

PART 5 Roundwood Specific Objectives

5.1 Settlement Profile

Roundwood is situated on the eastern side of Co. Wicklow, on the eastern foothills of the Wicklow Mountains; it is located west of the N11 route on the R755 Regional Road, approximately 13km west of Ashford, 10km from Newtownmountkennedy, approximately 9km north of Laragh and 20km south of Bray. Roundwood adjoins the Vartry Reservoir and along with Laragh, serves as a principal gateway to the Wicklow Uplands. Roundwood is a service centre for the surrounding rural area and provides a good range of services and facilities including national school, Garda station, community centre, post office, health clinic, sporting grounds, churches and a number of shops and public houses / restaurants / takeaways.

The urban form of Roundwood is linear with the existing town centre along both sides of the R755 with the majority of houses being concentrated to the northwest of the settlement. This can largely be attributed to the construction of County Council developments in the 1970s in this area. There are a number of well-established, medium density housing developments situated to the west of the Main Street, while a number of private houses have been constructed to the north and south of the settlement. The former Vartry Golf course and Roundwood Park Demesne form a natural boundary to the south of the settlement.

Roundwood dates back to 1250, but at the time it was known as Leitrim. It did not acquire the name of Roundwood until 1713. In 1837 there were only nineteen houses in Roundwood. Subsequent to this Roundwood experienced increased growth, once the road was changed and the artificial reservoir was constructed in the bed of the Vartry River. The first National School in Roundwood opened in 1862 at Oldtown. The school then moved to the premises on the Main Street in 1923 and then to the former Fair Green in 1984. The new Saint Laurence's National School is located in Togher More near the main street. The Catholic Church was built in 1871 and is a very fine example of gothic revival architecture.

Roundwood is generally regarded as being one of the highest villages in Ireland at approximately 230m above sea level and is situated in an attractive setting with views of the Vartry Reservoir and surrounding mountainous landscape. The settlement slopes gently towards the reservoir while the gradient to the west of the main street is steeper. The original Vartry Scheme, including the Lower Reservoir, the Water Treatment Works, and tunnel to Callowhill and pipes to Dublin, was constructed from 1862 to 1868. The Upper Reservoir was only commenced in 1908 but due to contractual difficulties and the outbreak of World War I was not completed until 1923.

The Vartry Reservoirs are owned and managed by Dublin City Council/Irish Water for the provision of potable water to South Dublin and North Wicklow. As well as their scenic beauty the Vartry Reservoirs have an interesting cultural, historical and functional value and are an important recreational resource for locals and visitors to the area. The Vartry Reservoir loop walks were completed in June 2018 and form part of a network of almost 20km of walks available in the area.

Very limited lands within the plan boundary have been identified by the OPW's Preliminary Flood Risk Assessment or by the Planning Authority at this strategic stage as being within at risk of flooding, i.e. in Flood Zone A or B. Most lands are within Flood Zone C with a low probability of flooding.

5.2 Key Infrastructure

Water Supply: Roundwood is 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. No new development shall be permitted unless there is adequate capacity in the water supply system.

Waste Water Treatment: The existing wastewater plant in Roundwood has a capacity of 1,600pe (population equivalents) and a 2022 loading of c. 1,150pe. The spare capacity is likely to be sufficient to accommodate the moderate growth target in this plan.

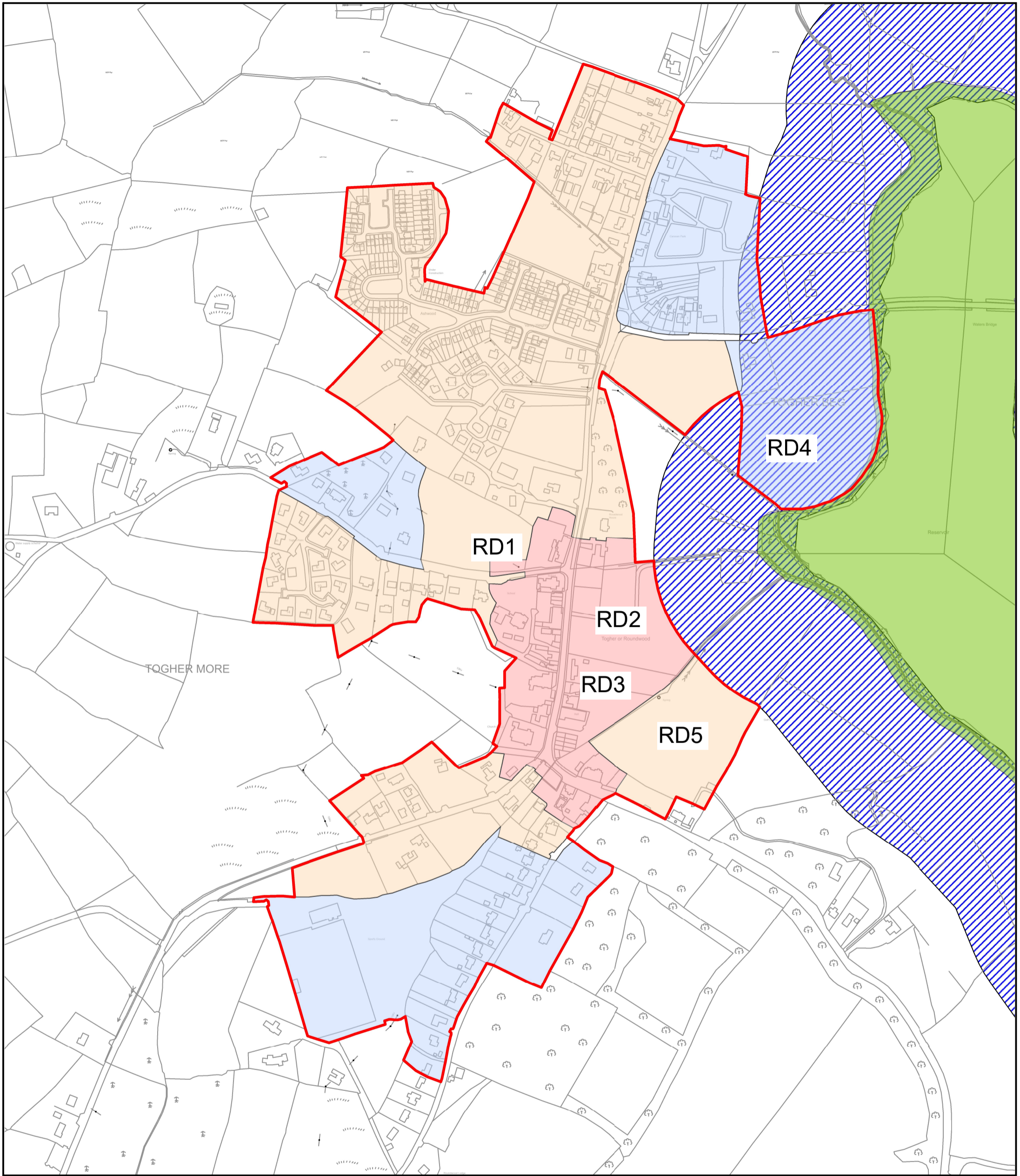
Roads: Roundwood is principally situated around the pole defined by Regional Road R755 (Bray/Laragh Road) and Local Road L1059 (Lough Dan Road), and the junction of R755 and R764 (Ashford Road) to the south of the settlement. Traffic flows well through the town, apart from limited congestion caused by on-street parking and school traffic (at the junction with L1059). The R765 (Newtownmountkenedy Road) and R764 are very narrow in places and lack pedestrian links between the town centre and reservoir loop walk. Public transport is available in the town in the form of a local link bus service to Glendalough and Wicklow Town and a private bus service from Dublin to Glendalough. Due to the limited nature of these services, the majority of journeys for work / secondary school are by private car. There is a need to improve the permeability of the existing and emerging settlement by the provision of pedestrian and cycling links throughout the town, and in particular pedestrian links between the town centre and all residential lands, and links to amenity routes.

5.3 Roundwood Specific Development Objectives

These objectives should be read in conjunction Part 1 of this Volume 'Introduction to Level 6 Small Town Plans'.

1. Improve and provide roads, footpaths and cycleways where required and at the following locations:
 - along the L-5059 between the town centre and St. Laurence O'Toole National School;
 - along L5077 from junction with R764 to the old schoolhouse;
 - at the junction of R764 /R755; and
 - along the R764 from Kavanagh's Vartry House to Roundwood Park gates.
2. To facilitate the provision of pedestrian and cycling linkages within and between existing and new housing/mixed use development throughout the settlement and from the town centre to the Vartry looped walks.
3. Due to the inherent risk of leakage from waste-water pumping chambers or treatment plants, these installations and any other development that would have a significant risk to the Vartry reservoir will not be permitted within 200m of the reservoir shore.
4. All development proposals shall appropriately address the protection of waterways connected to the Vartry Reservoir, which is designated a proposed Natural Heritage Area (pNHA) and is hydrologically linked to protected European Sites (SAC / SPA) downstream.
5. To maintain views eastwards from the main street of the Vartry Reservoir; development proposals for lands between the main street and the reservoir shall be designed to maintain views following evaluation and agreement of principal vistas.
6. To protect established trees and boundaries within the area.
7. To promote the renewal and regeneration of the town centre.
8. To provide for additional car parking and a set-down area, on the lands across the road from the school identified as **RD1** on Map No. 1.

9. To provide for a town centre extension and a 'village green' on the lands identified as **RD2** on Map No. 1 in accordance with the following criteria:
 - A minimum of 500sqm of commercial floor space shall be provided, particularly in the form of new street / village green facing ground floor retail / retail services / professional service uses.
 - A 'village green' with a minimum width of 15m with hard and soft landscaping, located between the nearer edge of the footpath of the main street to the eastern edge of the plan boundary at the reservoir buffer. No more than 50% of the lands within the objective boundary shall be developed prior to the provision of the 'village green'.
 - Vehicular/pedestrian/cycle access/links from the main street to the primary development lands to the south (**RD3**).
10. On the lands identified as **RD3** on Map 1, to ensure that any development proposals allow for future connectivity to the lands to the north (**RD2**) and to the south.
11. On the lands identified as **RD4** west of the Waters Bridge on Map 1 (tertiary zone) to provide for tourism use and two family dwellings only (on a maximum area of 1.5 acres), strictly on the basis of the connection of any development to mains water and wastewater services, and no adverse impacts arising on the proximate Vartry Reservoir.
12. On lands identified as **RD5** on Map 1, ensure any development proposals allow for future connectivity to the lands to the north identified as **RD3**.




Roundwood Town Plan

Map No. 1

Land Use Zoning Objectives



Legend

-  Settlement Boundary
-  Primary Development Area
-  Secondary Development Area
-  Tertiary Development Area
-  200m Buffer from Reservoir
-  Proposed Natural Heritage Area (pNHA)

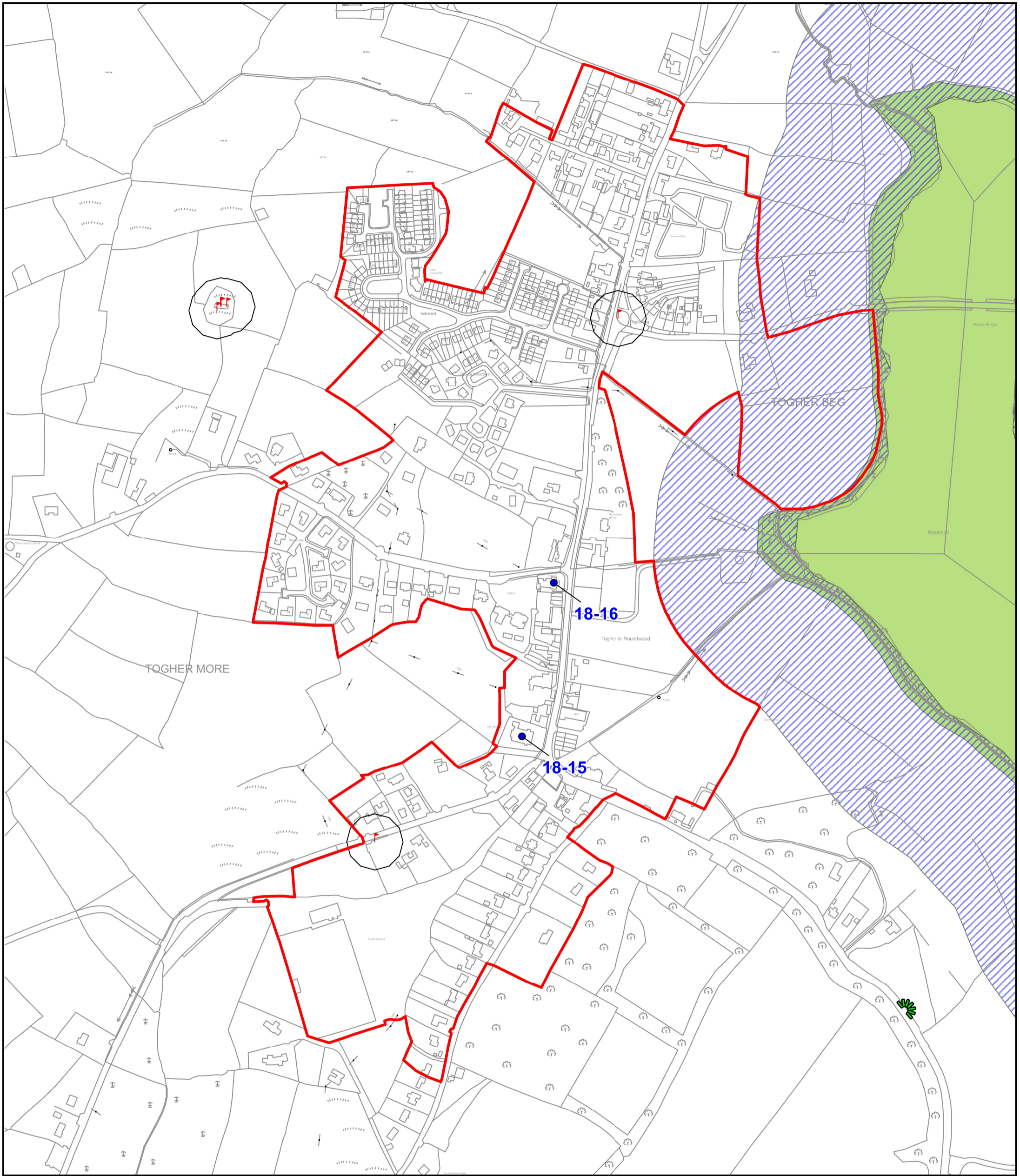
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Roundwood Town Plan


Map No. 2

Heritage Objectives



Legend

-  Settlement Boundary
-  Protected Structure
-  National Monuments
-  View
-  200m Buffer from Reservoir

 Proposed Natural Heritage Area (pNHA)

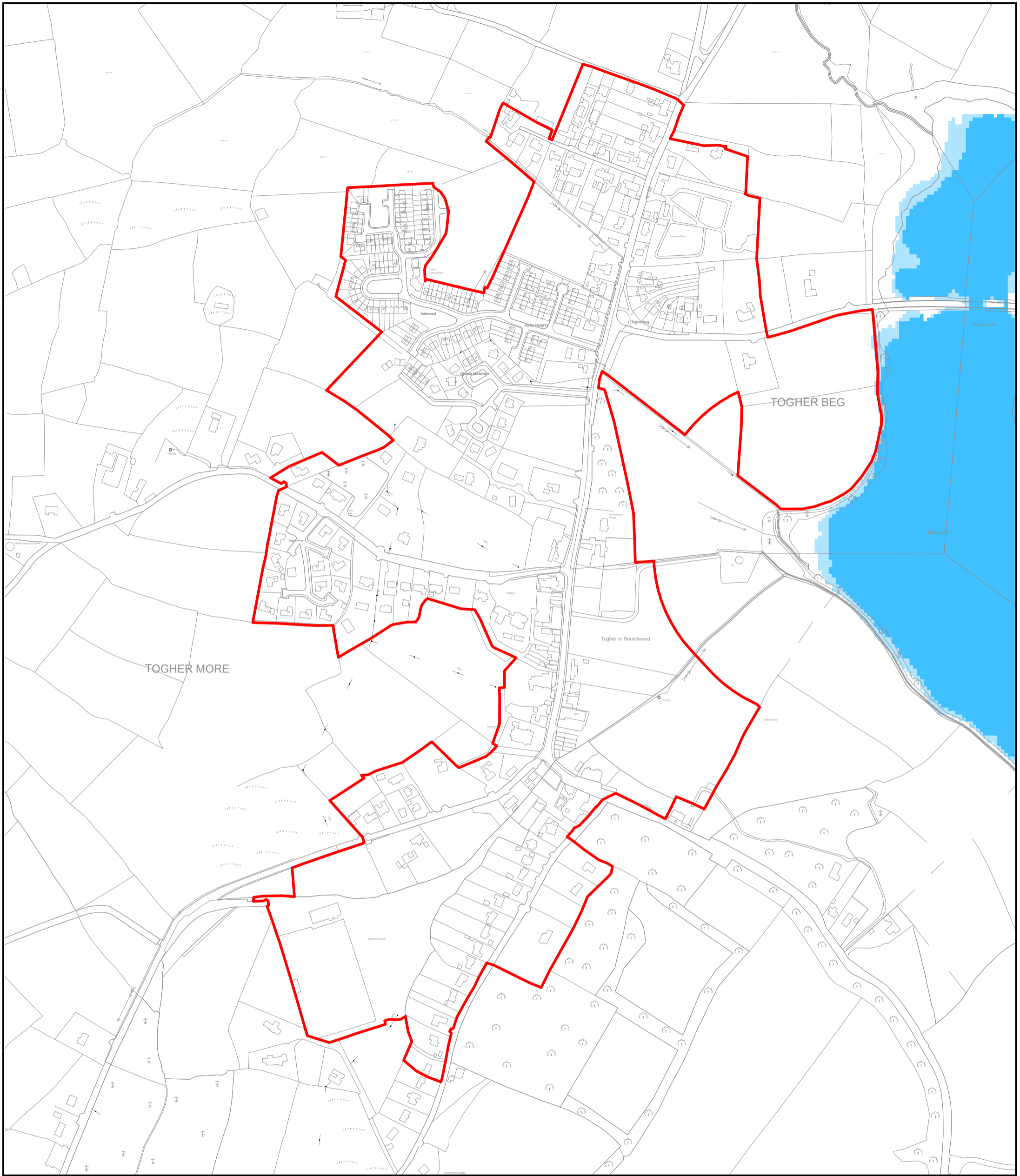
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Roundwood Town Plan

Map No. 3

Indicative Flood Zones



Legend

-  Flood Zone A: High probability of flooding
Where the probability of flooding from rivers and the sea is highest (greater than 1% or 1 in 100 for river flooding or 0.5% or 1 in 200 for coastal flooding)
-  Flood Zone B: Moderate probability of flooding
Where the probability of flooding from rivers and the sea is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding and between 0.1% or 1 in 1000 year and 0.5% or 1 in 200 for coastal flooding)
-  Settlement Boundary

Disclaimer
These Indicative Flood Zones were based on information available at the time of drafting and amending this plan. Any new data and analysis carried out after this date has not been integrated into this map but should be used in conjunction with this map for development proposals. All information may be substantially altered in light of future data and analysis.

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