construction of a new water treatment plant at Vartry, the construction of a new 4km pipeline from Vartry and Callowhill and the upgrade / replacement of other infrastructure. The scheme will ensure that water complies with water quality standards set out in the EU Drinking Water Directive and the national Drinking Water Regulations. The project will also ensure that this critical water supply network can operate safely through any intense rainfall events.	▪ Currently under construction and due for completion in 2021. ▪ Identified in the National Development Plan 2018-2027 (NDP). ▪ Estimated cost of €150m (source: NDP).
Eastern Midlands Water Supply Scheme The long-term development of the Region will be dependent on the Eastern and Midlands Water Supply Project. The NPF provides that a new long-term water supply source for the Eastern and Midland Region, which includes the Dublin Water Supply Area, is needed by the mid-2020's, to provide for projected growth up to 2050 and contribute to resilience and security of supply. The project involves a 170km pipeline with supporting infrastructure (water treatment plant, pumping stations and terminal point reservoir) to ensure that the long-term water supply needs of the Region are met in a sustainable manner. IW has concluded a four-phase public consultation process and identified the preferred scheme: Abstraction of water from the Lower Shannon at Parteen Basin; water treatment at Birdhill; and treated water piped to a termination point reservoir at Peamount in south County Dublin, with supplies of treated water available to midland communities along the route.	▪ IW is progressing the preparation of a planning application for the scheme. ▪ Identified in the NDP within category *Strategic Investment Priorities 2018-2027*. ▪ Estimated cost of €1.2 to €1.3 billion (source: NDP)

2.1.2 Strategic Wastewater Infrastructure

Wicklow is served by a number of wastewater treatment plants, the majority serving a single settlement and its environs, but a small number also serving a wider cross- and sub- County regions such as the Shanganagh WWTP in the functional area of Dun Laoghaire – Rathdown County Council (serving Bray and Kilmacanogue in Wicklow as well as areas in DLR), the Greystones WWTP (serving Greystones, Delgany, Kilcoole and Newtownmountkennedy) and the Wicklow WWTP (serving Wicklow Town, Rathnew and Ashford).

Shanganagh WWTP	Currently operating below design capacity and is key to serving the Metropolitan Area Key Town of Bray, including the strategic development sites identified in the RSES of Fassaroe and Bray Golf Club.
Greystones WWTP	Currently operating below design capacity and will meet the development needs of the Metropolitan Area settlement of Greystones – Delgany and the strategic employment site identified in the RSES at Mill Road Greystones, as well as any growth in the towns of Kilcoole and Newtownmountkennedy.
Wicklow WWTP	Currently operating below design capacity and will meet the development needs of the Core Region Key Town of Wicklow-Rathnew, as well as any growth in the town of Ashford.

In terms of the other identified Growth Towns in the County (as set out in the CDP 'Core Strategy') namely Arklow and Blessington, significant investment is already committed:

Strategic Wastewater Infrastructure	Project delivery
Arklow Waste Water Treatment Plant New Wastewater Treatment Plant of 36,000 population equivalent approved in 2019 Sewer pipelines (along the North and South Quays) to bring the untreated wastewater to the WWTP Marine outfall pipe to safely discharge the treated wastewater to the Irish Sea	▪ Commencement in 2021 ▪ Completion in 2024 ▪ Estimated cost of €100-€250m (source: IW).
Blessington Waste Water Treatment Plant Upgrade of the Blessington WWTP approved 2019 will increase the capacity from 6,000pe to 9,000pe	▪ Commencement in 2021 ▪ Completion in 2023 ▪ Estimated cost of €4m (source: IW)

2.1.3 Strategic Transport Infrastructure

There are a number of transport projects of strategic importance, which will improve regional road and rail networks, as well public transport provision across the County, and support ongoing sustainable growth focussed on the integration of land use and transportation.

Strategic Transport Infrastructure	Project delivery
N11 Improvement Scheme The N11/M11 route is comprised partly of motorway, dual carriageway and single carriageway sections over a distance of approximately 126km, connecting Dublin in the east of the county to Wexford in the south east, where the route terminates. The N11/M11 Junction 4 to Junction 14 Improvement Scheme is a transportation project aimed at alleviating congestion, improving safety and optimising the efficiency and function of the N11/M11 as a transport corridor. The scheme has been identified in Project Ireland 2040 as one of the 20 priority National Roads to be progressed in order to enable the continued economic development of the state. The scheme has also been identified in relevant regional and local planning policy.	▪ Identified in the National Development Plan 2018 – 2027 ▪ Scheme at 'Stage 2' (Option Selection) ▪ Cost range – pending project development (source: TII)
N81 Improvement Scheme The N81 as a national secondary route, characterised by the TII National Road Design Office as having poor horizontal and vertical alignment. The route consists of a single lane carriageway without a hard strip or hard shoulder along sections of the road way. The road has limited over-taking capability. In addition, the N81 passes through the centre of a number of towns in Wicklow, most notably Blessington, creating a blockage to free flow of regional traffic as well serious damage to the quality of Blessington town centre. In 2008 the National Roads Design Office began the process of assessing the possibility of upgrading this road network between Tallaght and Hollywood Cross incorporating a bypass of the town of Blessington. Stage 2 of this process has now been completed with a preferred route option being identified. The delivery of this project has not been identified as a strategic priority in the NPF or RSES and funding has not been allocated to same by the TII. However, this is considered a vital project for West Wicklow and its delivery will remain a key objective of this plan.	▪ Not identified in the National Development Plan 2018 – 2027 ▪ Scheme at 'Stage 2' (Option Selection) ▪ Cost range – pending project development

Rail Investment in trains, infrastructure, stations and customer service planned during the lifetime of the Wicklow County Development Plan including: ▪ Up to 640 new train carriages to cater for growing demand, with up to 600 electric or battery electric carriages included; ▪ Investment in track, signalling and level crossings to increase frequency and improve journey times; ▪ New stations, and upgraded existing stations, including improved accessibility and car park facilities. **DART +** DART+ is a programme of projects that aims to modernise and improve existing rail services in the Greater Dublin Area (GDA). It will provide a sustainable, electrified, reliable and more frequent rail service, improving capacity on rail corridors serving Dublin. The overall scope of the DART+ Coastal South will include: ▪ Elimination of level crossings to reduce rail/road conflict that limits train capacity ▪ Provide new grade-separated pedestrian, cycle crossing and vehicle crossings as required ▪ Subject to modelling and assessment, station modifications at Dun Laoghaire, Bray and Greystones to enhance train service capacity ▪ Upgrading of Tara Station to facilitate enhanced interchange with MetroLink ▪ All civil and bridge works as necessary to accommodate an increased service frequency between Bray and Greystones ▪ Upgrades to signalling and communications infrastructure to improve safety, and support increased frequency and reliability	▪ Identified in the National Development Plan 2018 – 2027, Transport Strategy for the GDA 2016 - 2035; and The Climate Action Plan 2019 ▪ Estimated cost of €2b (source: NDP) ▪ New fleet: Delivery due 2024 Southern Coastal line: ▪ 2020: Design Team Appointed ▪ 2022: Railway Order
Luas Green Line Extension to Bray The extension of the Luas Green Line from Cherrywood to Bray Town Centre will provide a high frequency, high capacity link between Bray and the key employment areas of Dundrum, Sandyford, Carrickmines and Cherrywood, in addition to connecting to the City Centre. While a decision on the final alignment has yet to be made, it is likely to run to Bray DART station via Shankill and the former Bray Golf Club lands.	▪ Identified in the National Development Plan 2018 – 2027, Transport Strategy for the GDA 2016 - 2035; the NDP commits to the appraisal, planning and design of the extension during the period to 2027 ▪ Cost range – pending project development
Bus **BusConnects** BusConnects Dublin aims to overhaul the current bus system in Dublin through a 10-year programme of integrated actions to deliver a more efficient, reliable and better bus system. BusConnects includes: ▪ Redesign of the bus network with high frequency spines, orbital routes and increased bus services. ▪ New cycle network. ▪ New ticketing and cashless payment system. ▪ New bus stops and shelters with better signage and information. ▪ Bus-based park and rides in strategic locations. ▪ New bus livery and transitioning to a new bus fleet with low emission vehicle technologies **N/M11 Bus Priority Scheme** This is an interim priority scheme to address bus priority in advance of delivery of the main N/M11 Junction 4 to Junction 14 improvement scheme.	▪ The NDP commits to the delivery of the full BusConnects programme during the period to 2027 ▪ Estimated cost of €2.4b (source: NDP) ▪ Scheme at 'Stage 1' Feasibility Assessment (TII) ▪ Cost range – pending project development

In addition, the NTA is intending to carry out / has committed to funding the carrying out of a transport studies to identify areas of improvement of transport infrastructure throughout the County as follows:

- Arklow Area Based Transport Assessment (commencement 2021)
- Greystones-Delgany Area Based Transport Assessment (commencement 2021)
- The Bray Transport Study (completed 2019, review due 2021) – as part of the review of the GDA Transport Strategy
- South of Bray to Arklow – as part of the review of the GDA Transport Strategy
- West Wicklow – as part of the review of the GDA Transport Strategy

3. Metropolitan Area Strategic Plan (MASP)

The settlement strategy for the CDP is based upon the key principles of the NPF and RSES and corresponds with the strategic development corridor approach of the MASP. There is broad alignment between the strategic growth areas identified in the MASP and the growth areas identified in the CDP. A key aim of the MASP is to unlock the development capacity of strategic development areas within the wider metropolitan area, by identifying the sequencing of enabling infrastructure. A phased sequence of infrastructure investment is identified to enable the accelerated delivery of strategic development corridors; within the short term to 2026; the medium term to 2031; and in the long term to 2040.

The MASP is aligned with the NDP to ensure that it can inform national-level sectoral investment plans and co-ordinate investment within the metropolitan area. The MASP thus provides the planning policy framework, which is interlinked with the requisite capital investment programmes, to ensure the co-ordination of strategic growth areas through the delivery of supporting infrastructure.

Area	Phasing / Enabling Infrastructure
South County Dublin – North Wicklow Development of new residential communities at Woodbrook- Shanganagh and Bray Golf course and Harbour lands	**Short term** Access road, new station at Woodbrook - Shanganagh. Access to Bray station and PT bridge.
Bray Fassaroe Westward extension of Bray at Old Connaught- Fassaroe (Dún Laoghaire) and Bray-Fassaroe (Wicklow) lands	**Short to medium term** High capacity bus between Bray and Fassaroe, distributor road, N/ M11 upgrades, new bridge to Old Conna. Waste water upgrades. Local and wider area water network and storage upgrades **Long term** LUAS extension to Bray
Greystones Strategic Employment Site	n/a

4. Settlement Specific Infrastructure Assessments

The following section details known infrastructure constraints as they relate to specific settlements within the County. The section follows an area-based approach and identifies infrastructure projects that are considered to be of strategic importance for the delivery of residential zoned lands in each settlement, and in particular any strategic areas for growth identified in the RSES or Core Strategy.

The tables are intended to inform but are not intended to be relied upon for development management purposes. The tables demonstrate that lands identified in the Core Strategy for residential development are either serviced (Tier 1) or have the potential to be serviced within the lifetime of the plan (Tier 2). The full extent of requisite enabling infrastructure with regard to specific sites will continue to be assessed through the development management process.

Town / Village	Plan Name	Infrastructure			Zoning Tier
		Waste water	**Water**	**Transport (Roads, lighting, footpaths etc)**	
Bray	Bray Municipal District LAP	Serviced by the Bray/Shanganagh Waste Water Treatment Plant, currently operating below design capacity and has capacity to accommodate the growth targeted by the Core Strategy. With respect to sewer networks, a Drainage Area Plan (DAP) is nearing completion and Network Plans are being developed to service targeted growth.	Supplied with potable water from the Vartry water supply and is well within operational capacity. Upgrade to increase capacity is due for completion in 2021	As set out in the Bray and Environs Transport Study (April 2019) transportation interventions are needed to support the development of two strategic sites in Bray: **Fassaroe** ▪ Fassaroe development roads; ▪ N11 Cycle and Pedestrian Bridge; ▪ N11/M11 Junction 4 to 14 Improvement Scheme; ▪ Delivery of Wicklow County Council Part 8 N11 capacity and safety upgrades, as approved; ▪ Busway from Fassaroe to Old Connaught over County Brook at Ballyman Glen; ▪ Traffic Management Measures at Fassaroe Interchange to protect strategic function of the N/M11; ▪ Delivery of the Upper Dargle Road public transport priority measures schemes and the River Dargle Cycle Scheme; and ▪ Commitment to the phased introduction of bus and enhanced rail services in line with increased demand. **Bray Golf Club & Harbour** ▪ Golf Club and harbour lands development roads; ▪ Pedestrian and cycle links from the Golf Club and harbour to Bray Town Centre; ▪ Dublin Road bus priority (part of Bray Core Bus Corridor); ▪ Public transport, pedestrian and cycle bridge from the Golf Club Lands to Bray DART station for future use by Luas; ▪ Development of interchange at Bray DART Station; ▪ Commitment to the phased introduction of bus and enhanced rail services in line with increased demand.	**Tier 1:** Zoned land in Bray other than strategic sites **Tier 2:** Strategic sites (Fassaroe and Golf Club) pending delivery of Transportation Infrastructure to support new development.

Town / Village	Plan Name	Infrastructure			Zoning Tier
		Waste water	**Water**	**Transport (Roads, lighting footpaths etc)**	
Wicklow – Rathnew	Wicklow & Rathnew Town Development Plan (to be replaced post CDP adopted with LKAP)	Serviced by the Wicklow Wastewater Treatment Plant currently operating below design capacity (34,000pe, operating at c. 19,000pe) and has capacity to accommodate the growth targeted by the Core Strategy (including Ashford).	Supplied with potable water from the Vartry water supply and is well within operational capacity. Upgrade to increase capacity is due for completion in 2021	Local level supporting infrastructure to be provided in accordance with the implementation of relevant local planning permissions and the Council's capital investment programme.	**Tier 1**
Arklow	Arklow LAP	The necessary planning, land and licences have been secured for the provision of a new Waste Water Treatment Plant. ~~Subject to Ministerial consent Irish Water expects c~~Construction ~~work~~ commenced 2021. ~~to begin in the second half of~~ 2021.	The Arklow public supply is currently working within operational capacity and is predicted to facilitate the future development needs.	Arklow Area Based Transport Assessment being carried 2021, which will identify transport investment required to support delivery of Core Strategy development objectives. Local level supporting infrastructure to be provided in accordance with the implementation of relevant local planning permissions and the Council's capital investment programme.	**Tier 2** pending delivery of Wastewater and Road Infrastructure upgrades.
Greystones - Delgany	Greystones – Delgany – Kilcoole LAP	Serviced by the Greystones Wastewater Treatment Plant currently operating below design capacity (40,000pe, operating at c. 25,000pe) and has capacity to accommodate the growth targeted by the Core Strategy (including Kilcoole & Newtownmountkennedy). With respect to sewer networks, a Drainage Area Plan (DAP) is to start in 2022 to cover Greystones – Delgany – Kilcoole - Newcastle.	Supplied with potable water from the Vartry water supply and is well within operational capacity. Upgrade to increase capacity is due for completion in 2021	Greystones – Delgany Area Based Transport Assessment being carried 2021, which will identify transport investment required to support delivery of Core Strategy development objectives. Local level supporting infrastructure to be provided in accordance with the implementation of relevant local planning permissions and the Council's capital investment programme.	**Tier 1**
Blessington	Blessington LAP	Serviced by the Blessington Waste Water Treatment Plant which is operating above design capacity. Upgrade due to be completed 2022~~.~~ and capacity to accommodate the growth targeted by the Core Strategy will be available on completion.	The Blessington public supply is currently working within operational capacity and is predicted to facilitate the future development needs.	Local level supporting infrastructure to be provided in accordance with the implementation of relevant local planning permissions and the Council's capital investment programme.	**Tier 2** pending delivery of Wastewater Infrastructure upgrades.

Town / Village	Plan Name	Infrastructure			Zoning Tier
		Waste water	**Water**	**Transport (Roads, lighting footpaths etc)**	
Newtown-mountkennedy	Level 4 Town Plan	Serviced by the Greystones Wastewater Treatment Plant currently operating below design capacity (40,000pe, operating at c. 25,000pe) and has capacity to accommodate the growth targeted by the Core Strategy. The pumping station in Newtownmountkennedy may require upgrades to facilitate growth within the catchment. The requirement and extents of upgrades will need to be determined through localised surveys completed in line with the Irish Water's new connection policy. With respect to sewer networks, a sewer network project is to advance.	Supplied with potable water from the Vartry water supply and is well within operational capacity. Upgrade to increase capacity is due for completion in 2021.	Local level supporting infrastructure to be provided in accordance with the implementation of relevant local planning permissions and the Council's capital investment programme.	**Tier 1**
Rathdrum	Level 4 Town Plan	Serviced by the Rathdrum Waste Water Treatment Plant; currently operating below design capacity (3,500pe, operating at c. 2,000pe) and has capacity to accommodate the growth targeted by the Core Strategy.	Served by a spring water supply to the west of Rathdrum. Water is stored in a reservoir at Ballinderry initially and thereafter at a reservoir in Ballygannon closer to Rathdrum. This water source is under pressure and Wicklow County Council is currently working with Irish Water to augment same to cater for the planned population increase.	Local level supporting infrastructure to be provided in accordance with the implementation of relevant local planning permissions and the Council's capital investment programme.	**Tier 2** pending delivery of Water Infrastructure upgrades.

Town / Village	Plan Name	Infrastructure			Zoning Tier
		Waste water	**Water**	**Transport (Roads, lighting footpaths etc)**	
Baltinglass	Level 4 Town Plan	Serviced by Baltinglass WWTP; currently operating below design capacity (3,600pe, operating at c. 3,000pe) and has capacity to accommodate the growth targeted by the Core Strategy.	Served by 2 wells (at Tinornan and Parkmore) and springs (at Bawnogues) which are only used seasonably to supplement supply if required. It is intended that these springs will be decommissioned and replaced with a borehole in the event of development at Bawnogues. The capacity of the current supply (including the springs) will meet the water supply needs of the town in the medium term and will be likely sufficient accommodate development targeted in this plan	Local level supporting infrastructure to be provided in accordance with the implementation of relevant local planning permissions and the Council's capital investment programme.	**Tier 1**

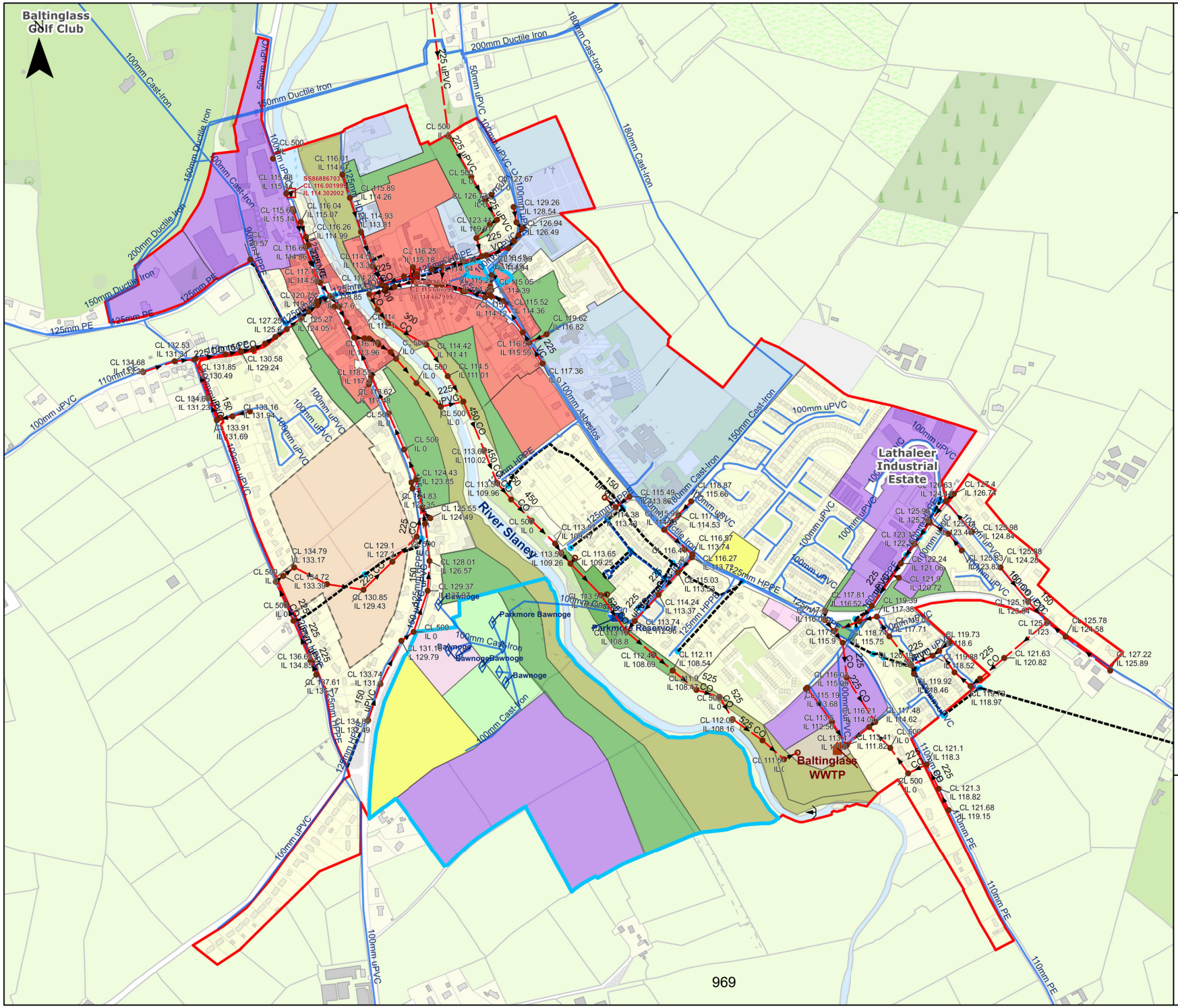
Town / Village	Plan Name	Infrastructure			Zoning Tier
		Waste water	**Water**	**Transport (Roads, lighting footpaths etc)**	
Ashford	Level 5 Small Town Plan	Serviced by the Wicklow Wastewater Treatment Plant currently operating below design capacity (34,000pe, operating at c. 19,000pe) and has capacity to accommodate the growth targeted by the Core Strategy.	Served by the Wicklow Water Supply Scheme from Cronroe Reservoir. The water at Cronroe is a combination of water from the Dublin Regional Scheme at the Vartry Reservoir and groundwater abstracted and treated at the Cronroe Water Treatment plant. Supply will be sufficient to meet the needs of projected population growth.	Local level supporting infrastructure to be provided in accordance with the implementation of relevant local planning permissions and the Council's capital investment programme.	**Tier 1**
Aughrim	Level 5 Small Town Plan	Serviced by the Aughrim Waste Water Treatment Plant which is currently operating above design capacity. Improvements to this plant are required, and funding has been granted~~sought~~ for same under Irish Water's Small Town and Villages Growth programme, part of IW's investment programme 2020-2024 with project to commence in 2022.~~.~~	Water supply is abstracted from the Tinakilly River at Threewells to the north-east of the town. It is intended during 2021-2022 to replace this supply by connecting Aughrim to the Arklow water supply scheme with a connection to the water treatment plant at Ballyduff, and this new supply will have adequate capacity to accommodate the growth levels targets for Aughrim in this plan.	Local level supporting infrastructure to be provided in accordance with the implementation of relevant local planning permissions and the Council's capital investment programme.	**Tier 2** pending delivery of Wastewater and Water Infrastructure upgrades.

Town / Village	Plan Name	Infrastructure			Zoning Tier
		Waste water	**Water**	**Transport (Roads, lighting footpaths etc)**	
Carnew	Level 5 Small Town Plan	Serviced by the Carnew Waste Water Treatment plant currently operating below ~~design~~ hydraulic capacity (2,300pe, operating at c. 1,600pe). While there is substantial (theoretical) available capacity in the plant, the ELVs that are set out in the discharge licence are extremely tight and difficult to meet on a consistent basis. In the short term new connections will be limited 5 units at a time so as not to suddenly push the plant into non-compliance.	Supplied by the Tinahely regional water supply scheme with water sourced from the Derry River north of Tinahely. This supply has significant spare capacity and no shortage problems have arisen in the scheme.	Local level supporting infrastructure to be provided in accordance with the implementation of relevant local planning permissions and the Council's capital investment programme.	**Tier ~~1~~2** pending delivery of Wastewater Infrastructure upgrades.
Dunlavin	Level 5 Small Town Plan	Serviced by Dunlavin Waste Water Treatment Plant currently operating below design capacity (2,400pe, operating at c. 1,400pe) and has capacity to accommodate the growth targeted by the Core Strategy. With respect to sewer networks, the sewer network upgraded recently under CIP project.	Serviced by a well to the south of the town centre operating at capacity, with limited headroom to accommodate future development. Issues also arise with regard to access to the source and water storage. Improvements to this supply are required, and funding has been sought for same under Irish Water's Small Town and Villages Growth programme, part of IW's investment programme 2020-2024.	Local level supporting infrastructure to be provided in accordance with the implementation of relevant local planning permissions and the Council's capital investment programme.	**Tier 2** pending delivery of Water Infrastructure upgrades.
Enniskerry	Bray Municipal District LAP	Serviced by the Enniskerry Waste Water Treatment Plant currently operating below design capacity (6,000pe, operating at c. 2,500pe) and has capacity to accommodate the growth targeted by the Core Strategy.	Supplied with potable water from the Vartry water supply and is well within operational capacity. Upgrade to increase capacity is due for completion in 2021	Local level supporting infrastructure to be provided in accordance with the implementation of relevant local planning permissions and the Council's capital investment programme.	**Tier1**

Town / Village	Plan Name	Infrastructure			Zoning Tier
		Waste water	**Water**	**Transport (Roads, lighting footpaths etc)**	
Kilcoole	Greystones - Delgany – Kilcoole LAP	Serviced by both the Kilcoole and Greystones Waste Water Treatment Plants, both currently operating below design capacity (Kilcoole 4,000pe, operating at c. 2,000pe) and have capacity to accommodate the growth targeted by the Core Strategy.	Supplied with potable water from the Vartry water supply and is well within operational capacity. Upgrade to increase capacity is due for completion in 2021	Local level supporting infrastructure to be provided in accordance with the implementation of relevant local planning permissions and the Council's capital investment programme.	**Tier1**
Tinahely	Level 5 Small Town Plan	Is served by the Tinahely WWTP. The plant has ~~limited~~ modest spare capacity for further development. Improvements to this plant are required, and funding has been sought for same under Irish Water's Small Town and Villages Growth programme, part of IW's investment programme 2020-2024	Served by the Tinahely Regional Water Supply Scheme, which extracts water from the Derry River north of the bridge at Tinahely. There are currently no deficiencies in this supply or network, which would impact on future development.	Local level supporting infrastructure to be provided in accordance with the implementation of relevant local planning permissions and the Council's capital investment programme.	**Tier 2** pending delivery of Wastewater Infrastructure upgrades.

Town / Village	Plan Name	Infrastructure			Zoning Tier
		Waste water	**Water**	**Transport (Roads, lighting footpaths etc)**	
Avoca	Level 6 Small Town Plan	Serviced by Avoca Wastewater Treatment Plant at Ballanagh currently operating above design capacity. The plant upgrade / replacement is committed as part of the Irish Water capital investment programme for completion in 2024.	Water sourced from a treated surface water supply at Ballard, Ballinaclash. Water is fed by gravity to Ballymurtagh where it is then pumped to reservoir. The reservoir has sufficient storage capacity to provide for current target levels of future growth	Local level supporting infrastructure to be provided in accordance with the implementation of relevant local planning permissions and the Council's capital investment programme.	**Tier 2** pending delivery of Wastewater Infrastructure upgrades.
Donard	Level 6 Small Town Plan	Serviced by the Donard Waste Water Treatment Plant currently operating below design capacity (600pe, operating at c. 240pe) and has capacity to accommodate the growth targeted by the Core Strategy.	Supply is from Donard/Hollywood scheme. This supply has adequate capacity to accommodate the growth target for Donard.	Local level supporting infrastructure to be provided in accordance with the implementation of relevant local planning permissions and the Council's capital investment programme.	**Tier1**
Kilmacanogue	Bray Municipal District LAP	Serviced by the Bray/Shanganagh Waste Water Treatment Plant, currently operating below design capacity and has capacity to accommodate the growth targeted by the Core Strategy.	Supplied with potable water from the Vartry water supply and is well within operational capacity. Upgrade to increase capacity is due for completion in 2021	Local level supporting infrastructure to be provided in accordance with the implementation of relevant local planning permissions and the Council's capital investment programme.	**Tier1**
Newcastle	Level 6 Small Town Plan	Serviced by Newcastle Waste Water Treatment plant currently operating close to design capacity (1,000pe, operating at c. 900pe) and has capacity to accommodate the growth targeted by the Core Strategy. With respect to sewer networks, a Drainage Area Plan (DAP) is to start in 2022 to cover Greystones – Delgany – Kilcoole - Newcastle.	Supplied with potable water from the Vartry water supply and is well within operational capacity. Upgrade to increase capacity is due for completion in 2021	Local level supporting infrastructure to be provided in accordance with the implementation of relevant local planning permissions and the Council's capital investment programme.	**Tier1**

Town / Village	Plan Name	Infrastructure			Zoning Tier
		Waste water	**Water**	**Transport (Roads, lighting footpaths etc)**	
Roundwood	Level 6 Small Town Plan	Serviced by the Roundwood Waste Water Treatment Plant currently operating below design capacity (1,600pe, operating at c. 1,200pe) and has capacity to accommodate the growth targeted by the Core Strategy.	Served by a single bored well which has capacity constraints. Improvements to this supply are required, and funding has been sought for same under Irish Water's Small Town and Villages Growth programme, part of IW's investment programme 2020-2024	Local level supporting infrastructure to be provided in accordance with the implementation of relevant local planning permissions and the Council's capital investment programme.	**Tier 2** pending delivery of Water Infrastructure upgrades.
Shillelagh	Level 6 Small Town Plan	Serviced by the Shillelagh Waste Water Treatment Plant currently operating below design capacity (500pe, operating at c. 415pe) and has capacity to accommodate the growth targeted by the Core Strategy.	Served by the Tinahely Regional Water Supply Scheme, which extracts water from the Derry River north of the bridge at Tinahely. There are currently no deficiencies in this supply or network, which would impact on future development.	Local level supporting infrastructure to be provided in accordance with the implementation of relevant local planning permissions and the Council's capital investment programme.	**Tier 1**
Laragh	Level 7 Village	Served by the Laragh Wastewater Treatment Plant~~, currently~~, currently operating below design capacity (1,000pe, operating at c. 715pe) and has capacity to accommodate the growth targeted by the Core Strategy.	Water supply from a surface water source at Glenmacnass which is fed to the Laragh Reservoir by gravity from the Glenmacnass Treatment Works. At present, water supply is able to meet demand but in times of dry weather and high demand, such as the tourist season, supply can be limited	Local level supporting infrastructure to be provided in accordance with the implementation of relevant local planning permissions and the Council's capital investment programme.	**Tier1**



Baltinglass Town Plan

Map No. 1 Services Infrastructure

WICKLOW
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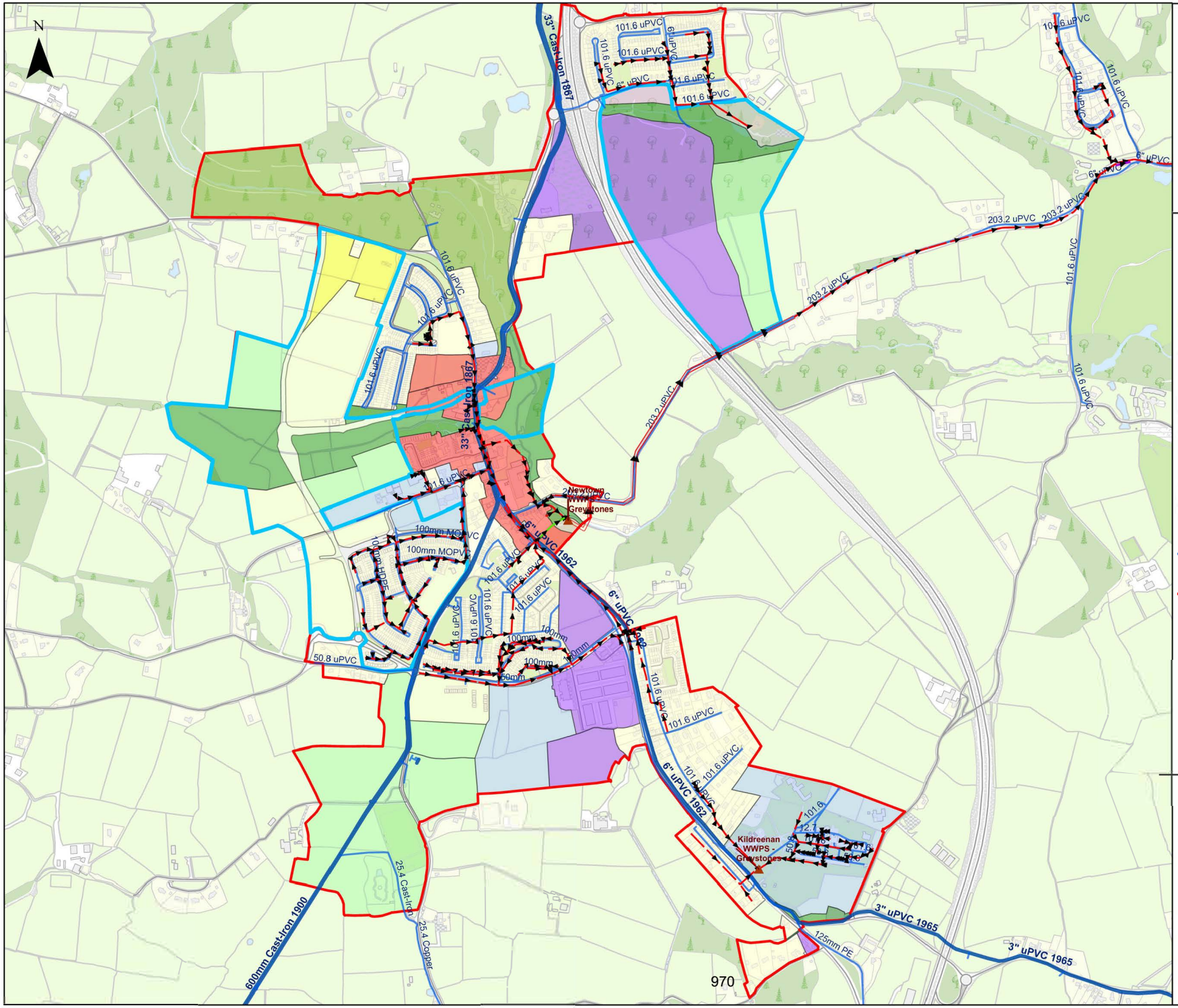
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- AA-Action Area, OP-Opportunity Sites
- RN-New Residential
- RE-Existing Residential
- TC-Town Centre
- CE-Community & Education
- E-Employment
- PU-Public Utility
- LSS-Local Shops & Services
- SLB-Strategic Land Bank
- AOS-Active Open Space
- OS1-Open Space
- OS2-Passive Open Space
- Water Supply Network
- Water Treatment Plant
- Sewer Network
- Waste Water Treatment Plant

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Newtownmountkennedy Town Plan

Map No. 2
Services Infrastructure

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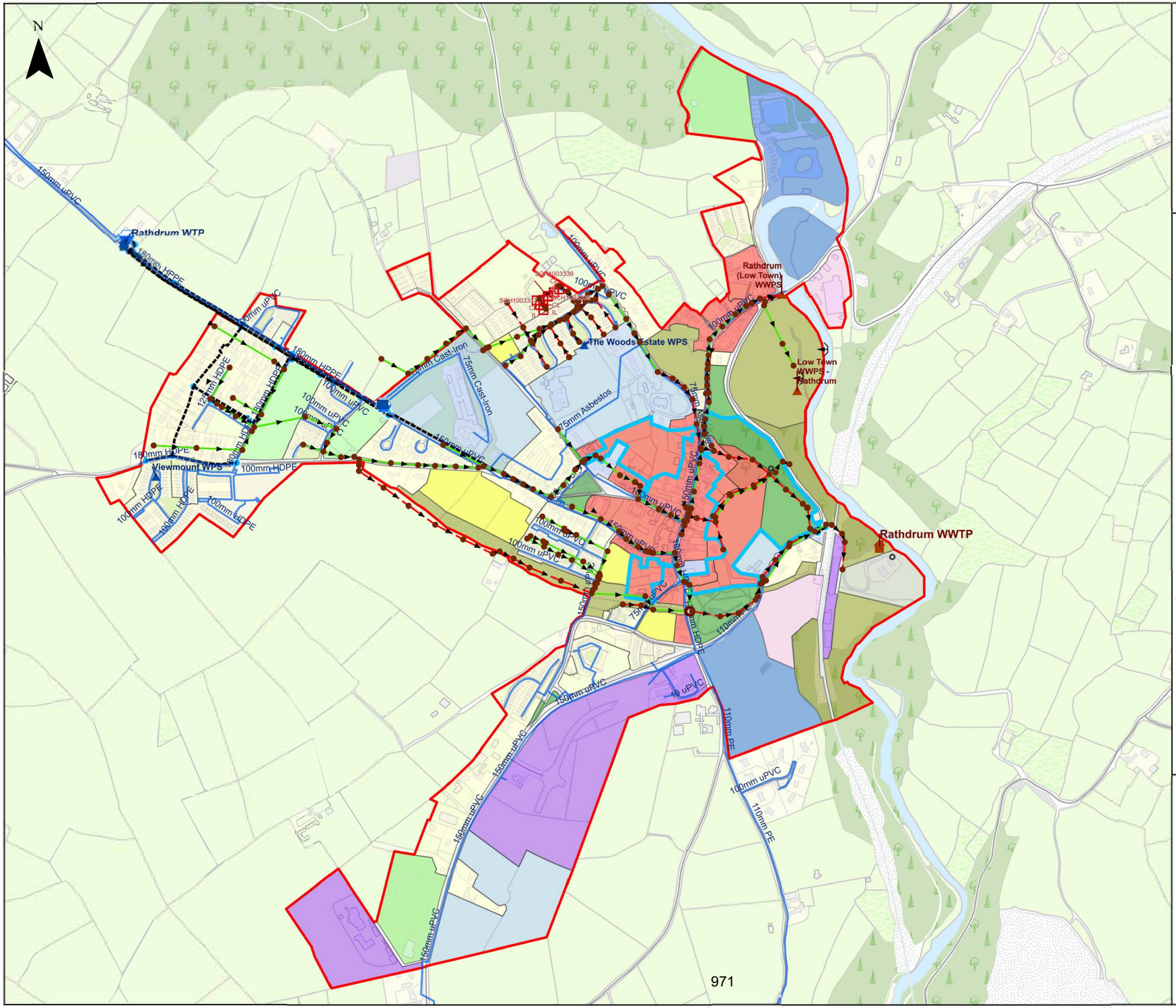
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- OS1-Open Space
- F-Forestry
- PU-Public Utility
- Water Supply Network
- Water Treatment Plant
- Sewer Network
- Waste Water Treatment Plant

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Rathdrum Town Plan

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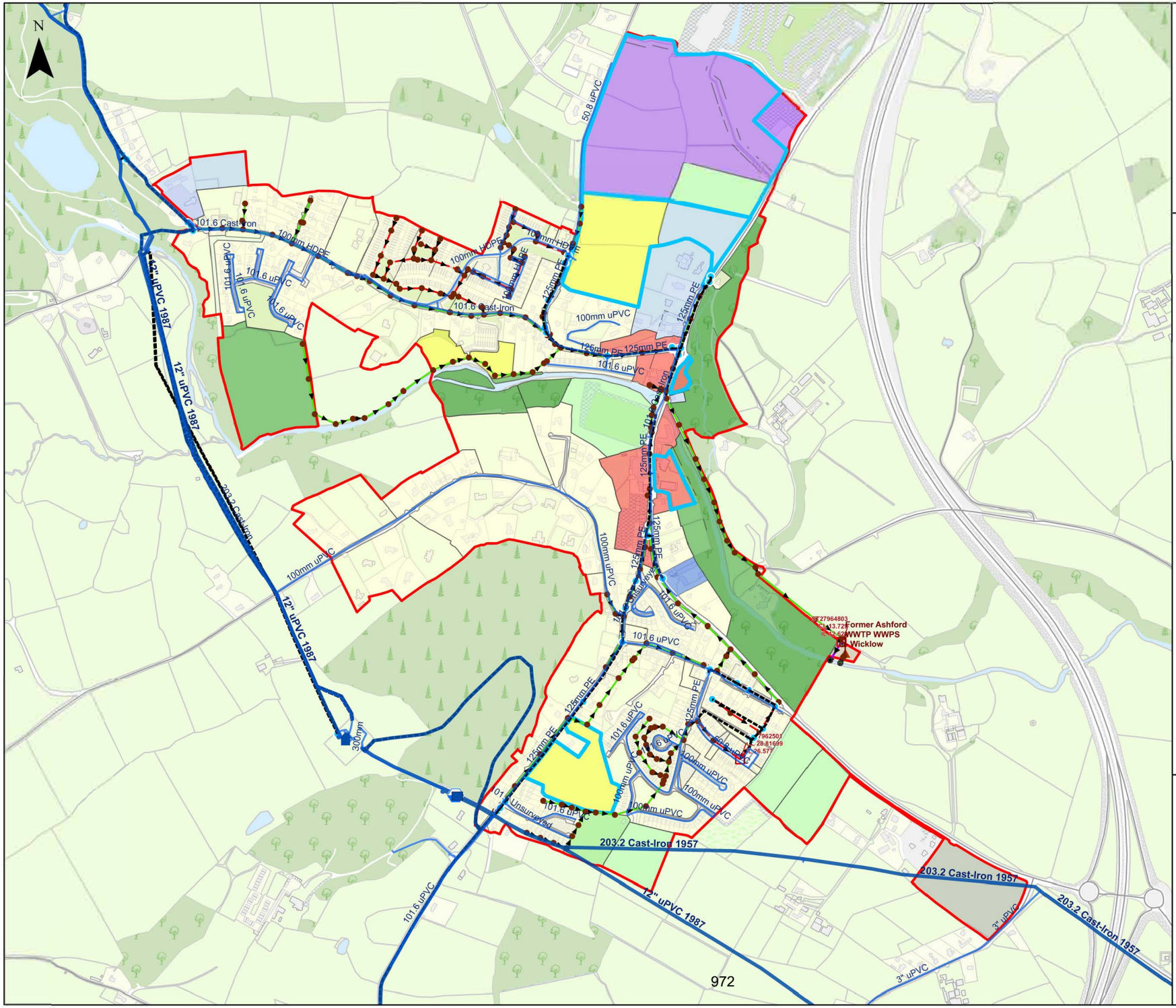
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- E-Employment
- PU-Public Utility
- LSS-Local Shops & Services
- AOS-Active Open Space
- OS1-Open Space
- OS2-Passive Open Space
- T-Tourism
- Water Supply Network
- Water Treatment Plant
- Sewer Network
- Waste Water Treatment Plant

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Ashford Town Plan

Map No. 4 Services Infrastructure

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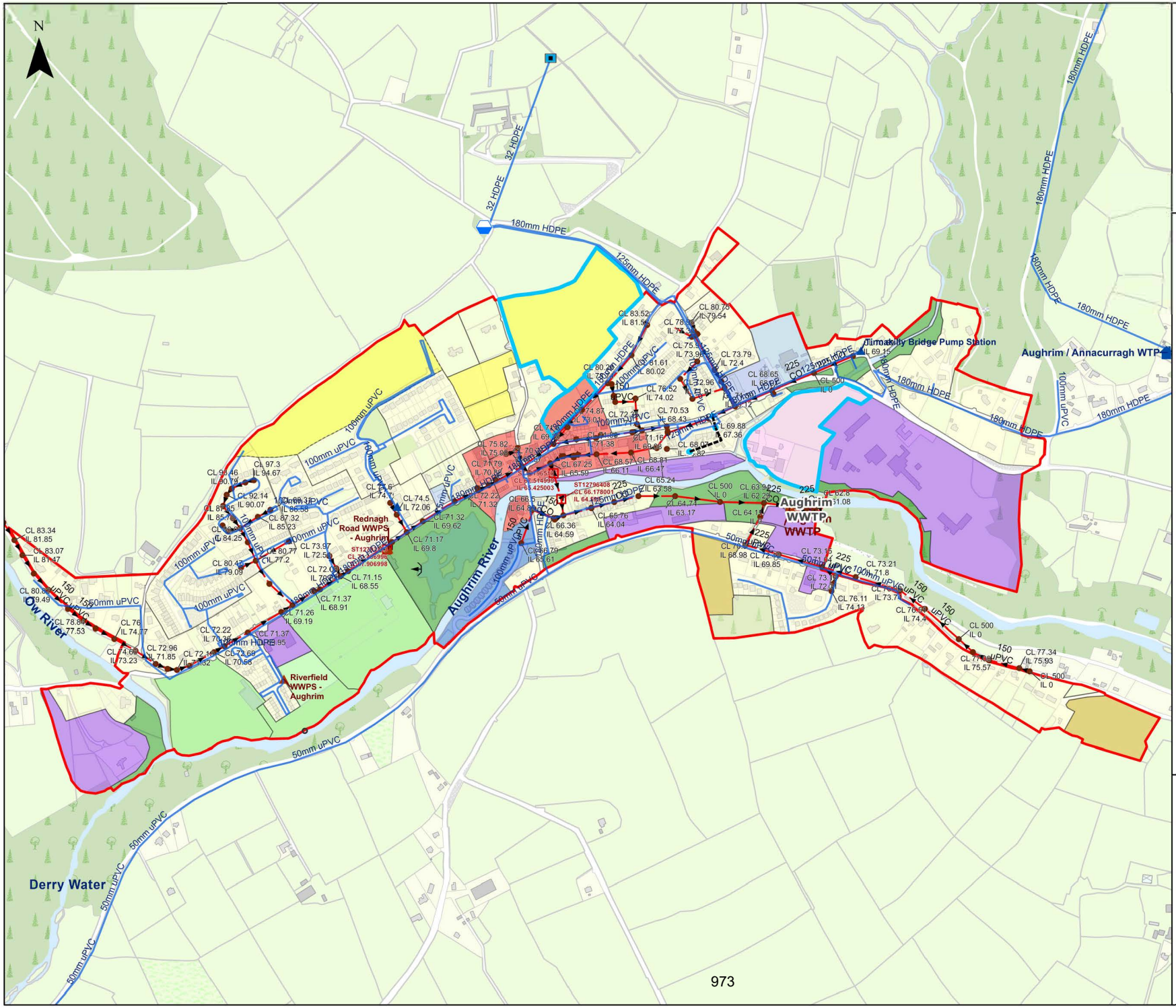
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- Sewer Network
- Waste Water Treatment Plant

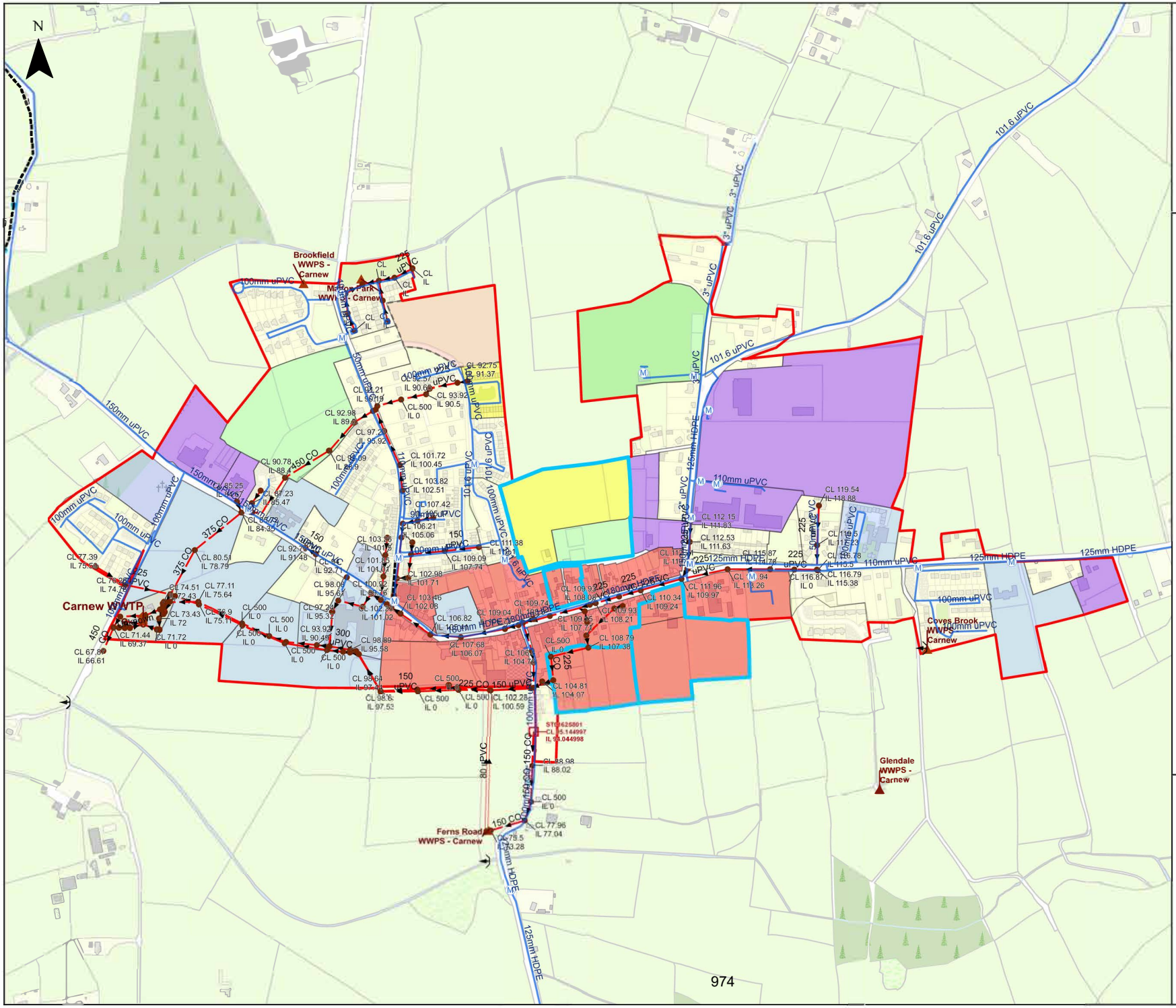
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N
Aughrim
Town Plan
Map No. 5
Services Infrastructure
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Legend
Settlement Boundary
AA-Action Area, OP-Opportunity Sites
RN-New Residential
RE-Existing Residential
TC-Town Centre
CE-Community & Education
E-Employment
PU-Public Utility
LSS-Local Shops & Services
AOS-Active Open Space
OS1-Open Space
T-Tourism
R Special - Special Residential
R2.5 - New Residential (Low Density)
Water Supply Network
Water Treatment Plant
Sewer Network
Waste Water Treatment Plant
Aughrim River
Derry Water
Ow River
Rednagh Road WWPS - Aughrim
Riverfield WWPS - Aughrim
Aughrim WWTP
Aughrim / Annacurragh WTP
Timoskilly Bridge Pump Station
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Carnew Town Plan

Map No. 6 Services Infrastructure

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ENDLESS OPPORTUNITIES

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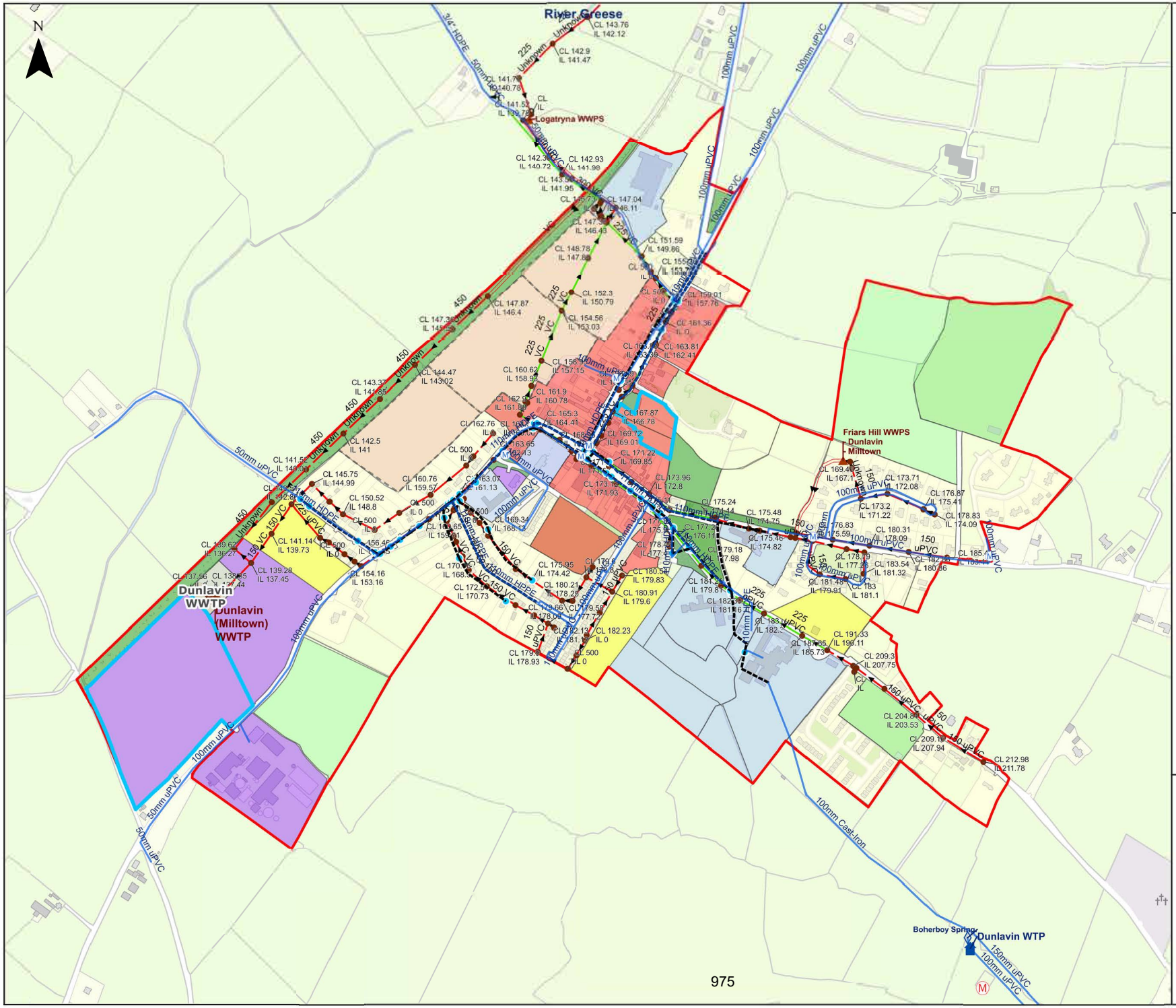
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- PU-Public Utility
- SLB-Strategic Land Bank
- AOS-Active Open Space
- Water Supply Network
- Water Treatment Plant
- Sewer Network
- Waste Water Treatment Plant

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Planning Department

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Dunlavin Town Plan

Map No. 7 Services Infrastructure

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ENDLESS OPPORTUNITIES

Legend

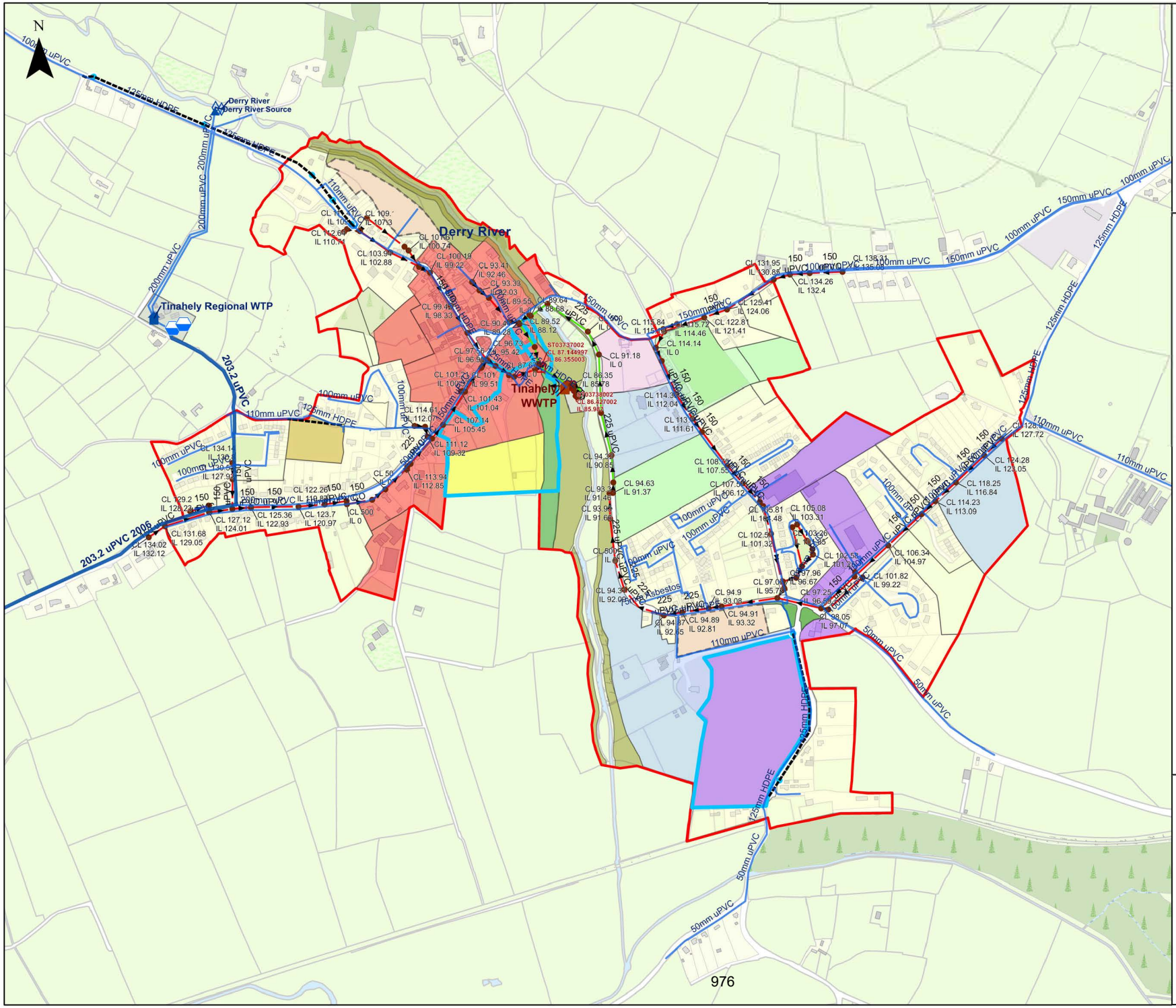
- Settlement Boundary
- AA-Action Area, OP-Opportunity Sites
- RN-New Residential
- RE-Existing Residential
- TC-Town Centre
- CE-Community & Education
- E-Employment
- PU-Public Utility
- SLB-Strategic Land Bank
- AOS-Active Open Space
- OS1-Open Space
- Water Supply Network
- Water Treatment Plant
- Sewer Network
- Waste Water Treatment Plant

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Wicklow County Council
Planning Department

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Scale: 1:6,500 @A3



Tinahely Town Plan

Map No. 8 Services Infrastructure

WICKLOW
ENDLESS OPPORTUNITIES

Legend

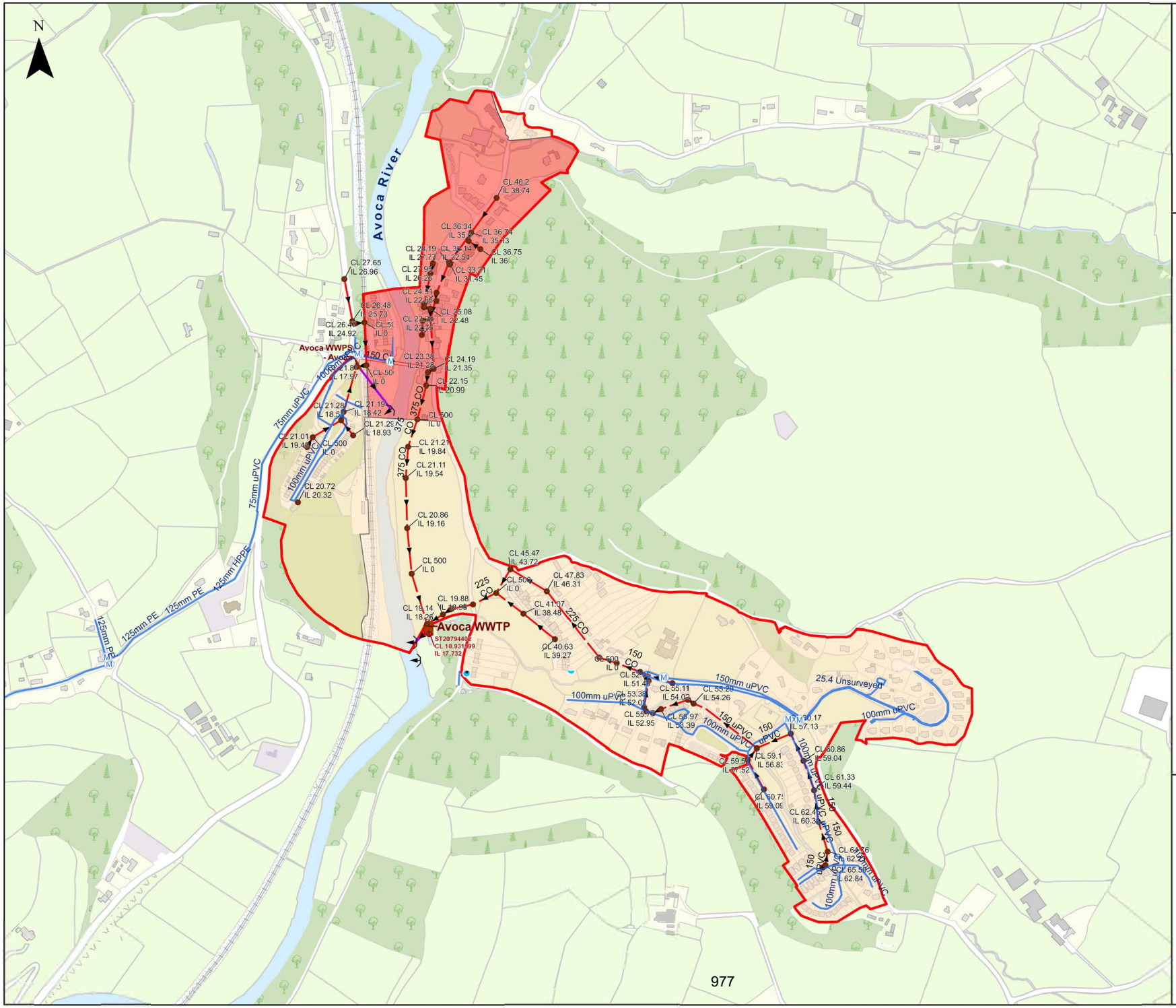
- Settlement Boundary
- AA-Action Area, OP-Opportunity Sites
- RN-New Residential
- RE-Existing Residential
- TC-Town Centre
- CE-Community & Education
- E-Employment
- PU-Public Utility
- LSS-Local Shops & Services
- SLB-Strategic Land Bank
- AOS-Active Open Space
- OS1-Open Space
- OS2-Passive Open Space
- R Special - Special Residential
- PU-Public Utility
- Water Supply Network
- Water Treatment Plant
- Sewer Network
- Waste Water Treatment Plant

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Avoca Town Plan

Map No. 9 Services Infrastructure

WICKLOW
ENDLESS OPPORTUNITIES

Legend

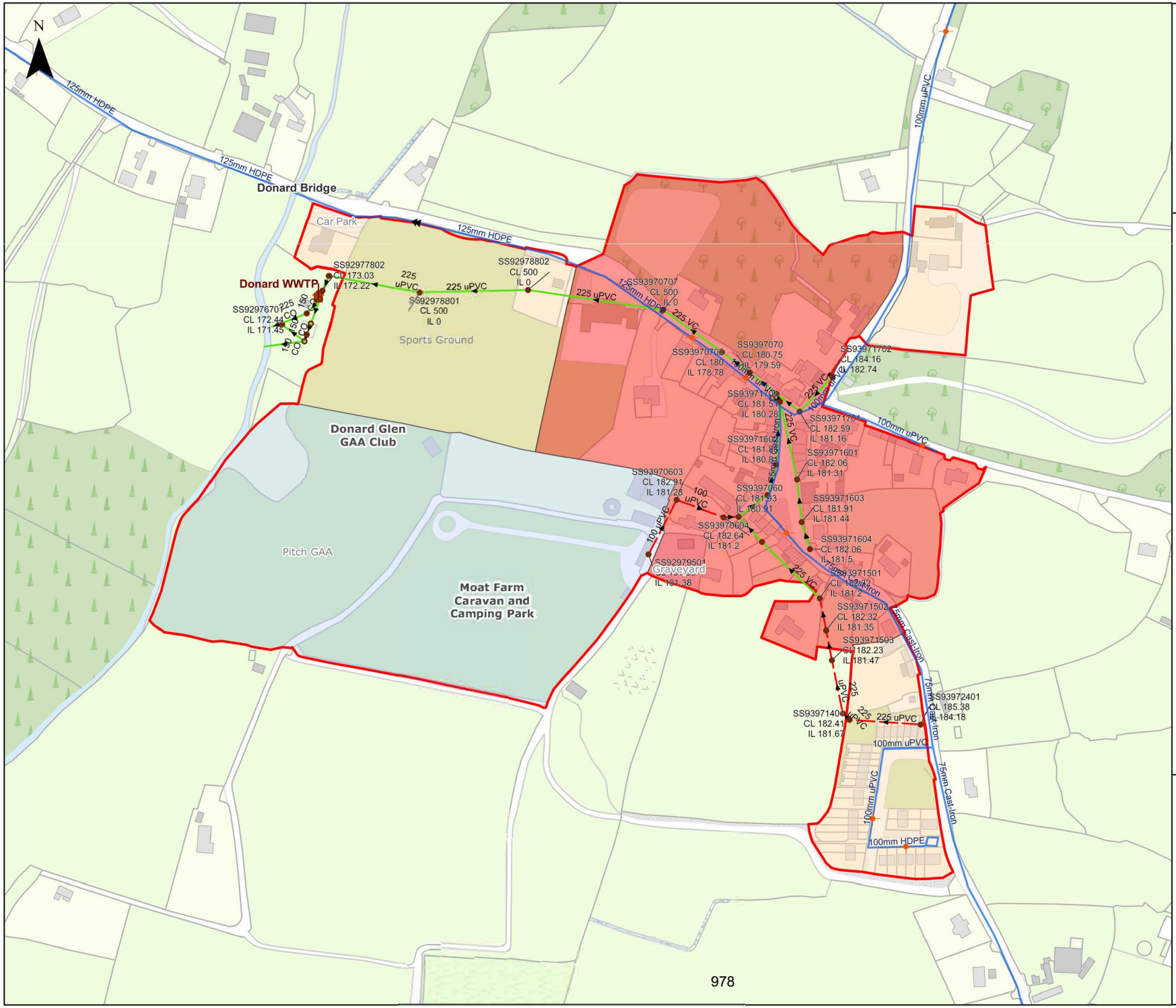
- Settlement Boundary
- Primary Development Area
- Secondary Development Area
- Water Supply Network
- Water Treatment Plant
- Sewer Network
- Waste Water Treatment Plant

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978

Donard Town Plan

Map No. 10 Services Infrastructure

WICKLOW
ENDLESS OPPORTUNITIES

Legend

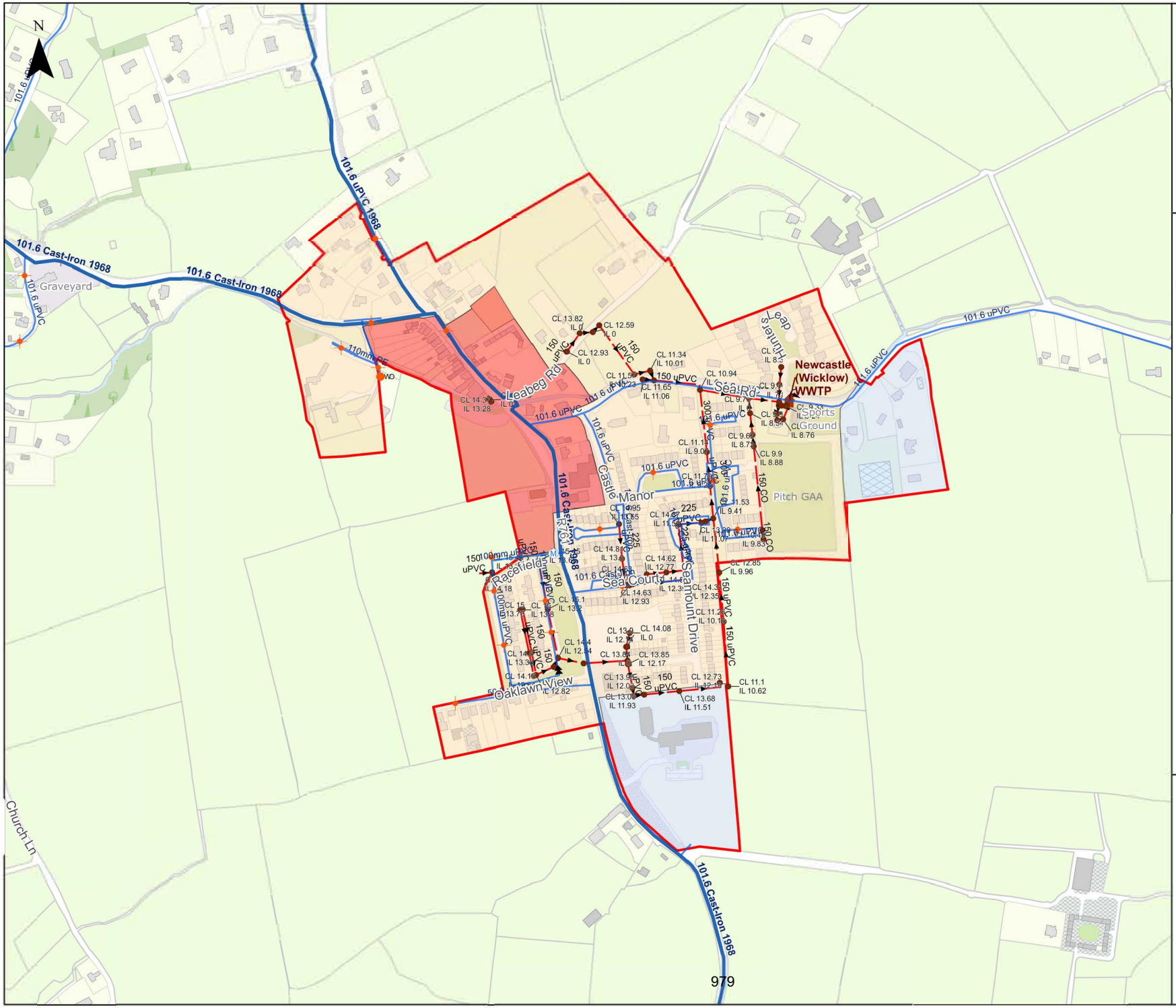
- Settlement Boundary
- Primary Development Area
- Secondary Development Area
- Tertiary Development Area
- Water Supply Network
- Water Treatment Plant
- Sewer Network
- Waste Water Treatment Plant

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Scale: 1:3,000 @A3



Newcastle Town Plan

Map No. 11 Services Infrastructure

WICKLOW
ENDLESS OPPORTUNITIES

Legend

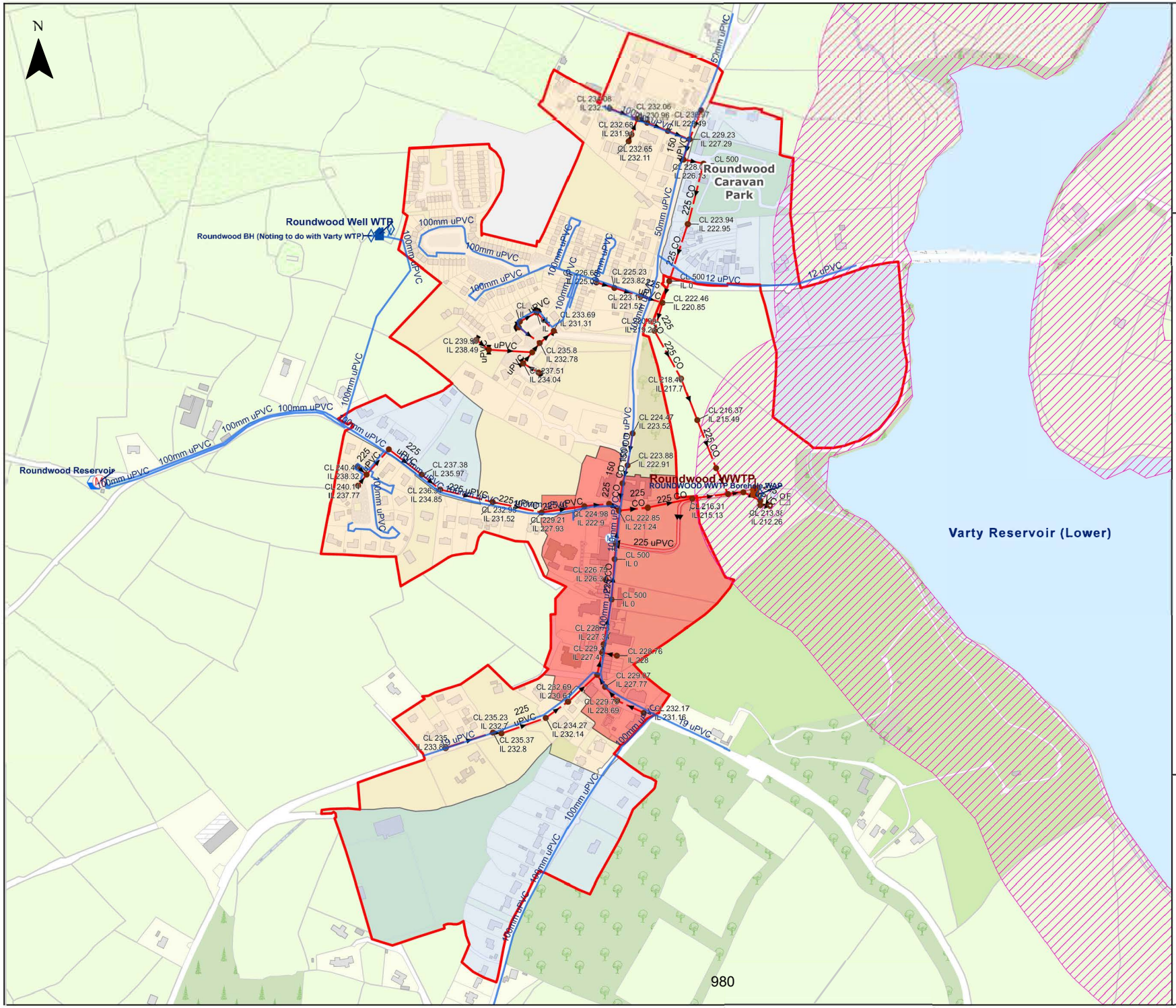
- Settlement Boundary
- Primary Development Area
- Secondary Development Area
- Tertiary Development Area
- Water Supply Network
- Water Treatment Plant
- Sewer Network
- Waste Water Treatment Plant

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Roundwood Town Plan

Map No. 12 Services Infrastructure

WICKLOW
ENDLESS OPPORTUNITIES

Legend

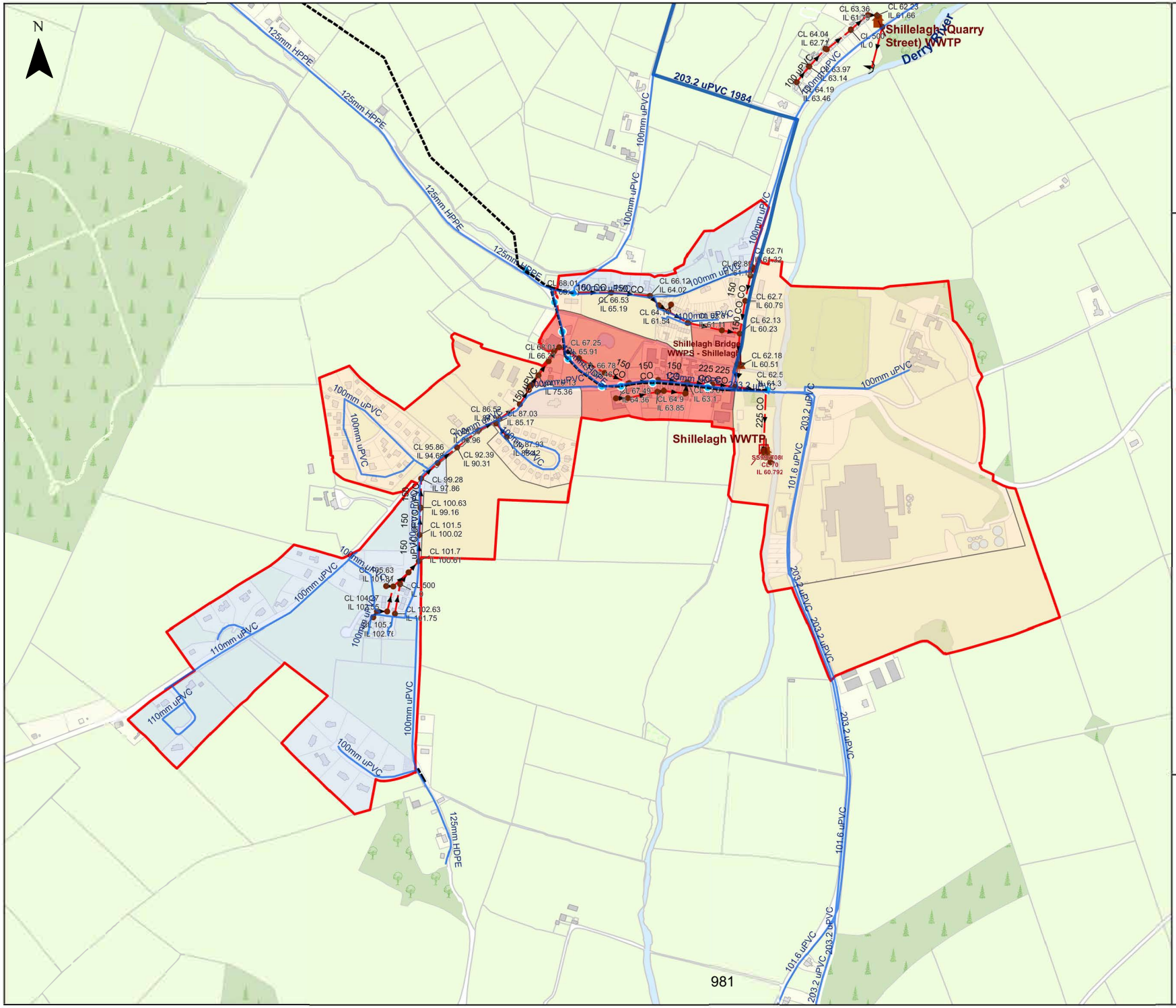
- Settlement Boundary
- Primary Development Area
- Secondary Development Area
- Tertiary Development Area
- 200m Buffer from Reservoir
- Water Supply Network
- Water Treatment Plant
- Sewer Network
- Waste Water Treatment Plant

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N
Shillelagh Town Plan
Map No. 13
Services Infrastructure
WICKLOW
ENDLESS OPPORTUNITIES
Legend
Settlement Boundary
Primary Development Area
Secondary Development Area
Tertiary Development Area
Water Supply Network
Water Treatment Plant
Sewer Network
Waste Water Treatment Plant
Shillelagh Quarry Street) WWTP
Derry River
Shillelagh WWTP
203.2 uPVC 1984
125mm HPPE
100mm uPVC
150 CO
225 CO
110mm uPVC
101.6 uPVC
203.2 uPVC
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ADDENDUM II

TO THE STRATEGIC FLOOD RISK ASSESSMENT

OF THE

DRAFT WICKLOW COUNTY DEVELOPMENT PLAN 2022 – 2028

ADDITIONAL STRATEGIC FLOOD RISK ASSESSMENT OF ELEMENTS OF DRAFT COUNTY DEVELOPMENT PLAN

STRATEGIC FLOOD RISK ASSESSMENT OF PROPOSED MATERIAL AMENDMENTS TO THE DRAFT COUNTY DEVELOPMENT PLAN

THIS REPORT IS ADDENDUM I TO THE 'STRATEGIC FLOOD RISK ASSESSMENT OF THE PROPOSED DRAFT WICKLOW COUNTY DEVELOPMENT PLAN 2021 – 2027' ISSUED MARCH 2021

1 Introduction

A Strategic Flood Risk Assessment (SFRA) of the draft Wicklow County Development Plan, in accordance with Section 11 (5) of the Planning and Development Act 2000 (as amended) was undertaken and prepared in accordance with 'The Planning System and Flood Risk Management - Guidelines for Planning Authorities' published in 2009 by the Department of the Environment, Heritage and Local Government and Office of Public Works (Flood Risk Guidelines).

The draft plan and associated reports, including the SFRA, were published in June 2021 and observations invited from the public and prescribed authorities. This 'Addendum II' to the Strategic Flood Risk Assessment of the Wicklow County Development Plan 2022 - 2028 has been prepared on foot of submissions received, and sets out:

(a) Additional data and explanation of elements of the original SFRA for the Draft Plan that require additional clarification and explanation, in order to address issues raised in submissions received;
(b) A Strategic Flood Risk Assessment of any recommended Material Amendments to the Draft Plan, as set out in the 2nd Chief Executives Report. On completion of the consideration by the members of the 2nd CE's report, a final set out proposed material amendments to the Draft Plan will be agreed. This Addendum will be updated at that stage to include only an assessment of those proposed material amendments approved by the members;
(c) Additional flood maps for settlements in Level 4-6.

It should be noted that changes are not made to the original Strategic Flood Risk Assessment Report at this stage; this addendum forms part of the documentation of the ongoing SFRA/Plan-making process. It supplements and should be read in conjunction with the Strategic Flood Risk Assessment Report published in June 2021.

2 Additional information regarding SFRA of the Draft Plan

2.1 Though the public consultation process, concerns were raised that 'overlay' maps were not provided or not adequately clear, showing areas at risk of flooding (Flood risk A and B) overlaid with proposed zoning maps. For all of the town plans in Levels 4-6 included in the Draft Development Plan, these maps are herewith set out at the end of this document.

2.2 Though the public consultation process, concerns were raised that the flood risk assessment set out in the SFRA did not sufficiently clearly assess the appropriateness of the following proposed zones, which were identified as being within Flood Zones A or B:

Baltinglass: Existing Residential Zones
Ashford: Employment, Community & Education and Public Utility Zones
Aughrim: Employment, Mixed Use and Existing Residential Zones
Carnew: Existing Residential Zone
Tinahely: Public Utility Zone

In addition, a question was raised as to whether the Justification Test had been correctly applied in the case of lands at **Newtownmountkennedy**.

Additional information is herewith set out to follow:

2.0 Level 4 Town Plans

2.1 Baltinglass

The zones of concern are the various 'Existing Residential' zones located in Flood Zones A and B as follows:

Flood Zone A

Flood Zone B

North Baltinglass



South Baltinglass



Stage 1 Strategic Flood Risk Assessment

Land zoning		Existing Residential
Development Type		Highly vulnerable
Flood Zone		A and B
Requirement for Justification Test		Yes
Justification Test		
1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, an amended.	Under the draft Wicklow County Development Plan, Baltinglass is designated a Level 4 Self Sustaining Town', in accordance with the settlement typology set out in the RSES. Under the 'Core Strategy' of the draft CDP, the population of Baltinglass is targeted to growth by c. 20% between 2016 and 2031, from a population of 2,251 in 2016. Baltinglass is identified as a Level 3, Tier 2 'town and / or district centres and sub County town centres' in the Retail Strategy for the Greater Dublin Area. These centres will vary both in the scale of provision and the size of catchment, due to proximity to a Major or County Town Centre. Generally where the centre has a large catchment (e.g. market town in a rural area such as Baltinglass) 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. The economic function of 'Self Sustaining Towns' is to be attractors for substantial investment and to target investment in the form of product and some 'people' intensive industries. In accordance with the County community facilities hierarchy, Level 4 settlements generally fall into the 2,000-7,000 population range and ideally should be serviced by the following community infrastructure: community/parish hall, multipurpose community space and / or meeting rooms, local town park and open spaces/nature areas, outdoor multi-use games areas, playgrounds, playing pitches and a library.
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:	
	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	No
	(ii) Comprises significant previously developed and/or under-utilised lands;	Yes
	(iii) Is within or adjoining the core of an	No

	established or designated urban settlement;	
	(iv) Will be essential in achieving compact or sustainable urban growth;	No
	(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	There are no more suitable undeveloped lands close to the town centre for this use – lands are already developed for residential use.
3	A flood risk assessment to an appropriate level of detail has been carried out	Refer to main SFRA document
Conclusion		
Justification test FAILED.		
Comment		
These lands are already developed for residential use. As such is considered appropriate to retain the RE zoning objective subject to any proposals for new development being accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of this SFRA and the relevant policies and objectives in the County Development Plan.		

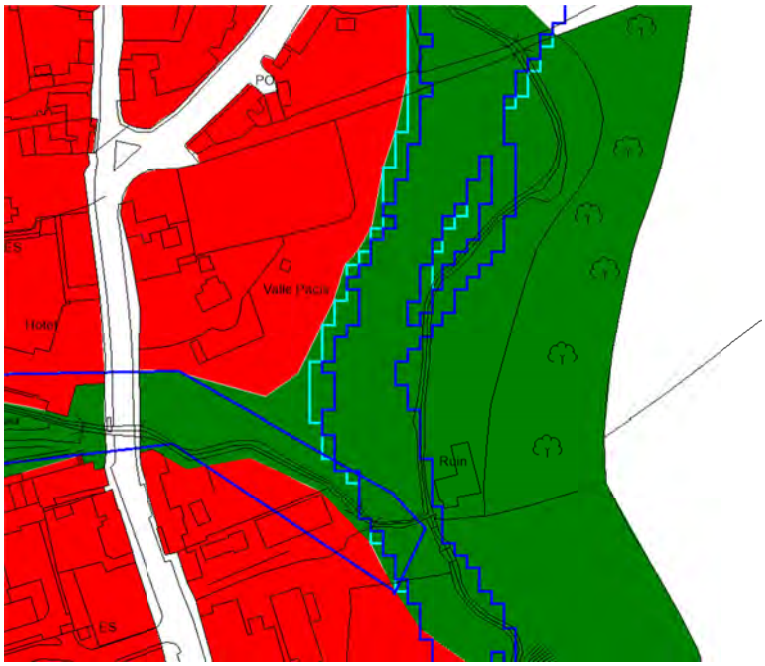
2.2 Newtownmountkennedy

The zones of concern are the 'Town Centre' and 'Open Space' zones located in Flood Zones A and B as follows:

Flood Zone A

Flood Zone B

Newtownmountkennedy Town Centre



It has been put forward that the hatched area on the map below passes the plan making Justification Test to be zoned 'Town Centre' rather than 'Open Space'.

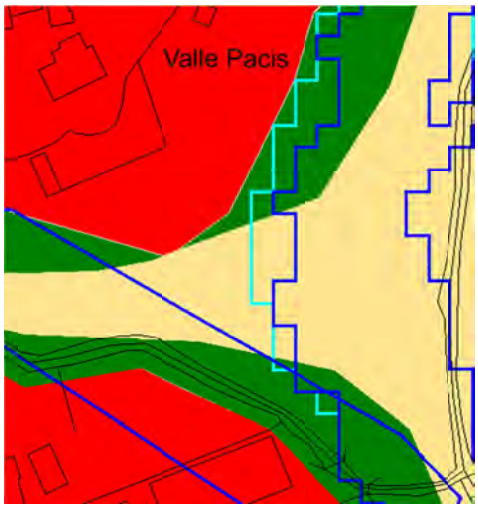


Stage 1 Strategic Flood Risk Assessment

Land zoning		Land zoning being tested is 'Town Centre'(c. 0.61ha)
Development Type		Highly vulnerable
Flood Zone		A c. 0.43ha A+B c. 0.52ha C c. 0.09ha
Requirement for Justification Test		Yes
Justification Test		
1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, an amended.	Yes Under the draft Wicklow County Development Plan, Newtownmountkennedy is designated a Level 4 Self Sustaining Town', in accordance with the settlement typology set out in the RSES. Under the 'Core Strategy' of the draft CDP, the population of Newtownmountkennedy is targeted to growth by c. 50% between 2016 and 2031, from a population of 3,552 in 2016. Newtownmountkennedy is identified as a Level 3, Tier 2 'town and / or district centres and sub County town centres' in the Retail Strategy for the Greater Dublin Area. These centres will vary both in the scale of provision and the size of catchment, due to proximity to a Major or County Town Centre. Generally where the centre has a large catchment 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. The economic function of 'Self Sustaining Towns' is to be attractors for substantial investment and to target investment in the form of product and some 'people' intensive industries. In accordance with the County community facilities hierarchy, Level 4 settlements generally fall into the 2,000-7,000 population range and ideally should be serviced by the following community infrastructure: community/parish hall, multipurpose community space and / or meeting rooms, local town park and open spaces/nature areas, outdoor multi-use games areas, playgrounds, playing pitches and a library.
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:	
	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	No
	(ii) Comprises significant previously developed and/or under-utilised lands;	Yes – previously used as the garden of dwelling
	(iii) Is within or adjoining the core of an established or designated urban settlement;	Yes
	(iv) Will be essential in achieving compact or sustainable urban growth;	No
	(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	There are considerable areas of undeveloped zoned town centre lands at lower risk of flooding within and adjoining the core of Newtownmountkennedy.
3	A flood risk assessment to an appropriate level of detail has been carried out	Refer to main SFRA document
Conclusion		
Justification test FAILED.		
Comment		
c. 85% of the lands in question fall within Flood Zones A and B. The plan-making Justification Test is failed for these lands as the development of these lands is not essential for the regeneration of this town centre, particularly as there are a number of other areas within the town centre that are not at risk of flooding, that are just as suitable for town centre type uses. Having regard to the small difference between Flood Zones A and B, it would not be logical to expand the TC zone to include lands in Flood Zone B (which measure c. 0.08 ha) as it would be necessary to include a restriction thereon that only 'not vulnerable' uses could be made of same. While a small area of land zoned 'Open Space' in the Draft Plan is identified in the SFRA as being within Flood Zone C, taking into account alluvial soil mapping from the GSI, which shows this area as overlain with alluvium, indicative of past flood events (see map below), and the information provided by the landowner regarding the	

presence of unpredictable springs on the lands, it is considered that 'OS' use is the most appropriate use.



(Alluvial soil shown in yellow)

3.0 Level 5 Town Plans

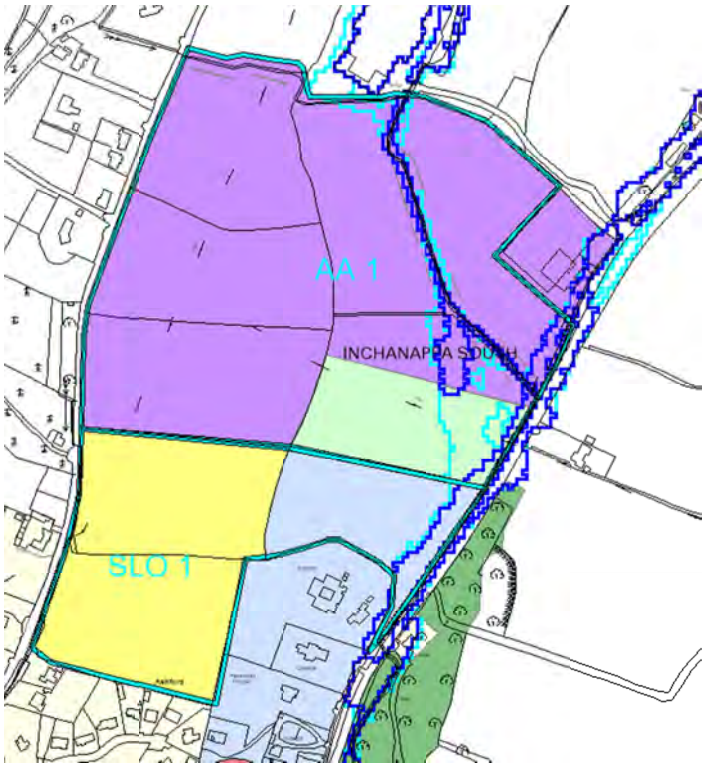
3.1 Ashford

The zones of concern are Town Centre, Employment, Community & Education and Public Utility Zones located in Flood Zones A and B as follows:

North Ashford

Flood Zone A

Flood Zone B



Proposed 'Employment', 'Active Open Space' and 'Community & Education' zones overlap with lands at risk of flooding in this area (Flood Zones A and B). As Open Space is deemed an acceptable zoning objective in areas at risk of flooding, assessment is only required for the 'E' and 'CE' zones.

Stage 1 Strategic Flood Risk Assessment

Land zoning		Employment
Development Type		Less vulnerable
Flood Zone		A and B
Requirement for Justification Test		Yes
Justification Test		
1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, and statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, an amended.	Under the draft Wicklow County Development Plan, Ashford is designated a Level 5 Small Town (Type 1), in accordance with the settlement typology set out in the RSES, the larger of the town types in the category described in the RSES as 'towns and villages with local service and employment functions'. Under the 'Core Strategy' of the draft CDP, the population of Ashford is targeted to growth by c. 20% between 2016 and 2031, from a population of 1,427 in 2016. These towns are identified as a Level 4 'local centre – small towns and villages' in the Retail Strategy for the Greater Dublin Area where the retail needs would be expected to include one supermarket / two medium sized convenience stores (up to 1,000sqm aggregate) and c. 10-20 smaller shops. The economic function of 'Small Towns (Type 1)' is to be attractors for local investment and to target investment in the form of product and some 'people' intensive industries. In accordance with the County community facilities hierarchy, Level 5 settlements generally fall into the 2,000-7,000 population range and ideally should be serviced by the following community infrastructure: community/parish hall, multipurpose community space and / or meeting rooms, local town park and open spaces/nature areas, outdoor multi-use games areas, playgrounds, playing pitches and a library.
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:	
	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	No
	(ii) Comprises significant previously developed and/or under-utilised lands;	No
	(iii) Is within or adjoining the core of an established or designated urban settlement;	No
	(iv) Will be essential in achieving compact or sustainable urban growth;	No
	(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	There are suitable alternative lands available for this use.
3	A flood risk assessment to an appropriate level of detail has been carried out	Refer to main SFRA document
Conclusion		
Justification test FAILED.		

Comment
A small portion of the lands in this zone have been identified as being located in Flood Zone A and B with a high and moderate probability of flooding from rivers/watercourses. The zoning objective does not proscribe exactly where in the zone development should occur and the zone is sufficiently large to provide for the development desired (new employment) while avoiding development in the at risk area. Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of this SFRA and the relevant policies and objectives in the County Development Plan, and in particular, the sequential approach shall be applied in the site planning, to ensure no encroachment onto, or loss of the flood plain, or that only water compatible development such as *Open Space* will be permitted for the lands which are identified as being at risk of flooding within that site.

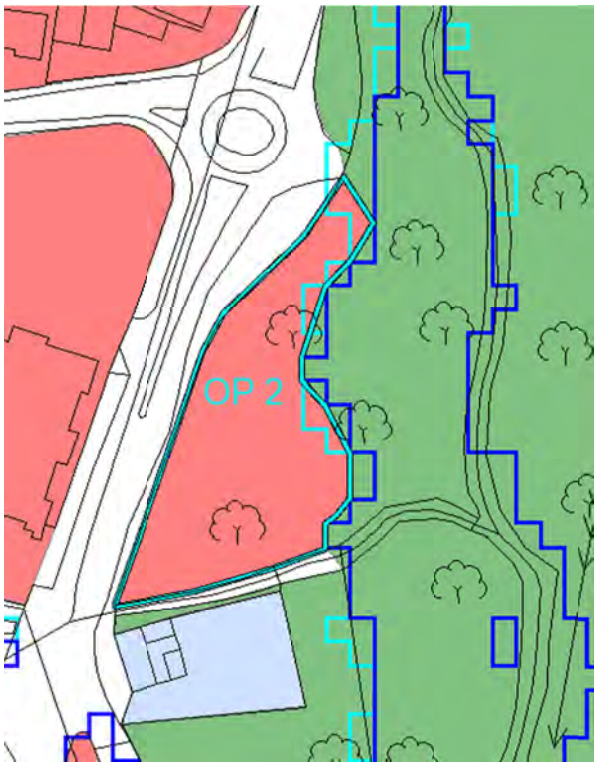
Land zoning		Community & Education
Development Type		Highly vulnerable
Flood Zone		A and B
Requirement for Justification Test		Yes
Justification Test		
1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, an amended.	Under the draft Wicklow County Development Plan, Ashford is designated a Level 5 Small Town (Type 1), in accordance with the settlement typology set out in the RSES, the larger of the town types in the category described in the RSES as 'towns and villages with local service and employment functions'. Under the 'Core Strategy' of the draft CDP, the population of Ashford is targeted to growth by c. 20% between 2016 and 2031, from a population of 1,427 in 2016. These towns are identified as a Level 4 'local centre – small towns and villages' in the Retail Strategy for the Greater Dublin Area where the retail needs would be expected to include one supermarket / two medium sized convenience stores (up to 1,000sqm aggregate) and c. 10-20 smaller shops. The economic function of 'Small Towns (Type 1)' is to be attractors for local investment and to target investment in the form of product and some 'people' intensive industries. In accordance with the County community facilities hierarchy, Level 5 settlements generally fall into the 2,000-7,000 population range and ideally should be serviced by the following community infrastructure: community/parish hall, multipurpose community space and / or meeting rooms, local town park and open spaces/nature areas, outdoor multi-use games areas, playgrounds, playing pitches and a library.
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:	
	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	Yes – there is a shortfall in Community and Education infrastructure in the town and this is the optimum location adjoining the existing school and expanding residential area.
	(ii) Comprises significant previously developed and/or under-utilised lands;	No
	(iii) Is within or adjoining the core of an	Yes

	established or designated urban settlement;	
	(iv) Will be essential in achieving compact or sustainable urban growth;	Yes
	(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	There are no more suitable undeveloped lands close to the town centre for this use.
3	A flood risk assessment to an appropriate level of detail has been carried out	Refer to main SFRA document
Conclusion		
Justification test FAILED.		
Comment		
A small portion of the lands in this zone (along the road frontage) have been identified as being located in Flood Zone A and B with a high and moderate probability of flooding from rivers/watercourses. The zoning objective does not proscribe exactly where in the zone development should occur and the zone is sufficiently large to provide for the development desired (new community / education infrastructure) while avoiding development in the at risk area. Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of this SFRA and the relevant policies and objectives in the County Development Plan, and in particular, the sequential approach shall be applied in the site planning, to ensure no encroachment onto, or loss of the flood plain, or that only water compatible development such as *Open Space* will be permitted for the lands which are identified as being at risk of flooding within that site.		

Ashford Centre

Flood Zone A

Flood Zone B



Proposed 'Town Centre' and 'Open Space' zones overlap with lands at risk of flooding in this area (Flood Zones A and B). As Open Space is deemed an acceptable zoning objective in areas at risk of flooding, assessment is only required for the 'TC' zone, which lies wholly within Flood Zone B.

Stage 1 Strategic Flood Risk Assessment

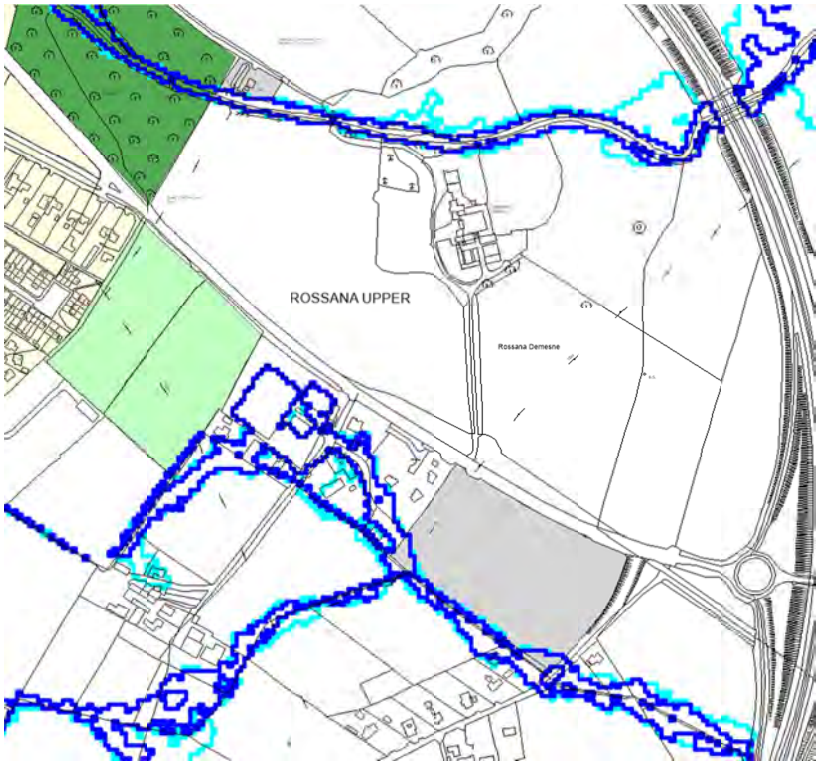
Land zoning		Town Centre
Development Type		Highly vulnerable / Less vulnerable
Flood Zone		B
Requirement for Justification Test		Yes
Justification Test		
1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, and statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, an amended.	Under the draft Wicklow County Development Plan, Ashford is designated a Level 5 Small Town (Type 1), in accordance with the settlement typology set out in the RSES, the larger of the town types in the category described in the RSES as 'towns and villages with local service and employment functions'. Under the 'Core Strategy' of the draft CDP, the population of Ashford is targeted to growth by c. 20% between 2016 and 2031, from a population of 1,427 in 2016.

		These towns are identified as a Level 4 'local centre – small towns and villages' in the Retail Strategy for the Greater Dublin Area where the retail needs would be expected to include one supermarket / two medium sized convenience stores (up to 1,000sqm aggregate) and c. 10-20 smaller shops. The economic function of 'Small Towns (Type 1)' is to be attractors for local investment and to target investment in the form of product and some 'people' intensive industries. In accordance with the County community facilities hierarchy, Level 5 settlements generally fall into the 2,000-7,000 population range and ideally should be serviced by the following community infrastructure: community/parish hall, multipurpose community space and / or meeting rooms, local town park and open spaces/nature areas, outdoor multi-use games areas, playgrounds, playing pitches and a library.
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:	
	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	No
	(ii) Comprises significant previously developed and/or under-utilised lands;	No
	(iii) Is within or adjoining the core of an established or designated urban settlement;	Yes
	(iv) Will be essential in achieving compact or sustainable urban growth;	No
	(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	There are suitable alternative lands available for this use.
3	A flood risk assessment to an appropriate level of detail has been carried out	Refer to main SFRA document
Conclusion		
Justification test FAILED.		
Comment		
A small portion of the lands in this zone have been identified as being located in Flood Zone B with a moderate probability of flooding from rivers/watercourses. The zoning objective does not proscribe exactly where in the zone development should occur and the zone is sufficiently large to provide for the development desired (town centre - mixed use type development which may include residential use) while avoiding development in the at risk area. Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of this SFRA and the relevant policies and objectives in the County Development Plan, and in particular, the sequential approach shall be applied in the site planning, to ensure no encroachment onto, or loss of the flood plain, or that only water compatible development such as *Open Space* will be permitted for the lands which are identified as being at risk of flooding within that site.		

South Ashford

Flood Zone A

Flood Zone B



Stage 1 Strategic Flood Risk Assessment

Land zoning		PU Public (2 sites) – Existing Wastewater Pumping Station and Proposed Park-and-Ride
Development Type		Pumping Station: Highly vulnerable Proposed Park-and-Ride: Less vulnerable
Flood Zone		A and B
Requirement for Justification Test		Yes
Justification Test		
1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, an amended.	Under the draft Wicklow County Development Plan, Ashford is designated a Level 5 Small Town (Type 1), in accordance with the settlement typology set out in the RSES, the larger of the town types in the category described in the RSES as 'towns and villages with local service and employment functions'. Under the 'Core Strategy' of the draft CDP, the population of Ashford is targeted to growth by c. 20% between 2016 and 2031, from a population of 1,427 in 2016.

		These towns are identified as a Level 4 'local centre – small towns and villages' in the Retail Strategy for the Greater Dublin Area where the retail needs would be expected to include one supermarket / two medium sized convenience stores (up to 1,000sqm aggregate) and c. 10-20 smaller shops. The economic function of 'Small Towns (Type 1)' is to be attractors for local investment and to target investment in the form of product and some 'people' intensive industries. In accordance with the County community facilities hierarchy, Level 5 settlements generally fall into the 2,000-7,000 population range and ideally should be serviced by the following community infrastructure: community/parish hall, multipurpose community space and / or meeting rooms, local town park and open spaces/nature areas, outdoor multi-use games areas, playgrounds, playing pitches and a library.
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:	
	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	Pumping Station: Yes Proposed Park – and – Ride: No
	(ii) Comprises significant previously developed and/or under-utilised lands;	Pumping Station: Yes Proposed Park – and – Ride: No
	(iii) Is within or adjoining the core of an established or designated urban settlement;	Pumping Station: Yes Proposed Park – and – Ride: No
	(iv) Will be essential in achieving compact or sustainable urban growth;	Pumping Station: Yes Proposed Park – and – Ride: No
	(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	Pumping Station: This is already in situ Proposed Park – and – Ride: There are suitable alternative lands available for this use.
3	A flood risk assessment to an appropriate level of detail has been carried out	Refer to main SFRA document

Conclusion

Justification test PASSED for Existing Wastewater Pumping Station.
Justification test FAILED for Proposed Park-and-Ride site.

Comment

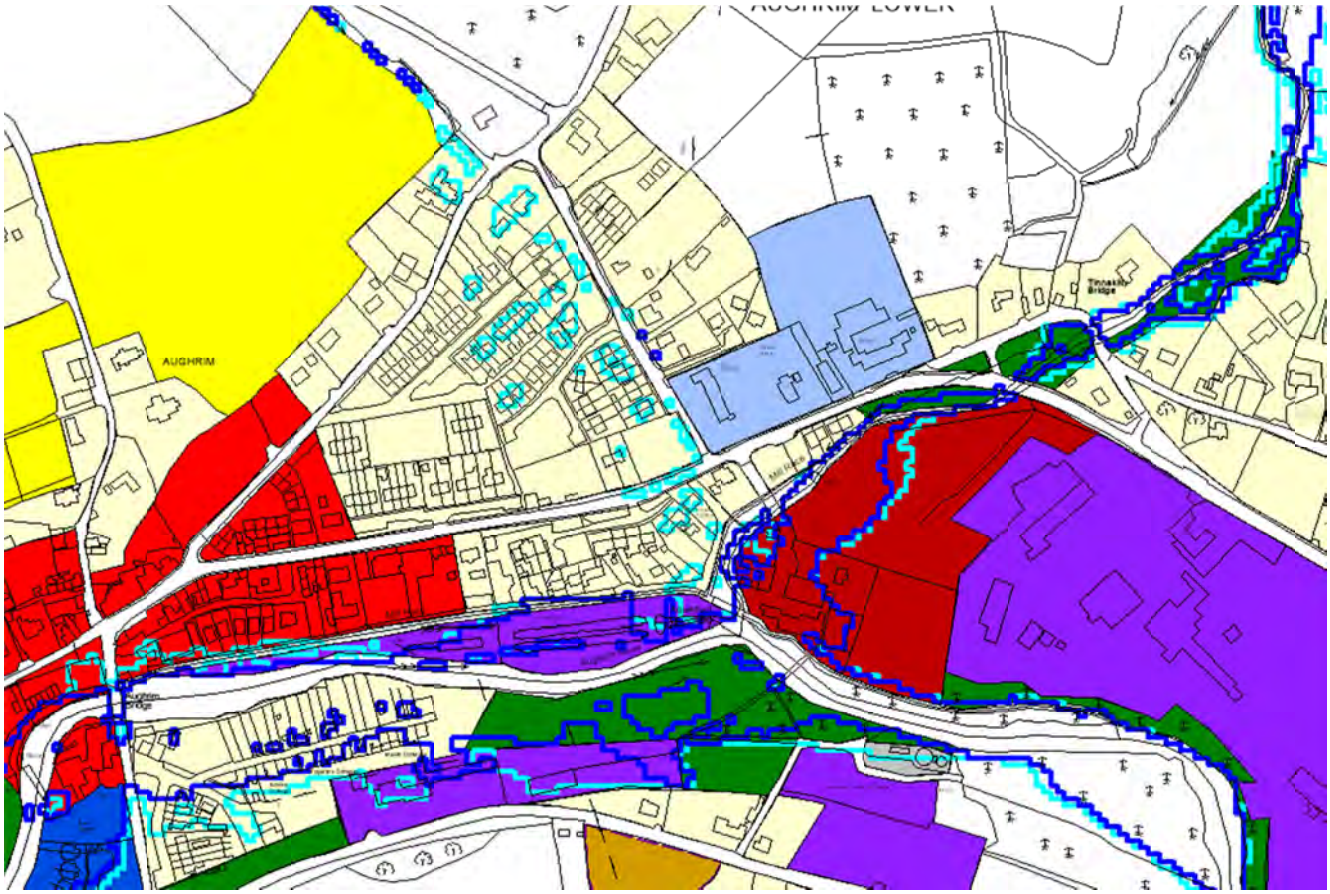
A small portion of the lands in this Proposed Park-and-Ride PU zone have been identified as being located in Flood Zone A and B with a high and moderate probability of flooding from rivers/watercourses.
The zoning objective does not proscribe exactly where in the zone development should occur and the zone is sufficiently large to provide for the development desired (new parking infrastructure) while avoiding development in the at risk area.
Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of this SFRA and the relevant policies and objectives in the County Development Plan, and in particular, the sequential approach shall be applied in the site planning, to ensure no encroachment onto, or loss of the flood plain, or that only water compatible development such as *Open Space* will be permitted for the lands which are identified as being at risk of flooding within that site.

3.2 Aughrim

Proposed 'Employment', 'Mixed Use' and 'Existing Residential' zones overlap with lands at risk of flooding in this area (Flood Zones A and B).

Flood Zone A

Flood Zone B



Stage 1 Strategic Flood Risk Assessment

Land zoning		Employment
Development Type		Less vulnerable
Flood Zone		A and B
Requirement for Justification Test		Yes
Justification Test		
1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, an amended.	Under the draft Wicklow County Development Plan, Aughrim is designated a Level 5 Small Town (Type 1), in accordance with the settlement typology set out in the RSES, the larger of the town types in the category described in the RSES as 'towns and villages with local service and employment functions'. Under the 'Core Strategy' of the draft CDP, the population of Aughrim is targeted to growth by c. 20% between 2016 and 2031, from a population of 1,444 in 2016. These towns are identified as a Level 4 'local centre – small towns and villages' in the Retail Strategy for the Greater Dublin Area where the retail needs would be expected to include one supermarket / two medium sized convenience stores (up to 1,000sqm aggregate) and c. 10-20 smaller shops. The economic function of 'Small Towns (Type 1)' is to be attractors for local investment and to target investment in the form of product and some 'people' intensive industries. In accordance with the County community facilities hierarchy, Level 5 settlements generally fall into the 2,000-7,000 population range and ideally should be serviced by the following community infrastructure: community/parish hall, multipurpose community space and / or meeting rooms, local town park and open spaces/nature areas, outdoor multi-use games areas, playgrounds, playing pitches and a library.
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:	
	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	Yes
	(ii) Comprises significant previously developed and/or under-utilised lands;	Yes
	(iii) Is within or adjoining the core of an established or designated urban settlement;	Yes
	(iv) Will be essential in achieving compact or sustainable urban growth;	Yes
	(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	There are no suitable alternative lands available for this use.
3	A flood risk assessment to an appropriate level of detail has been carried out	Refer to main SFRA document
Conclusion		
Justification test PASSED.		

Comment
Lands in these employment zones have been identified as being located in Flood Zone A and B with a high and moderate probability of flooding from rivers/watercourses. These lands either already in employment use or were in employment use previously but are now unused or under-utilised (brownfield lands). The lands to the north of the river comprise a commercial fish farm, whereas the lands to the south of the river comprise in the main of lands / buildings / yards developed as part of Aughrim railway station and yards and in later years, car sales and repair showrooms. Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of this SFRA and the relevant policies and objectives in the County Development Plan.

Land zoning		Mixed Use (incl residential)
Development Type		Highly vulnerable
Flood Zone		A and B
Requirement for Justification Test		Yes
Justification Test		
1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, an amended.	Under the draft Wicklow County Development Plan, Aughrim is designated a Level 5 Small Town (Type 1), in accordance with the settlement typology set out in the RSES, the larger of the town types in the category described in the RSES as 'towns and villages with local service and employment functions'. Under the 'Core Strategy' of the draft CDP, the population of Aughrim is targeted to growth by c. 20% between 2016 and 2031, from a population of 1,444 in 2016. These towns are identified as a Level 4 'local centre – small towns and villages' in the Retail Strategy for the Greater Dublin Area where the retail needs would be expected to include one supermarket / two medium sized convenience stores (up to 1,000sqm aggregate) and c. 10-20 smaller shops. The economic function of 'Small Towns (Type 1)' is to be attractors for local investment and to target investment in the form of product and some 'people' intensive industries. In accordance with the County community facilities hierarchy, Level 5 settlements generally fall into the 2,000-7,000 population range and ideally should be serviced by the following community infrastructure: community/parish hall, multipurpose community space and / or meeting rooms, local town park and open spaces/nature areas, outdoor multi-use games areas, playgrounds, playing pitches and a library.
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:	
	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	No
	(ii) Comprises significant previously developed and/or under-utilised lands;	Yes
	(iii) Is within or adjoining the core of an established or designated urban settlement;	Yes
	(iv) Will be essential in achieving compact or sustainable urban growth;	No

	(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	There are no more suitable undeveloped lands close to the town centre for this use.
3	A flood risk assessment to an appropriate level of detail has been carried out	Refer to main SFRA document
Conclusion		
Justification test FAILED.		
Comment		
A portion of the lands in this zone (along the western side) have been identified as being located in Flood Zone A and B with a high and moderate probability of flooding from rivers/watercourses. These lands comprise brownfield lands associated with the now disused Mill on the lands. The zoning objective does not proscribe exactly where in the Mixed Use zone development should occur and the zone is sufficiently large to provide for the development desired (regeneration / redevelopment of the Mill Complex) while avoiding development in the at risk area. Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of this SFRA and the relevant policies and objectives in the County Development Plan, and in particular, the sequential approach shall be applied in the site planning, to ensure no encroachment onto, or loss of the flood plain, or that only water compatible development such as *Open Space* will be permitted for the lands which are identified as being at risk of flooding within that site.		

Land zoning		Existing residential
Development Type		Highly vulnerable
Flood Zone		A and B
Requirement for Justification Test		Yes
Justification Test		
1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, an amended.	Under the draft Wicklow County Development Plan, Aughrim is designated a Level 5 Small Town (Type 1), in accordance with the settlement typology set out in the RSES, the larger of the town types in the category described in the RSES as 'towns and villages with local service and employment functions'. Under the 'Core Strategy' of the draft CDP, the population of Aughrim is targeted to growth by c. 20% between 2016 and 2031, from a population of 1,444 in 2016. These towns are identified as a Level 4 'local centre – small towns and villages' in the Retail Strategy for the Greater Dublin Area where the retail needs would be expected to include one supermarket / two medium sized convenience stores (up to 1,000sqm aggregate) and c. 10-20 smaller shops. The economic function of 'Small Towns (Type 1)' is to be attractors for local investment and to target investment in the form of product and some 'people' intensive industries. In accordance with the County community facilities hierarchy, Level 5 settlements generally fall into the 2,000-7,000 population range and ideally should be serviced by the following community infrastructure: community/parish hall, multipurpose community space and / or meeting rooms, local town park and

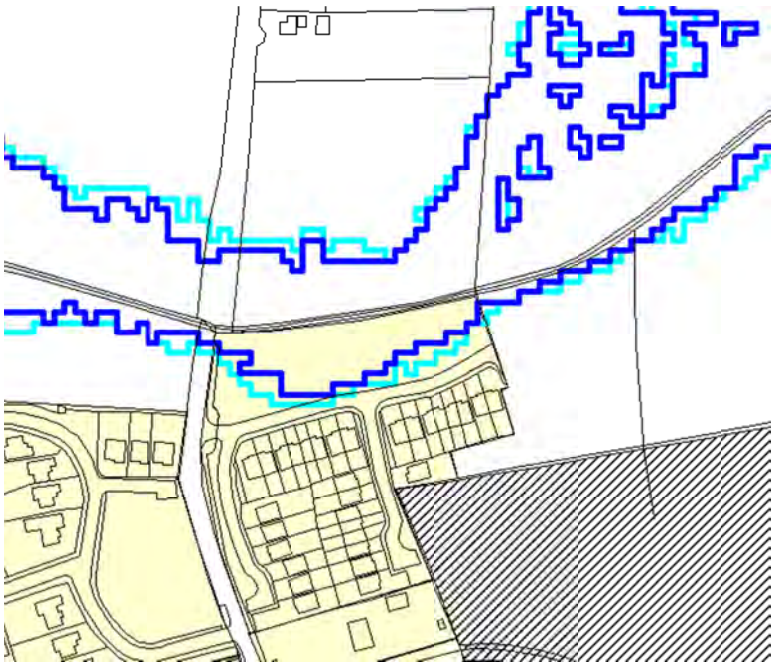
		open spaces/nature areas, outdoor multi-use games areas, playgrounds, playing pitches and a library.
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:	
	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	No
	(ii) Comprises significant previously developed and/or under-utilised lands;	Yes
	(iii) Is within or adjoining the core of an established or designated urban settlement;	No
	(iv) Will be essential in achieving compact or sustainable urban growth;	No
	(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	There are no more suitable undeveloped lands close to the town centre for this use – lands are already developed for residential use.
3	A flood risk assessment to an appropriate level of detail has been carried out	Refer to main SFRA document
Conclusion		
Justification test FAILED.		
Comment		
These lands are already developed for residential use. As such is considered appropriate to retain the RE zoning objective subject to any proposals for new development shall be limited to minor development only other than water compatible development; any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA and the relevant policies and objectives in the County Development Plan.		

3.3 Carnew

The zone of concern is 'Existing Residential' located in Flood Zones A and B as follows:

Flood Zone A

Flood Zone B



Stage 1 Strategic Flood Risk Assessment

Land zoning		RE (Existing Residential)
Flood Zone		A and B
Development Type		Highly vulnerable
Requirement for Justification Test		Yes
Justification Test		
1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.	Under the draft Wicklow County Development Plan, Carnew is designated a Level 5 Small Town (Type 1), in accordance with the settlement typology set out in the RSES, the larger of the town types in the category described in the RSES as 'towns and villages with local service and employment functions'. Under the 'Core Strategy' of the draft CDP, the population of Carnew is targeted to growth by c. 20% between 2016 and 2031, from a population of 1,077 in 2016.

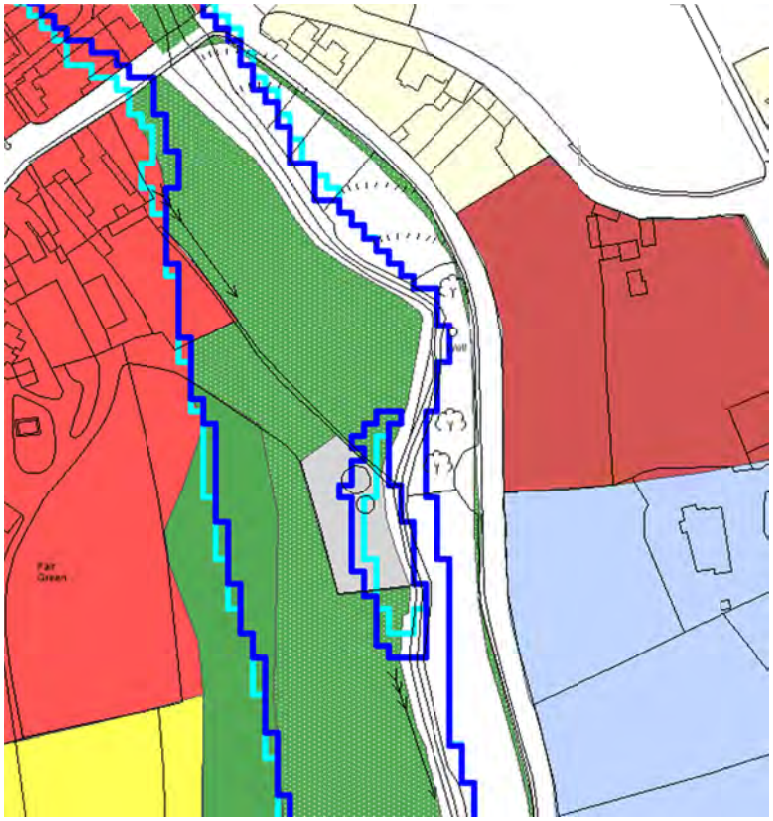
		These towns are identified as a Level 4 'local centre – small towns and villages' in the Retail Strategy for the Greater Dublin Area where the retail needs would be expected to include one supermarket / two medium sized convenience stores (up to 1,000sqm aggregate) and c. 10-20 smaller shops. The economic function of 'Small Towns (Type 1)' is to be attractors for local investment and to target investment in the form of product and some 'people' intensive industries. In accordance with the County community facilities hierarchy, Level 5 settlements generally fall into the 2,000-7,000 population range and ideally should be serviced by the following community infrastructure: community/parish hall, multipurpose community space and / or meeting rooms, local town park and open spaces/nature areas, outdoor multi-use games areas, playgrounds, playing pitches and a library.
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:	
	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	No
	(ii) Comprises significant previously developed and/or under-utilised lands;	Yes - Lands already partially developed for residential use
	(iii) Is within or adjoining the core of an established or designated urban settlement;	No
	(iv) Will be essential in achieving compact or sustainable urban growth;	No
	(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	There are no suitable alternative lands available for this use.
3	A flood risk assessment to an appropriate level of detail has been carried out	Refer to main SFRA document
Conclusion		
Justification test FAILED.		
Comment		
A small portion of the lands in this zone have been identified as being located in Flood Zone A and B with a high and moderate probability of flooding from rivers/watercourses. These lands are already developed as public open space for the housing development immediately to the south. No further development is proposed or permitted by this zoning. Nevertheless any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of this SFRA and the relevant policies and objectives in the County Development Plan, and in particular, the sequential approach shall be applied in the site planning, to ensure no encroachment onto, or loss of the flood plain, or that only water compatible development such as *Open Space* will be permitted for the lands which are identified as being at risk of flooding within that site.		

3.4 Tinahely

The zone of concern is 'Public Utility' located in Flood Zones A and B as follows:

Flood Zone A

Flood Zone B



Stage 1 Strategic Flood Risk Assessment

Land zoning		PU Public– Existing Wastewater Treatment Plant
Development Type		Highly vulnerable
Flood Zone		A and B
Requirement for Justification Test		Yes
Justification Test		
1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, an amended.	Under the draft Wicklow County Development Plan, Tinahely is designated a Level 5 Small Town (Type 1), in accordance with the settlement typology set out in the RSES, the larger of the town types in the category described in the RSES as 'towns and villages with local service and employment functions'. Under the 'Core Strategy' of the draft CDP, the population of Tinahely is targeted to growth by c. 20% between 2016 and 2031, from a population of 950 in 2016.

		These towns are identified as a Level 4 'local centre – small towns and villages' in the Retail Strategy for the Greater Dublin Area where the retail needs would be expected to include one supermarket / two medium sized convenience stores (up to 1,000sqm aggregate) and c. 10-20 smaller shops. The economic function of 'Small Towns (Type 1)' is to be attractors for local investment and to target investment in the form of product and some 'people' intensive industries. In accordance with the County community facilities hierarchy, Level 5 settlements generally fall into the 2,000-7,000 population range and ideally should be serviced by the following community infrastructure: community/parish hall, multipurpose community space and / or meeting rooms, local town park and open spaces/nature areas, outdoor multi-use games areas, playgrounds, playing pitches and a library.
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:	
	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	Yes
	(ii) Comprises significant previously developed and/or under-utilised lands;	Yes
	(iii) Is within or adjoining the core of an established or designated urban settlement;	Yes
	(iv) Will be essential in achieving compact or sustainable urban growth;	Yes
	(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	No – this is already in situ
3	A flood risk assessment to an appropriate level of detail has been carried out	Refer to main SFRA document
Conclusion		
Justification test PASSED		
Comment		
This is the site of the existing Wastewater Treatment Plant for Tinahely. Having regard to treatment capacity constraints, it is planned to enhance this plant during the lifetime of the plan and funding has been sought for same from IW. The format of any such enhancement is not yet known. Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of this SFRA and the relevant policies and objectives in the County Development Plan.		

4. Strategic Flood Risk Assessment of Recommended Amendments

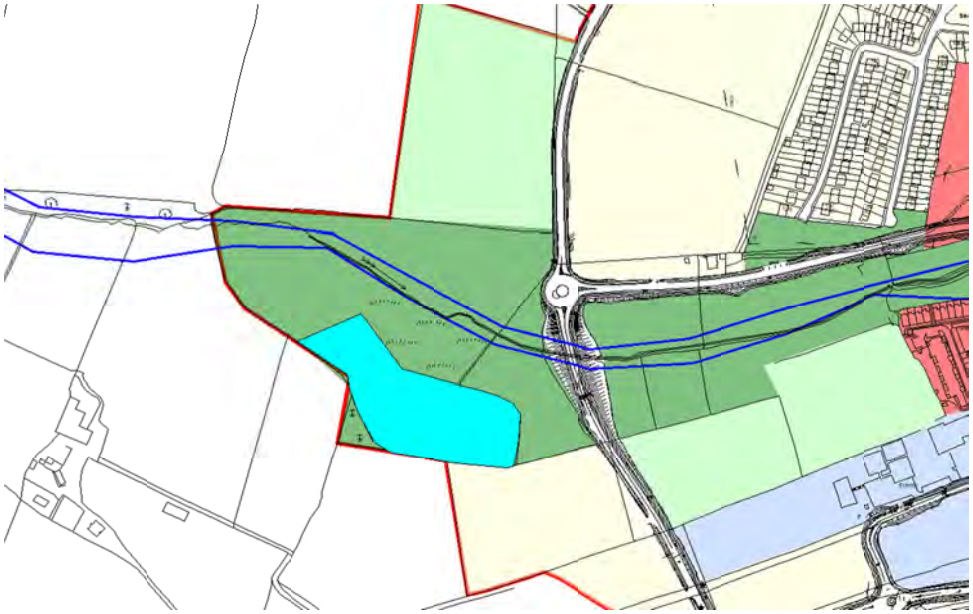
4.2 Newtownmountkennedy

The CE recommends a change in zoning of lands from 'OS – Open Space' in the Draft Plan to 'CE – Community – Education'

Flood Zone A

Flood Zone B

Newtownmountkennedy



Proposed CE zone is shown in turquoise on map above

Stage 1 Strategic Flood Risk Assessment

Land zoning	CE Community & Education (Proposed)
Development Type	Highly vulnerable
Flood Zone	C
Requirement for Justification Test	No
Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA and the relevant policies and objectives in the County Development Plan.	

OP 1

OP 2

AA 1

Flood Zone A

Flood Zone B

Baltinglass Town Plan

Map No. 1

Land Use Zoning Objectives

WICKLOW
ENDLESS OPPORTUNITIES

Legend

- Settlement Boundary
- RN-New Residential
- RE-Existing Residential
- TC-Town Centre
- CE-Community & Education
- E-Employment
- MU-Mixed Use
- Route of old railway line - Possible greenway route
- AA-Action Area, OP-Opportunity Sites
- PU-Public Ultility
- LSS-Local Shops & Services
- SLB-Strategic Land Bank
- AOS-Active Open Space
- OS1-Open Space
- OS2-Passive Open Space
- SAC-Special Area of Conservation

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Scale 1:7500 @ A3

Newtownmountkennedy Town Plan

Map No. 2
Land Use Zoning Objectives

WICKLOW
ENDLESS OPPORTUNITIES

AA 1

AA 2

OP 1

Legend

- Settlement Boundary
- RN-New Residential
- RE-Existing Residential
- TC-Town Centre
- CE-Community & Educational
- E-Employment
- MU-Mixed Use
- PU-Public Utility
- AOS-Active Open Space
- OS1-Open Space
- F-Foresty
- AA-Action Area & OP-Opportunity Sites
- Flood Zone A
- Flood Zone B

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Rathdrum Town Plan

Map No. 3

Land Use Zoning Objectives

WICKLOW
ENDLESS OPPORTUNITIES

OP 1

AA 1

OP 2

Legend

- Settlement Boundary
- RN-New Residential
- RE-Exisitng Residential
- TC-Town Centre
- VC-Village Centre
- CE-Community & Education
- E-Employment
- MU-Mixed Use
- PU-Public Utility
- T-Tourism
- AOS-Active Open Space
- OS1-Open Space
- OS2-Passive Open Space
- SAC-Special Area of Conservation
- AA-Action Area & OP-Opportunity Sites
- Flood Zone A
- Flood Zone B

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Ashford Town Plan

Map No. 4

Land Use Zoning Objectives

W I C K L O W
ENDLESS OPPORTUNITIES

AA 1

SLO 1

OP 1

OP 2

SLO 2

Legend

- Settlement Boundary
- RN-New Residential
- RE-Existing Residential
- TC- Town Centre
- CE-Community & Education
- E-Employment
- PU-Public Utility
- T-Tourism
- AOS-Active Open Space
- OS1-Open Space
- AA-Action Area & OP-Opportunity Sites
- Flood Zone A
- Flood Zone B

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Aughrim Town Plan

Map No. 5

Land Use Zoning Objectives

WICKLOW
ENDLESS OPPORTUNITIES

SLO 2
OP-1
SLO 1
AUG 3
AUG 4
1013

Legend

- Settlement Boundary
- RN-New Residential
- RE-Existing Residential
- R Special - Special Residential
- R2.5 - New Residential (Low Density)
- TC-Town Centre
- CE-Community & Education
- E-Employment
- MU-Mixed Use
- PU-Public Utility
- T-Tourism
- AOS-Active Open Space
- OS1-Open Space
- Route of old railway line - Possible greenway route
- OP-Opportunity Sites & SLO-Strategic Local Objectives
- Flood Zone A
- Flood Zone B

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Scale 1:8,000 @ A3

Carnew Town Plan

Map No. 6

Land Use Zoning Objectives

SLO 1

OP 1

AA 1

AA 2

CARNEW

Legend

- Settlement Boundary
- RN-New Residential
- RE-Existing Resential
- TC-Town Centre
- CE-Community & Education
- E-Employment
- PU-Public Utility
- SLB-Strategic Land Bank
- AOS-Active Open Space
- AA-Action Area & OP-Opportunity Sites & SLO-Specfic Local Objectives
- Flood Zone A
- Flood Zone B

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Dunlavin Town Plan

Map No. 7

Land Use Zoning Objectives

WICKLOW
ENDLESS OPPORTUNITIES

OP 1

Area 1

DUNLAVIN LOWER

DUNLAVIN UPPER

1015

Legend

- Settlement Boundary
- RN-New Residential
- RE-Existing Residential
- CE-Community & Education
- E-Employment
- E - Area 1
- TC-Town Centre
- PU-Public Utility
- SLB-Strategic Land Bank
- OS1-Open Space
- AOS-Active Open Space
- OP-Opportunity Sites
- Flood Zone A
- Flood Zone B

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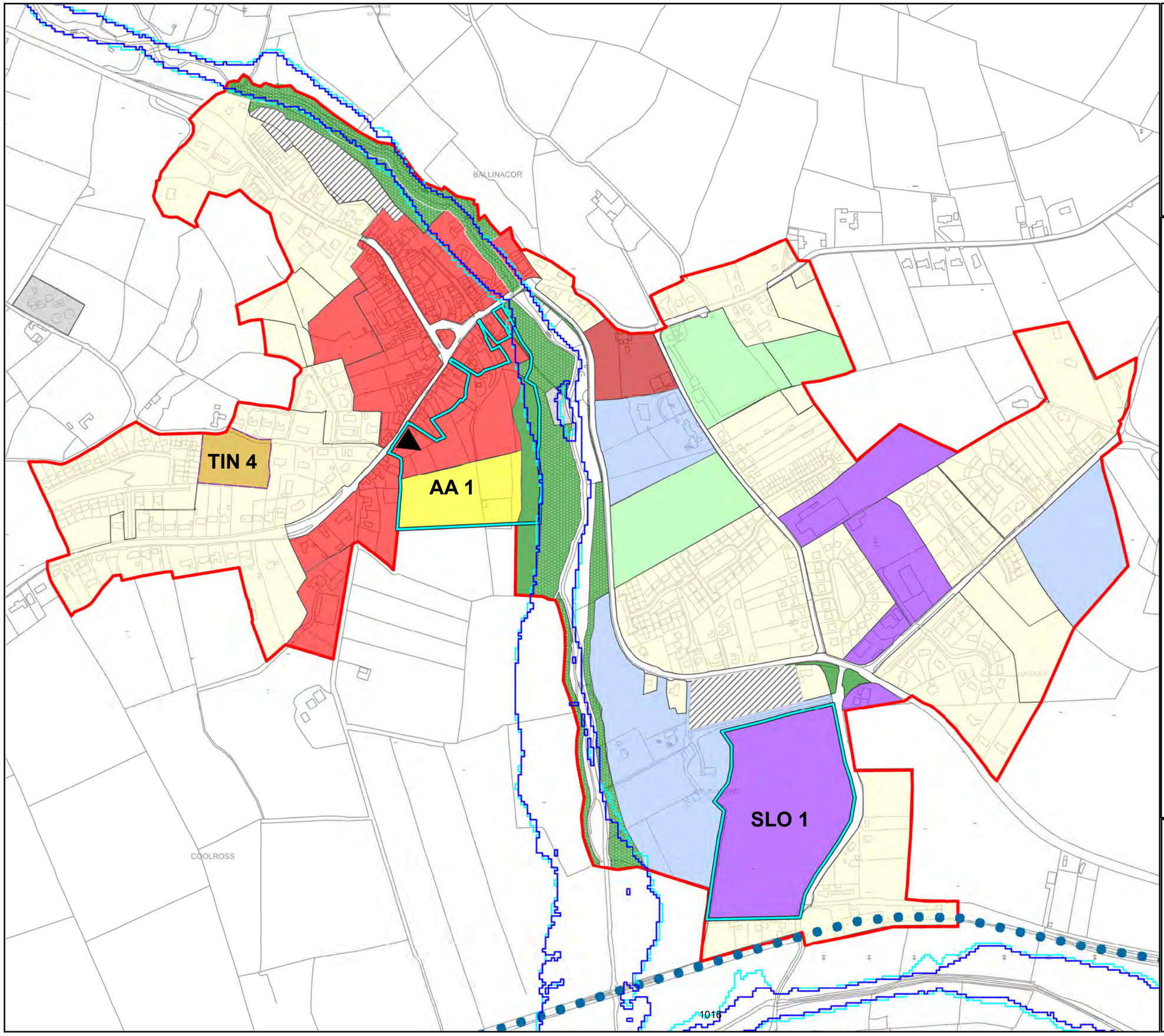
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Tinahely Town Plan

Map No. 8

Land Use Zoning Objectives

WICKLOW
ENDLESS OPPORTUNITIES



Legend

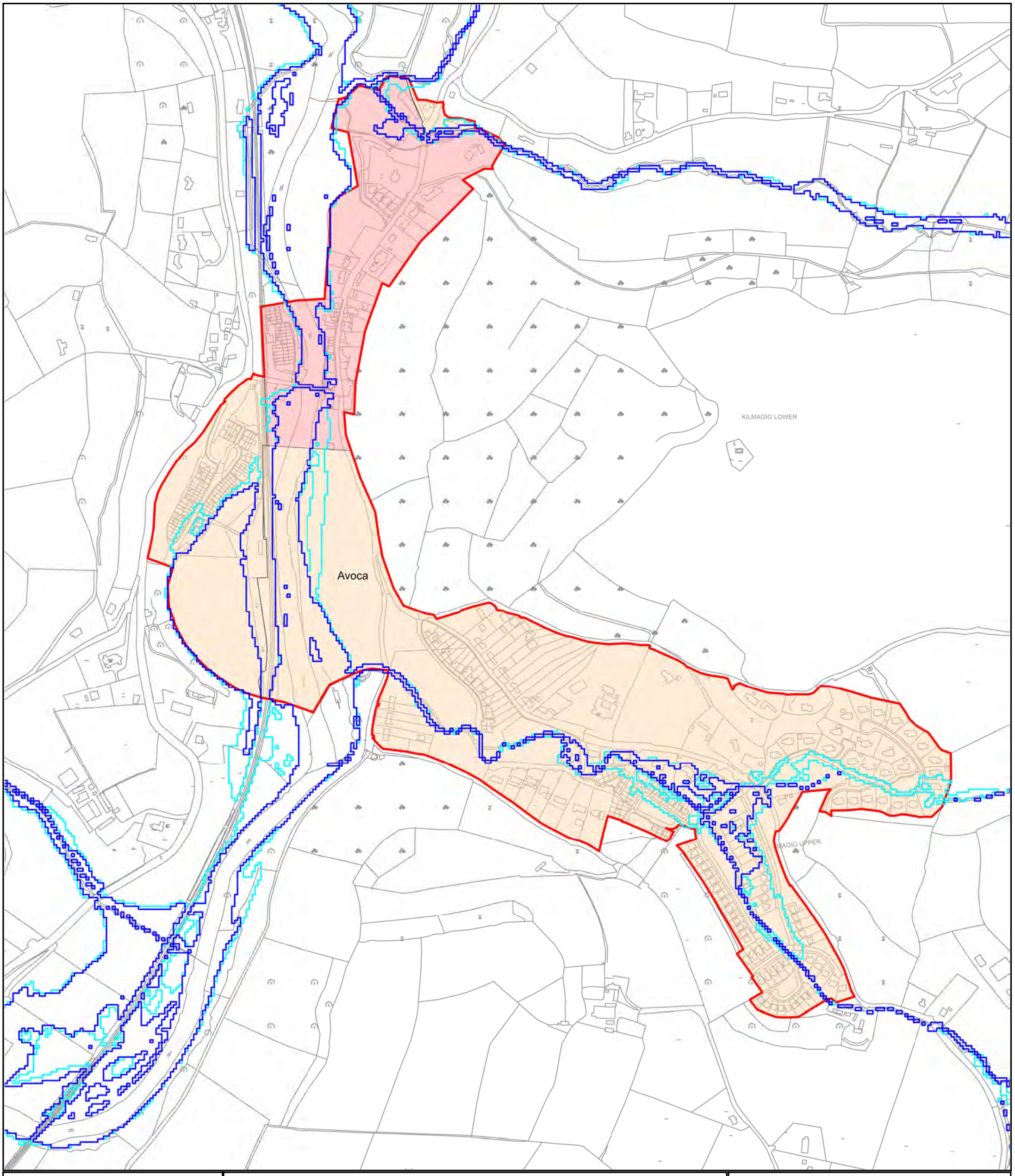
- Settlement Boundary
- RN-New Residential
- RE-Existing Residential
- R Special - Special Residential
- TC-Town Centre
- CE-Community & Education
- E-Employment
- MU-Mixed Use
- PU-Public Utility
- SLB-Strategic Land Bank
- AOS-Active Open Space
- OS1-Open Space
- OS2-Passive Open Space
- AA-Action Area & SLO-Specific Local Objectives
- Fomer Arklow to Shillelagh Railway LIne
- Access Point
- Flood Zone A
- Flood Zone B

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Scale 1:6000 @ A3



Avoca Town Plan

Map No. 9

Land Use Zoning Objectives

WICKLOW
ENDLESS OPPORTUNITIES

Legend

- Settlement Boundary
- Primary Development Area
- Secondary Development Area
- Flood Zone A
- Flood Zone B

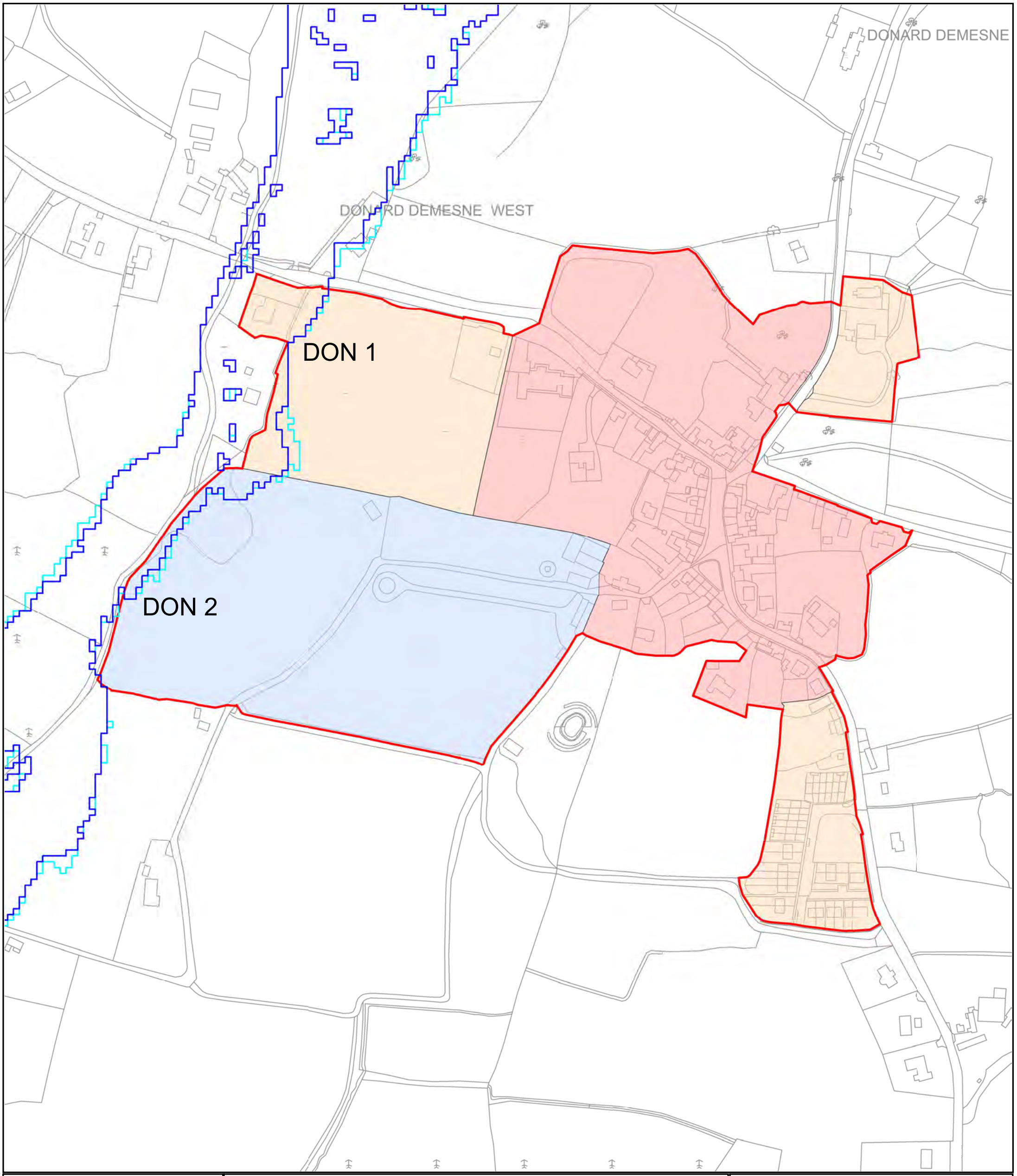
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Donard Town Plan

Map No. 10

Land Use Zoning Objectives

WICKLOW
ENDLESS OPPORTUNITIES

Legend

- Settlement Boundary
- Primary Development Area
- Secondary Development Area
- Tertiary Development Area
- Flood Zone A
- Flood Zone B

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NC 1

Newcastle Town Plan

Map No. 11

Land Use Zoning Objectives

WICKLOW
ENDLESS OPPORTUNITIES

Legend

- Settlement Boundary
- Primary Development Area
- Secondary Development Area
- Tertiary Development Area
- Linear Park
- Flood Zone A
- Flood Zone B

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RD1

RD2

RD3

RD4

TOGHER MORE

Roundwood Town Plan

Map No. 12

Land Use Zoning Objectives

WICKLOW
ENDLESS OPPORTUNITIES

Legend

- Settlement Boundary
- Primary Development Area
- Secondary Development Area
- Tertiary Development Area
- 200m Buffer from Reservoir
- Proposed Natural Heritage Area (pNHA)
- Flood Zone A
- Flood Zone B

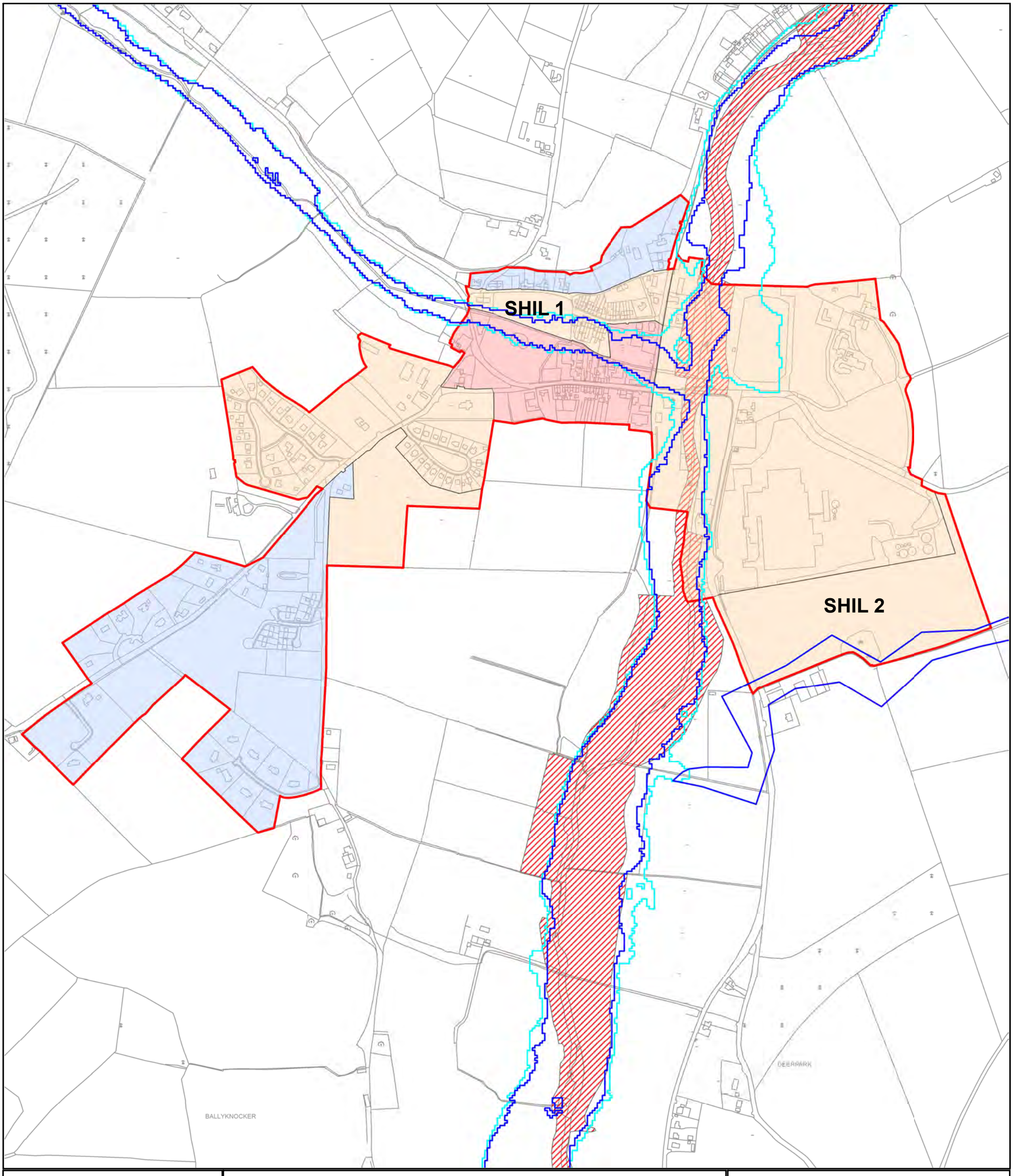
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Shillelagh Town Plan

Map No. 13

Land Use Zoning Objectives

WICKLOW
ENDLESS OPPORTUNITIES

Legend

- Settlement Boundary
- Primary Development Area
- Secondary Development Area
- Tertiary Development Area
- Special Area of Conservation (SAC)
- Flood Zone A
- Flood Zone B

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Laragh - Glendalough Settlement & Tourism Plan

Map No. 14a
Land Use Zoning Objectives

W I C K L O W
ENDLESS OPPORTUNITIES

Legend

- Plan Boundary
- Settlement Plan
- Primary Development Area
- Secondary Development Area
- Laragh-Glendalough Tourism Corridor Area
- The Tourist Attractions Zone - 'Glendalough'
- Flood Zone A
- Flood Zone B

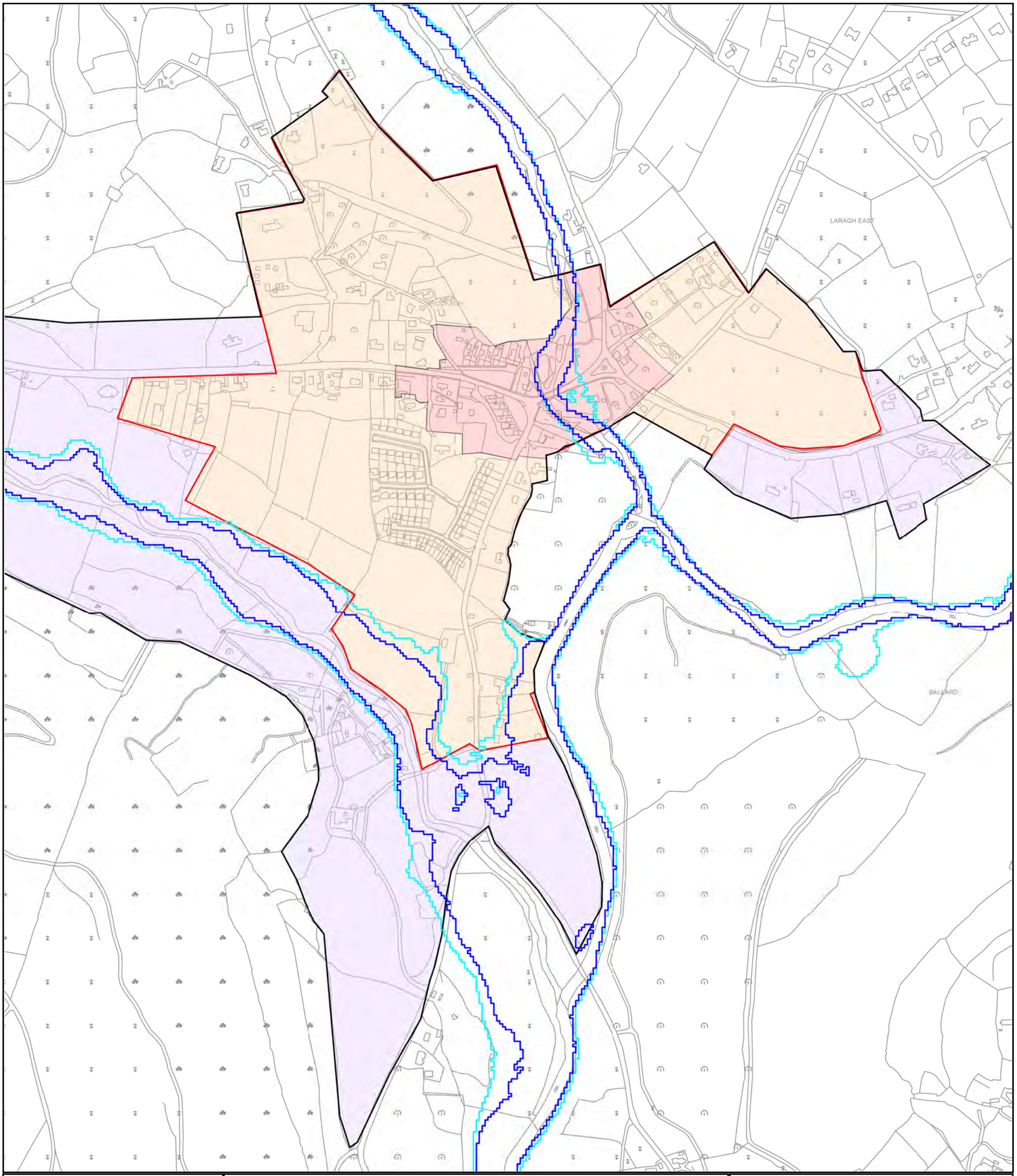
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Laragh - Glendalough Settlement & Tourism Plan
Map No. 14b
Land Use Zoning Objectives

WICKLOW
ENDLESS OPPORTUNITIES

Legend

- Plan Boundary
- Settlement Boundary
- Primary Development Area
- Secondary Development Area
- Laragh-Glendalough Tourism Corridor Area
- The Tourist Attractions Zone - 'Glendalough'
- Flood Zone A
- Flood Zone B

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Addendum 5.7	Record of Protected Structures

Group 1: Submissions related to the published proposed additions, deletions and amendments to the RPS

Topic	ADD 12 Look Out Post & EIRE Sign Bray Head	
ID	**Name**	**Issue raised**
C2-295	**Mark Kopik**	Proposed structure is on private lands. Proposals would result in trespassers and possible accidents and claims given proximity to the steep cliffs. Owners not prepared for public liability claims and maintenance of lands and may sell.
Chief Executive's Response		
Including the EIRE sign and the LOP on the RPS does not confer rights to members of the public to trespass on private lands. Many private homes and structures in private ownership are included on the RPS and the ownership of same is not a valid reason to exclude an important historic structure from the RPS. It is recommended that the structures be added to the RPS as proposed.		
Chief Executive's Recommendations		
Proceed with addition to the RPS without modification		

Topic	ADD 13 Pillar Box, Greystones	
ID	**Name**	**Issue raised**
C2-76	**R. Goodbody**	Fully supports inclusion, add a description dating from 1880.
Chief Executive's Response		
Noted		
Chief Executive's Recommendations		
Proceed with addition to the RPS without modification		

Topic	ADD16 Octagon Viewing Tower, Glen Of the Downs	
ID	**Name**	**Issue raised**
C2-86	**Stephen Butler**	Submission suggests an alternative description of the structure as follows: *Octagonal shaped Tea-Room/Hunting Lodge on picturesque viewing location comprising of kitchen and main room on ground floor and dining room on upper floor, with pointed arched windows on west side constructed from Red-Brick/Rustic Stone in 1766. Upper floor and Roof no longer present. Additional Underground gothic style banqueting room with pointed arched windows on west side added in 1788.*

Chief Executive's Response

As proposed, the description of the entry is as follows:

ADD16 Viewing Tower: *Octagonal shaped, picturesque viewing tower constructed of roughly quarried stone in late 18th century. One large room in interior with pointed arched window openings on west facing wall. Second floor added in 19th century, no roof.*

The submission includes a history of the building to support the suggested revised description. After consulting with Ms Bronagh Lanigan, Conservation Architect who carried out the original appraisal of the building in 2020, the CE is happy that the existing description be altered to allow the more fulsome description as suggested.

Chief Executive's Recommendations

Amend the description of the Proposed Protected Structure ADD-16 as follows :

Octagonal shaped Tea-Room/Hunting Lodge on picturesque viewing location comprising of kitchen and main room on ground floor and dining room on upper floor, with pointed arched windows on west side constructed from Red-Brick/Rustic Stone in 1766. Upper floor and Roof no longer present. Additional Underground gothic style banqueting room with pointed arched windows on west side added in 1788.

Topic	ADD-17 Waters Bridge, Vartry Reservoir, Roundwood	
ID	**Name**	**Issue raised**
C2-76	**R. Goodbody**	It is suggested that the description of Waters Bridge be amended to read 'piers' instead of 'pillars' and 'in the centre of the Lower Reservoir' rather than Vartry Dam; the address should read 'Lower Reservoir' not 'Upper Reservoir'

Chief Executive's Response

Submission noted; it is recommended that description be amended.

Chief Executive's Recommendations

Amend the description as follows:

Wicklow	ADD_17	Three arched bridge	Waters Bridge, Vartry ~~Upper~~ Reservoir, Roundwood	Three arched bridge in the centre of the Lower Vartry Reservoir ~~Vartry dam~~ on the main road (R765). Bridge and ~~pillars~~ piers are constructed from stone.	

Topic	ADD-21Overflow Shaft, Vartry Reservoir, Roundwood	
ID	**Name**	**Issue raised**
C2-76	**R. Goodbody**	It is suggested that the description of ADD 21 be amended, as the structure is an overflow spillway weir, not an overflow shaft.

Chief Executive's Response

Submission noted; it is recommended that description be amended.

Chief Executive's Recommendations

Amend the description as follows:

Wicklow	ADD_21	Overflow ~~Shaft~~ spillway weir	Vartry Lower Reservoir, Roundwood	Overflow ~~Shaft~~ spillway weir	

Topic	B44-G: Post Box Dargle Vale / Waterside, Bray	
ID	**Name**	**Issue raised**
C2-276	**Lewis Feely**	Objects to the wall mounted post box in Bray being added to the RPS. It is put forward that this proposal is inconsistent with other sections of the plan, located within a preferred route corridor boundary for the N11/M11 junction improvement scheme. In addition, it is suggested that construction activities and increase in bus frequency will undermine condition of wall mounted post box.
Chief Executive's Response		
This post box is already listed in the RPS and the amendment proposed simply proposed to flesh out and provide more information about each individual post box. In the design of any road improvements schemes, consideration must be taken of any protected structures or other protective designation along the route, as is normal practice and there are clear guidelines available as to how to treat such features in the design of such projects.		
Chief Executive's Recommendations		
Proceed with amendment to RPS without modification		

Group 2: Submissions relating to existing structures on the RPS that were not the subject of proposal to delete or amend.

Topic	**Reference No. 02-23: Monastery Bridge, Enniskerry**	
ID	**Name**	**Issue raised**
C2-76	**R. Goodbody**	This entry incorrectly refers to 'iron balustrade with granite coping' the balustrade is not iron, but stone. It is suggested description be manned to '*High single arched bridge with balustrade and granite coping'*. Address should also be amended to 'Enniskerry Bridge, Monastery Road'.
Chief Executive's Response		
Submission noted; it is recommended that description be amended.		
Chief Executive's Recommendations		

Amend the description as follows:

03-23	03	Enniskerry Bridge, Monastery Road	Bridge	Knocksink Td	High, single arch bridge with ~~iron~~ balustrade and granite coping.	

Topic	Reference No. 17-01 Glendasan Mines	
ID	**Name**	**Issue raised**
C2-76	**R. Goodbody**	Townlands description is wrong, should be Brockagh and Seven Churches or Camaderry, instead of "Glendasan and Wicklow Gap"

Chief Executive's Response

Submission noted; it is recommended that description be amended.

Chief Executive's Recommendations

Amend the description as follows:

17-01	17	Glendasan Lead Mines	Mines	~~Glendasan and Wicklow Gap Tds~~ Brockagh and Seven Churches / Camaderry Tds	On the slopes of Brockagh and Camaderry Mountains the mines include surviving remains of mine shafts, adits, underground levels, shafts and workings, spoil heaps, settling ponds, water courses, picking floors, cobbled surfaces and buildings, structures including inter alia: crushing mill, water wheel house, ore hopper, blacksmiths forge and buddles.	

Topic	Reference No. 23-07 Derrybawn Bridge	
ID	**Name**	**Issue raised**
C2-76	**R. Goodbody**	Description wrong, there are no decorated stones on the bridge; built 1802 not 18th century. Suggest description be amended to read '*three-arch bridge, said to have stones from the churches at Glendalough built into it*'.

Chief Executive's Response

Submission noted; it is recommended that description be amended.

Chief Executive's Recommendations

Amend the description as follows:

23-07	23	Derrybawn Bridge	Bridge	Brockagh and Derrybawn Tds	Three-arch, ~~18 Century~~ bridge ~~which has decorated stones from the Seven Churches built into it~~. likely built in 1802; said to have stones from the churches at Glendalough built into it'	

Topic	Reference No. 23-08 Derrybawn House, Laragh	
ID	**Name**	**Issue raised**
C2-76	**R. Goodbody**	Description of Derrybawn House has no mention of the outbuildings, which would have been in integral part of the propriety. They are included in the NIAH description. Suggest description of 23-08 be amended to read "*..including a range of outbuildings to the north, adjacent to the Green Road*"

Chief Executive's Response

Submission noted; it is recommended that description be amended.

Chief Executive's Recommendations

Amend the description as follows:

23-08	23	Derrybawn House	Country House	Derrybawn Td	Early-19th Century house of three bays and two storeys with a long garden front of five bays, of coursed-rubble granite with brick dressings, wide eaves and low- pitched, hipped roof, *including a range of outbuildings to the north, adjacent to the Green Road"*	

Topic	Reference No. 23-11 Glendalough Mines	
ID	**Name**	**Issue raised**
C2-76	**R. Goodbody**	The entry for Glendalough Mines includes the mines themselves and associated features along with the reservoir dam. This excludes the remnants of buildings and machinery, which form an integral and important part of the mining heritage. Suggest description should be amended to include "*settling ponds, watercourses, ,picking floors, cobbled surfaces and buildings including inter alia crushing mill, ore hopper and machinery*"

Chief Executive's Response

Submission noted; it is recommended that description be amended

Chief Executive's Recommendations

Amend the description as follows:

23-11	23	Glendalough Mines	Mines	Lugduff Td /Seven Churches Td	Former lead mines at the Upper Lake and Van Diemens Land, including surviving remains of mine shafts, underground levels, adits, shafts and workings, spoil heaps, settling ponds, reservoir dam., *watercourses, picking floors, cobbled surfaces and buildings including inter alia crushing mill, ore hopper and machinery*	

Group 3: Submissions relating to proposals for further additions to the RPS

Topic	**Suggested New Protected Structures**	
ID	**Name**	**Issue raised**
C2-163	**Anne Keatings**	Suggested that 'Dr. Ryan's house' be added to the RPS.
C2-126	**Wicklow Tidy Towns**	It is suggested that 5 post boxes (details provided in submission) in Wicklow Town be added to the RPS.
C2-76	**R. Goodbody**	Following structures are suggested for addition to the RPS: 1. Old Bridge at Lower Vartry Reservoir The old bridge that carried the R765 still exists beneath the waters of the lower reservoir, immediately south of Waters Bridge. It appears to be C18th, if not older. 2. Bridge that spans the spillway weir at Vartry Reservoir 3. Mining company school Glendalough
Chief Executive's Response		
At this stage in the Development Plan process Section 12 of the Planning and Development Act does not allow for an adequate timeframe to propose any new additions or deletions to the RPS. Only amendments to the existing or proposed protected structures within the Draft Plan can be considered. All suggestions will be considered when the next review of the RPS commences. The suggestions regarding the post boxes in Wicklow Town can be considered in the preparation of the next Wicklow Town-Rathnew LAP. With regard to C2-163 inadequate details have been submitted to identify exact location of proposed protected structure; however it is thought that the submission refers to Kindlestown House in Delgany, which is already on the list of protected structures.		
Chief Executive's Recommendations		
No change		

Addendum 5.8	Tree Preservation Orders - Report under Section 205 (5) of the Planning & Development Act

Submissions relating to proposed new, proposed deleted and proposed amended TPOs as published 04 June 2021

District	Bray MD	
ID	**Name**	**Summary of issues raised**
C2-59 **https://consult.wicklow.ie/en/submission/ww-c2-59**	**REGO Consultancy Ltd**	Submission regarding proposed amendments to existing **TPO B5** at Charnwood Estate. The proposed amendment is as follows: Add to description *'Row of mature oak and beech trees along the western boundary of Charnwood Estate; stand alone mature oak in open area to west of Charnwood, to east of Swan River valley woodlands'* It is put forward that: - This is a particularly poor belt of trees; the area is dominated by a small number of oak that exist in conjunction with limited and variable extent of natural regeneration including sycamore and ash beneath - The oak are visibly in poor condition with the majority being subject to chronic decline and / or mechanical failure. The extent and nature of decline and deterioration is irreversible and the trees cannot be regarded as sustainable over time; - Such trees would not be regarded as being suitable for retention within a developed context, or in any zone where elevated degrees of occupation and use are envisaged - The entire line should be regarded as of dubious retention merit. (The submission also raises issues with regard to the management of the woodlands to the east of the Swan River valley).

Chief Executive's Response

All of the trees / groups of trees that are proposed for new / amended TPOs have been professionally evaluated by a qualified arborist contracted by the Local Authority (Mr. Michael Garry, BSc. *Arb*. Dip *Arb M.ArborA,* Pgrad *Ecology* (UCC), of ArborCare (Ltd) Professional Consulting Tree Service).

The row of trees at Charnwood were evaluated in late 2019 / early 2020, and on foot of rigorous assessment, were recommended for specific inclusion in the existing TPO affecting trees in this area.

Further assessment has been undertaken, including further site inspection, and an assessment in accordance with appropriate methodology. This fresh assessment, taking into consideration the issues raised by the landowner, has re-affirmed the professional assessment that this row of oak trees meets the criteria for protection through TPO. It is found that these trees are large mature/veteran oaks with a high ecological value; and that due to their size and location they also have a significant amenity value.

While it is accepted that there are dead/broken limbs within the upper canopies of the trees, this does not mean the entire tree is a hazard and or is failing. Appropriate remedial works will have to be undertaken to remove all the foreseeable hazards contained within the trees, as part of a routine management the tree owner has a duty of care to have these trees annually inspected regardless of a TPO being placed on these trees or not.

Chief Executive's Recommendations

Proceed with making TPO

District	Wicklow MD	
ID	**Name**	**Summary of issues raised**
C2-61 https://consult.wicklow.ie/en/submission/ww-c2-61	**Noel Heatley**	Owns part of lands at Burkeen Woods and Glebe on which TPO is proposed. In favour of retaining the trees but has concerns regarding not being able to remove potentially dangerous branches from some trees in Autumn.
C2-51 https://consult.wicklow.ie/en/submission/ww-c2-51	**Deirdre Thompson**	Support for proposed TPO at Burkeen.
Chief Executive's Response		
Section 205 of the Planning and Development Act states the following: *(11) Without prejudice to any other exemption for which provision may be made by an order under this section, no such order shall apply to the cutting down, topping or lopping of trees which are dying or dead or have become dangerous, or the cutting down, topping or lopping of any trees in compliance with any obligation imposed by or under any enactment or so far as may be necessary for the prevention or abatement of a nuisance or hazard.* This addresses the concerns of the landowner in his submission.		
Chief Executive's Recommendations		
Proceed with making TPO		

District	Arklow MD	
ID	**Name**	**Summary of issues raised**
C2-142 **https://consult.wicklow.ie/en/submission/ww-c2-142**	**Rathdrum Development Association**	No difficulty with proposal for TPO at Parnell Park but request autonomy for treatment/maintenance of trees by the volunteer committee in case of emergency tree felling requirement

Chief Executive's Response

Section 205 of the Planning and Development Act states the following:

(11) Without prejudice to any other exemption for which provision may be made by an order under this section, no such order shall apply to the cutting down, topping or lopping of trees which are dying or dead or have become dangerous, or the cutting down, topping or lopping of any trees in compliance with any obligation imposed by or under any enactment or so far as may be necessary for the prevention or abatement of a nuisance or hazard.

This addresses the concerns of the community group submission.

Chief Executive's Recommendations

Proceed with making TPO