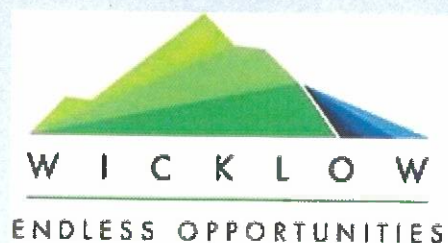


Wicklow County Development Plan 2021-2027

Proposed Amendments to the draft County Development Plan

May 2021



VOLUME 1 – WRITTEN STATEMENT

Chapter 1	Introduction & Strategic Context	Amendment No.	Page
1.3	Cllr Edward Timmins	1	

Chapter 2	Overall Strategy		
2.1	Cllr. Edward Timmins	2	
2.1.2	Cllr Dermot O'Brien	3	
2.2.1.3	Cllr L Scott	4	
2.2.2	Cllr Dermot O'Brien	5	
2.3.1	Cllr. Edward Timmins	6	
2.4.3	Cllr Dermot O'Brien	7	

Chapter 3	Core Strategy		
3.3 Table	Cllr John Mullen	8	
3.5			
3.4	Cllr Derek Mitchell	9	
3.4	Cllr John Mullen	10	
3.5	Cllr John Mullen	11	
3.6	Cllr John Mullen	12	
3.6	Cllr. Edward Timmins	13	
3.7	Cllr. Edward Timmins	14	
3.7	Cllr. Edward Timmins	15	

Chapter 4	Settlement Strategy		
4.0	Cllr. Edward Timmins	16	
4.2	Cllr Sylvester Bourke	17	
4.2	Cllr Sylvester Bourke	18	
4.2	Cllr Sylvester Bourke	19	
4.2	Cllr V Blake	20	
4.2	Cllr. Shay Cullen	21	
4.2	Cllr. Patsy Glennon	22	
4.2	Cllr. Edward Timmins	23	
4.2	Cllr. Edward Timmins	24	
4.2	Cllr. Edward Timmins	25	
4.2	Cllr. Edward Timmins	26	
4.2	Cllr. Edward Timmins	27	
4.2	Cllr. Edward Timmins	28	
4.2	Cllr. Edward Timmins	29	
4.2	Cllr Gerry Walsh	30	
4.3	Cllr Sylvester Bourke	31	

Chapter 5	Town & Village Centres - Placemaking & Regeneration		
5.6	Cllr. R. O'Connor	32	
5.6	Cllr. P. Leonard	33	
5.6	Cllr. Edward Timmins	34	
5.6	Cllr. Edward Timmins	35	
5.6	Cllr. Edward Timmins	36	

Chapter 6	Housing		
6.0	Cllr. Edward Timmins	37	
6.0	Cllr. Edward Timmins	38	
6.2	Cllr. Edward Timmins	39	
6.3.9	Cllr Grace McManus	40	
6.4	Cllr. Shay Cullen	41	
6.4	Cllr. Shay Cullen	42	
6.4	Cllr. Shay Cullen	43	
6.4	Cllr. Edward Timmins	44	
6.4	Cllr. Edward Timmins	45	
6.4	Cllr. Edward Timmins	46	
6.4	Cllr Grace McManus	47	

Chapter 7	Community Development		
7.2	Cllr. P. Leonard	48	

7.4	Cllr. M. Corrigan	49	
7.4	Cllr. P. Leonard	50	
7.4	Cllr. P. Leonard	51	
7.4	Cllr. P. Leonard	52	
7.4	Cllr. P. Leonard	53	
7.4	Cllr. P. Leonard	54	
7.4	Cllr. P. Leonard	55	
7.4	Cllr. Dermot O'Brien	56	
7.5	Cllr. Dermot O'Brien	57	

Chapter 8	Built Heritage		
8.5	Cllr. Edward Timmins	88	

Chapter 9	Economic Development		
9.1.1	Cllr. Derek Mitchell	59	
9.3	Cllr. Grace McManus	60	
9.3	Cllr. Edward Timmins	61	
9.5	Cllr. M. Corrigan	62	
9.5	Cllr. P. Leonard	63	
9.5	Cllr. Derek Mitchell	64	
9.5	Cllr. Edward Timmins	65	
9.5	Cllr. Edward Timmins	68	
9.5	Cllr. Edward Timmins	66	
9.5	Cllr. Edward Timmins	67	
9.6	Cllr. A. Cronin	68	
9.6	Cllr. P. Leonard	68	
9.6	Cllr. P. Leonard	69	

Chapter 10	Retail		

Chapter 11	Tourism & Recreation		
11.0	Cllr. Edward Timmins	70	
11.1.4	Cllr. John Mullen	71	
11.1.4	Cllr. Edward Timmins	72	
11.2	Cllr. John Mullen	73	
11.2	Cllr. Edward Timmins	74	
11.3	Cllr. A. Cronin	75	
11.3	Cllr. M. Corrigan	76	
11.3	Cllr. M. Corrigan	77	
11.3	Cllr. Shay Cullen	78	
11.3	Cllr. Shay Cullen	79	
11.3	Cllr. Edward Timmins	80	

11.3	Cllr. Edward Timmins	81	
11.3	Cllr Mary Kavanagh	82	
11.3	Cllr John Mullen	82	
11.3	Cllr. P. Leonard	84	

Chapter 12	Sustainable Transportation		
12.3	Cllr. Shay Cullen	85	
12.8	Cllr Mary Kavanagh	86	
12.8	Cllr. Edward Timmins	87	
12.8	Cllr. Edward Timmins	88	
12.8	Cllr. Edward Timmins	89	
12.8	Cllr. Edward Timmins	90	

Chapter 13	Water Services		
13.2	Cllr. Edward Timmins	91	
13.2	Cllr. Edward Timmins	92	
13.2	Cllr. Edward Timmins	93	

Chapter 18	Green Infrastructure		
18.6	Cllr. R. O'Connor	94	
18.6	Cllr. P. Leonard	95	

Chapter 19	Marine Spatial Planning & Coastal Zone Management		
19.4	Cllr. P. Leonard	96	
19.4	Cllr. P. Leonard	97	

VOLUME 2 – PLANS

Level 4	Baltinglass		
Land use zoning map	Cllr. Edward Timmins	98	
Land use zoning map	Cllr. Edward Timmins	99	
2.7	Cllr. Edward Timmins	100	
2.7	Cllr. Edward Timmins	101	

Level 4	Newtownmountkennedy		
3.3	Cllr Gerry Walsh	102	
Map 1: Land Use Zoning	Cllr. Shay Cullen	103	

Objectives			
Map 1: Land Use Zoning Objectives	Cllr. Shay Cullen	104	

Level 4	Rathdrum		
4.3	Cllr Sylvester Bourke	105	
4.4	Cllr Sylvester Bourke	106	
4.9	Cllr Sylvester Bourke	107	

Level 5	Ashford		
2.7	Cllr. Shay Cullen	108	
Map 1: Land Use Zoning Objectives	Cllr. Gail Dunne	109	

Level 5	Aughrim		
3.3	Cllr Sylvester Bourke	110	

Level 5	Dunlavin		
Map 1 Land use zoning objectives	Cllr. A. Cronin	111	

Level 5	Tinahely		
6.3	Cllr V Blake	112	

Level 6	Intro to Level 6		
1.2.1	Cllr Derek Mitchell	113	

Level 6	Roundwood		
5.3	Cllr. Shay Cullen	114	

Level 6	Shillelagh		
6.3	Cllr V Blake	115	
6.3	Cllr V Blake	116	

Chapter 1 Introduction & Strategic Context	Proposed Amendment No. /
---	---------------------------------

Proposed	Cllr. Edward Timmins
Seconded	Cllr. Vincent Blake

Section 1.3 Strategic Context

To include an additional text as follows:

New text in **red** and deleted text in **blue-strikethrough**

1.3.X Our Rural Future: Rural Development Policy 2021-2025

Rural Ireland has benefited from unprecedented investment in recent years. This investment has included funding for town and village regeneration, investment in depopulated areas, improvements in regional and local road infrastructure, expanded rural transport services, funding for tourism, culture and heritage projects, and flood relief measures, amongst other thematic areas. The investment has supported job creation, community participation, and has contributed to an improved quality of life for those living in rural areas.

The NDP established a Rural Regeneration and Development Fund (RRDF) with a commitment to providing an additional €1 billion over the period 2019 to 2027 to support rural development. The Fund supports co-ordinated, collaborative and integrated projects involving Government Departments, State agencies, Local Authorities, other public bodies, communities and, where appropriate, philanthropic funders and/or the private sector, to bring about the transformative regeneration of towns and villages with a population of less than 10,000, and outlying areas. Rural areas will also benefit from other NDP expenditure, including investment in broadband connectivity, agriculture, transport infrastructure, tourism, employment, the Gaeltacht and the islands.'

Policies in this county development plan need to reflect this most recent Government publication regarding Rural Ireland.

Reason	The proposed plan is driven by out of date guidelines over three years old. This represents very recent Government strategy .
---------------	---

CE Initial Response

The CE notes that the Draft Plan has been prepared having regard to current Government policy. The National Planning Framework is a 20 year framework which was only published in 2018.

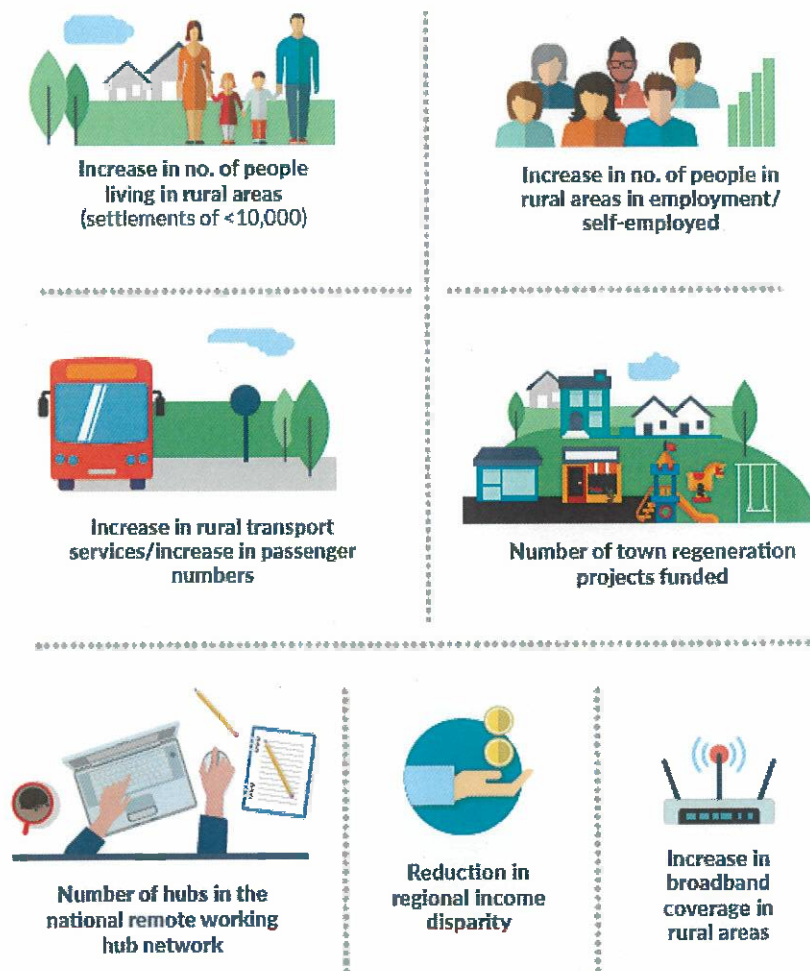
The CE has no objection to making reference to the Rural Development Policy 2021 – 2025 but would suggest the following wording:

1.3.X Our Rural Future: Rural Development Policy 2021-2025

Our Rural Future provides a framework for the development of rural Ireland over the next five years. The Framework acknowledges that the country is heading into an era of unprecedented change as we recover from the impact of COVID-19, as we adapt to new ways of working, as the impact of Brexit presents itself and as we transition to a climate-neutral society. This change is considered a significant opportunity for rural areas. *Our Rural Future* focuses on the following thematic objectives:

- Optimising the opportunities for rural communities from high speed broadband.
- Supporting improved quality employment and career opportunities in rural areas.
- Assisting the regeneration, repopulation and development of rural towns and villages.
- Enhancing the participation, leadership and resilience of rural communities.
- Enhancing public services in rural areas.
- Supporting a Just Transition to a climate neutral economy.
- Supporting the sustainability of Agriculture, the Marine and Forestry.
- Supporting the sustainability of our island and coastal communities.
- Nurturing our culture and heritage.

The Framework identifies a number of key deliverables under headings including remote working, revitalising rural town and villages, unique tourism, culture & heritage, agriculture, the marine & forestry, transitioning to a climate neutral economy. High level goals are identified as set out in the infographic below.



Chapter 2 Overall Strategy	Proposed Amendment No. 2
---------------------------------------	---------------------------------

Proposed	Cllr. Edward Timmins
Seconded	Cllr. Vincent Blake

Section 2.1 Healthy Placemaking

To include an additional text as follows:

New text in **red** and deleted text in **blue strikethrough**

2.1.X Our Rural Future, Rural Development Policy 2021-2025

Rural Living

Actions

90. Update the Rural Housing Guidelines for planning authorities, to address rural housing in a broader rural development and settlement context.

93. Work with An Post to identify the scope to channel additional services through the post office network.

Key Deliverables

- Develop a pilot scheme to support the use of rural pubs as community spaces and hubs for local services.
- Increase the capacity for remote and blended learning to enable young people, in particular, in rural areas to access further and higher education courses through online learning while living in their local communities.
- Provide investment for multipurpose spaces in the community (e.g. community centres, libraries, and sports clubs) for a variety of activities, including leisure, community, cultural and services provision. Provide improved rural public transport services and pilot new transport initiatives to enhance the quality of life for people in rural areas.
- Deliver expanded Local Link services through the NTA's Connecting Ireland, Rural Mobility Plan.
- Ensure that all public transport services in rural and regional areas are accessible to persons with disabilities and reduced mobility.
- Through the Healthy Ireland programme, support improved health and wellbeing of rural communities in collaboration with Local Authorities and local stakeholders and partners.
- Invest in high-quality walking and cycling infrastructure specifically targeted at towns and villages across the country.
- Invest in the local and regional road network to maintain roads to a proper standard and improve regional accessibility.
- Increase investment in the repair of non-public roads through the Local Improvement Scheme.
- Increase the number of places on the Rural Social Scheme, TÚS and Community Employment Schemes to support rural communities. Develop an effective rural proofing model to ensure the needs of rural communities are considered in the development of Government policies.
- Review and enhance the effectiveness and availability of community alert and property-marking schemes in partnership with rural stakeholders to combat rural crime.

Policy Measures

- Implement a €70 million Transitional LEADER Programme for community led rural development for the period 2021-2022, and develop and deliver a new LEADER programme to commence in 2023, in line with the next EU funding framework.
- Develop a subsidised Local Area Hackney Scheme, in designated areas of rural Ireland, which are too small or remote to support a full-time taxi or hackney service.

Reason	The proposed plan is driven by out of date guidelines over three years old. This represents very recent Government strategy.
---------------	--

CE Initial Response

The CE does not support this proposal as it involves copying and pasting large tracts of a national policy document into the county development plan.

The CE respectfully requests that the Members consider the following wording as an alternative:

2.1.X Our Rural Future, Rural Development Policy 2021-2025

Our Rural Future provides an overarching framework to inform healthy placemaking in rural area. The Framework recognises that the COVID-19 crisis has highlighted the centrality of people and rural places which can play an important role in the post-COVID recovery. Many of the positive aspects of rural living have been highlighted, including the availability of high quality local produce and access to a wealth of outdoor amenities which contribute to health and wellbeing. The Framework identifies a number of key deliverables relating to healthy placemaking including:

- Through the Healthy Ireland programme, support improved health and wellbeing of rural communities in collaboration with Local Authorities and local stakeholders and partners.
- Invest in high-quality walking and cycling infrastructure specifically targeted at towns and villages across the country.
- Increase the number of places on the Rural Social Scheme, TÚS and Community Employment Schemes to support rural communities. Develop an effective rural proofing model to ensure the needs of rural communities are considered in the development of Government policies.

Chapter 2 Overall Strategy	Proposed Amendment No. 3
-------------------------------	--------------------------

Proposed	ClIr Dermot O'Brien
Seconded	ClIr Grace McManus

Section 2.1.2 Integration of Healthy Placemaking considerations into the County Development Plan

To add new text to table as follows:

New text in **red** and deleted text in **blue strikethrough**

Sustainable Communities	Facilitate improved access to employment, services and amenities, such as education, healthcare, shops, parks, leisure and social interactions. Encourage a broad range of activities and services that will serve all people of ages, abilities and backgrounds. Pursue placemaking improvements that will generate economic confidence and in turn make settlements more attractive to employers and a skilled workforce. Support and facilitate Community engagement in healthy placemaking in recognition of the value of members of the community in terms of their contribution as partners in placemaking. All members of a community young and old are a valuable resource as experts of their own area, as stakeholders for positive change and as custodians of the outcomes.
--------------------------------	--

Reason	International best practice principles for placemaking identifies "the community is the expert" as a start point for pursuing placemaking initiatives. <i>Project for Public Spaces</i> has this as the first of their 11 principles for placemaking.
---------------	--

CE initial response

The CE has no objection to the proposed

Chapter 2 Overall Strategy	Proposed Amendment No. 4
---------------------------------------	---------------------------------

Proposed	Cllr. Lourda Scott (on behalf of the Climate SPC)
Seconded	Cllr. Jodie Neary

Section 2.2.1.3 National Climate Policy & Legislation

To include an additional text as follows:

New text in **red** and deleted text in **blue-strikethrough**

After section on 'National Adaptation Framework 2018' add new subsection as follows:

Climate Action Plan 2019

The Climate Action Plan is a statement of Government policies relevant to decarbonisation and adapting to a changing climate, with 183 specific actions over 12 Government sectors and charts an ambitious course towards de-carbonisation.

The Plan identifies how Ireland will achieve its 2030 targets for carbon emissions and puts Ireland on a trajectory to achieve net zero carbon emissions by 2050 and also reiterates Ireland's commitment to the UN Sustainable Development Goals.

This Plan sets out a commitment to drive the achievement of the following aims:

- 70% of the Country's electricity needs will come from renewable sources by 2030;
- Accelerate the take up of EV cars and vans so that we reach 100% of all new cars and vans as EVs by 2030. This will mean achieving a target of 950,000 EVs on the road by 2030 and approximately one third of all vehicles sold during the decade will be Battery Electric Vehicle (BEV) or Plug-in Hybrid Electric Vehicle (PHEV);
- Make growth less transport intensive through better planning, remote home-working and modal shift to public transport;
- Increase the renewable biofuel content of motor fuels;
- Set targets for the conversion of public transport fleets to zero carbon alternatives.

Under the Climate Action Plan there are three actions that are allocated to local authorities as follows:

Action 64	Introduce minimum BER standards in the Local Authority social housing stock as part of retrofit works being carried out on older stock or refurbishment of vacant dwellings.
Action 65	Develop and establish a climate-action toolkit and audit framework for Local Authority development planning to drive the adoption of stronger climate action policies in relation to the patterns and forms of future development.
Action 66	Roadmap to develop supply chain to support the phase out of fossil fuel boilers in new dwellings.

Climate Action & Low Carbon Development (Amendment) Bill 2021

The Climate Action and Low Carbon Development (Amendment) Bill 2021 will support Ireland's transition to Net Zero and achieve a climate neutral economy by no later than 2050. It will establish a legally binding framework with clear targets and commitments set in law, and ensure the necessary structures and processes are embedded on a statutory basis to ensure we achieve our national, EU and international climate goals and obligations in the near and long term.

The Bill includes the following key elements:

- Places on a statutory basis a 'national climate objective', which commits to pursue and achieve no later than 2050, the transition to a climate resilient, biodiversity-rich, environmentally-sustainable and climate-neutral economy
- Embeds the process of carbon budgeting into law, Government are required to adopt a series of economy-wide five-year carbon budgets, including sectoral targets for each relevant sector, on a rolling 15-year basis, starting in 2021
- Actions for each sector will be detailed in the Climate Action Plan, updated annually
- A National Long Term Climate Action Strategy will be prepared every five years
- Government Ministers will be responsible for achieving the legally-binding targets for their own sectoral area with each Minister accounting for their performance towards sectoral targets and actions before an Oireachtas Committee each year
- Strengthens the role of the Climate Change Advisory Council, tasking it with proposing carbon budgets to the Minister
- Provides that the first two five-year carbon budgets proposed by the Climate Change Advisory Council should equate to a total reduction of 51% emissions over the period to 2030, in line with the Programme for Government commitment
- Expands the Climate Change Advisory Council from eleven to fourteen members, and provides that future appointments to the Council provide for a greater range of relevant expertise and gender balanced
- Introduces a requirement for each local authority to prepare a Climate Action Plan, which will include both mitigation and adaptation measures and be updated every five years. Local authority Development Plans will also align with their Climate Action Plan
- Public Bodies will be obliged to perform their functions in a manner consistent with national climate plans and strategies, and furthering the achievement of the national climate objective

Section 2.2.2 Integration of climate considerations into the County Development Plan

Climate change action is one of three cross-cutting key principles of this plan and has been integrated into the County Development Plan in a proactive way with the inclusion of relevant policies and objectives; strategic policy outcomes incorporating climate change mitigation and adaptation into land-use planning, supported by land-use policies and objectives that where relevant incorporate objectives that both mitigate against the source of the causes of climate change and adapt to reduce the impacts of climate change. Climate change action informs objectives in relation to all chapters of the plan, including the town and settlement plans and the plan appendices.

Given the development plan's remit as a land use framework not all sources and impacts are addressed in the plan objectives (e.g. impact on insurance costs). The Development Plan's role in addressing climate change is part of a combined overall effort by Wicklow County Council to fulfil its role in addressing the climate change challenge. Climate change poses a real threat to ecosystems, however these ecosystems including wetlands and woodlands, are important for their role as carbon

sinks, water attenuation and flooding protection. As it noted in the RSES, careful land management is needed to ensure that land use changes do not impact on the ability of the natural environment to absorb climate impacts. The Strategic Environmental Assessment and Strategic Flood Risk Assessment also have a key role to play in addressing climate change mitigation and adaptation.

The approach taken in crafting this County Development Plan is to identify what are the impacts and sources of climate change, identify the key sectors of the sources of impacts that are relevant to the County Plan as a land use plan and to ensure that these are considered in the crafting of all policies and objectives. In order to ensure that this is done in a comprehensive manner, the plan will also include an appendix which audits the provisions of the plan, to show how and where climate considerations have indeed been fully and adequately incorporated into the plan provisions.

In Ireland the NAF and the NMP set the framework for climate change adaptation and mitigation respectfully. The sectors identified by the NAF and the NMP as the source and impacts of climate change in Ireland are diverse and wide ranging. The National Climate Action Plan provides focused actions for each sector, with different government departments and state bodies responsible for the implementation of the relevant actions.

Under the provisions of the Climate Action and Low Carbon Development (Amendment) Bill 2020, Local Authorities will be required to prepare local Climate Action Plans outlining how they are implementing their adopted Climate Action Adaptation and Mitigation strategies.

Building on the NAF and the NMP, the RSES identifies the following five areas where Climate Change Action should be targeted in the region namely Built Environment, Sustainable Transport, Energy and Waste, Flood Resilience and Water, and Green Infrastructure and Eco-system services.

In light of above, this County Development Plan will address these sectors in the following manner:

Built Environment	Delivery of sustainable settlement patterns, with a focus in compact growth Regeneration of town and village centres, with the prioritising of the development of underutilised and brownfield sites Promotion of environmentally sustainable development in terms of location, layout, design and energy and water usage.
Sustainable Transport	Provide policy, objectives and standards that promote and facilitate a sustainable approach to transportation with strategies and objectives in place to facilitate the necessary actions, including: <ul style="list-style-type: none"> ▪ reduction in the need to use motorised vehicles, increased opportunities for walking and cycling; ▪ reduction in journey length and times, reduction in congestion; ▪ higher intensity of use of public transport; ▪ development and increased usage of alternative vehicle fuel sources, such as electricity, hydrogen and biofuels.
Energy & Waste	Provide policy, objectives and standards that promote and facilitate the development of alternative and renewable sources of electricity to meet the electricity demand with policy and objectives for reduction in electricity use, wind energy, solar energy, hydro energy, bio-energy and small scale renewable electricity generation. Support the development of enabling infrastructure, especially at the ports/harbours, for the off-shore wind energy sector.

	Support waste prevention, minimisation, reuse and recycling Promote the circular economy and the 'just transition' to clean energy.
Flood resilience & water	Efficient and sustainable use and development of water resources and water services infrastructure Conservation and enhancement of water resources including sea, rivers, lakes and groundwater. Effective and environmentally sound management of waste water. Reduction and management of flood risk. To build resilience to increased risks of extreme weather events, changes in sea level and patterns of coastal erosion to protect property, critical infrastructure and food security.
Natural Heritage & Green Infrastructure	To conserve and enhance biodiversity, protected habitats and species. To identify, protect and enhance Green Infrastructure and ecosystem services and promote the sustainable management of strategic natural assets such as coastlines, farmlands, peatlands, uplands woodlands and wetlands. Promote and facilitate an environmentally sustainable approach to practicing agriculture and forestry.

In all of its own undertakings / programmes / projects and in its requirements for new developments with respect to addressing Climate Action, Wicklow County Council shall implement the principles of **'Just Transition'**, which extends from the principle of climate justice and is enshrined in the Preamble of the 2015 Paris Agreement. In order to secure a 'just transition' and climate justice in line with the Sustainable Development Goals, public participation and inclusion of those furthest behind in the decisions made about them is key. Wicklow County Council will ensure that local / regional areas and individuals least able to mitigate and adapt to climate change will not bear the burden of the transition to a zero carbon economy and that decisions made in relation to the development of County Wicklow will be carried out in accordance with 'just transition' principles.

Reason	<p>The Climate Action Plan 2019, as the current Government plan for climate action, should be referenced in the plan.</p> <p>The Climate Action & Low Carbon Development (Amendment) Bill 2021 will be the most recent and significant piece of Climate legislation enacted in this country. It will influence actions taken during the lifetime of the CDP; therefore it is important that it is referenced.</p> <p>The Inclusion of the principle of 'just transition' is critical when discussing climate action and climate justice to ensure no members of society are left behind when transitioning to a zero carbon society. 'Just Transition' is enshrined in the Paris Agreement (2015) and should be stated clearly in this CDP that Wicklow County Council supports 'Just Transition' principles.</p>
---------------	---

CE's initial response

The CE has no objection to the proposed amendments.

Chapter 2 Overall Strategy	Proposed Amendment No. 5
-------------------------------	--------------------------

Proposed	Cllr Dermot O'Brien
Seconded	Cllr Grace McManus

Section 2.2.2 Integration of climate considerations into the County Development Plan

Amend table text as follows:

New text in **red** and deleted text in **blue-strikethrough**

Energy & Waste	<p>Provide policy, objectives and standards that promote and facilitate the development of alternative and renewable sources of electricity to meet the electricity demand with policy and objectives for reduction in electricity use, wind energy, solar energy, hydro energy, bio-energy and small scale renewable electricity generation.</p> <p>Support the development of enabling infrastructure, especially at the ports/harbours, for the off-shore wind energy sector.</p> <p>Support waste prevention, minimisation, reuse and recycling</p> <p>Promote and support the circular economy and the 'just transition' to clean energy.</p>
-------------------------------	---

Reason	Supporting the circular economy and just transition represents a better commitment within the CDP than merely "promoting" them. The combination of both reflects a willingness to develop awareness of their importance and also to facilitate where feasible their implementation.
---------------	---

CE initial response

The CE has no objection to the proposed amendment.

Chapter 2	Proposed Amendment No.
-----------	------------------------

Chapter 2 Overall Strategy	Proposed Amendment No. 6
---------------------------------------	---------------------------------

Proposed	Cllr. Edward Timmins
Seconded	Cllr Vincent Blake

Section 2.3.1 Economic Opportunity

To include an additional text as follows:

New text in **red** and deleted text in **blue-strikethrough**

2.3.1. Our Rural Future, Rural Development Policy 2021-2025

Investing in Remote Working

Remote working has the potential to be transformative for rural Ireland. Supported by appropriate infrastructure and facilities, remote working can encourage more people to live in rural areas while working in good quality jobs, no matter where their employer is based. Developing remote working hubs in rural town centres will have the added benefit of helping revitalise those towns.

The shift from the fixed workplace model will be supported by a national network of remote/coworking spaces and enterprise hubs which have the potential to become a significant resource to support our national economic development. They will enable many people to work locally and offer new or expanding companies the opportunity to locate in rural areas, either as primary locations or advance second sites.

The Government will implement the National Remote Work Strategy which aims to make remote working a lasting feature of Ireland's workforce in a way that can maximise the benefits economically, socially and environmentally. The Strategy will, inter alia, provide employers and employees with ongoing up-to-date guidance on remote work and raise awareness of existing remote work hub infrastructure in Ireland.

The Programme for Government mandates public sector employers, colleges and other public bodies to move to 20% home and remote working from 2021. The potential use of co-working spaces by civil servants, including through shared hotdesking in Government office spaces, will be explored in this context on a pilot basis.

The Tax Strategy Group will review the current tax arrangements for remote working in respect of employees and employers, and assess the merits of further enhancements for consideration in the context of Budget 2022.

The Government has invested significantly in remote working hubs and enterprise spaces over the last number of years, including through the Department of Rural and Community Development, Enterprise Ireland and Údarás na Gaeltachta, and it is committed to continue to do so.

IDA Ireland, in its FDI Strategy 2021-2024, recognises the potential of remote working as part of its value proposition to attract investment to Ireland. Remote working can present opportunities to create jobs in regional locations that might previously have been more likely to be based in large urban centres. The agency will engage with clients and identify opportunities to promote the uptake of remote working across their client base with a view to supporting regional job creation.

While there are many public, private and community owned hubs being established across the country, the benefits of remote and co-working spaces will be best realised if the hubs – existing or planned - are developed in a cohesive way that ensures that the right facilities are located in the right places to meet demand and maximise utilisation. In this context, the Government will invest strategically in remote working hubs in rural areas and create a cohesive national network of available working facilities.

The Department of Rural and Community Development, as Chair of the National Hub Network Oversight Group, and the Western Development Commission will complete work in 2021 on developing and mapping a comprehensive picture of remote working hubs across the country, classifying the various facilities available. This will help to inform further investment decisions. The initiative will also lead to the establishment of a national integrated network of 400 remote working hubs, supported by shared back-office services and the development of an app to allow remote and mobile workers to book space in any of the hubs in the network through a centralised booking system. Many of the hubs will also be made available for community-based activities.

Reason	The proposed plan gives little emphasis to remote working. This recent Government strategy recognises this new reality.
---------------	---

CE Initial Response:

The CE has no objection in principle to additional references to remote working. However, the CE does not support the copying and pasting of large swathes of national policy documents into the plans. Accordingly the CE respectfully requests that Members to consider including the following wording:

2.3.1. Our Rural Future, Rural Development Policy 2021-2025

The rural policy framework recognises that remote working has the potential to be transformative for rural Ireland. The Framework acknowledges that developing remote working hubs in rural town centres will have the added benefit of helping revitalise those towns. The Framework states 'The shift from the fixed workplace model will be supported by a national network of remote/coworking spaces and enterprise hubs which have the potential to become a significant resource to support our national economic development. They will enable many people to work locally and offer new or expanding companies the opportunity to locate in rural areas, either as primary locations or advance second-sites'.

The Framework highlights that remote working can present opportunities to create jobs in regional locations that might previously have been more likely to be based in large urban centres. With regard to remote working hubs, the Rural Development Policy notes that the benefits of remote and co-working spaces will be best realised if the hubs – existing or planned - are developed in a cohesive way that ensures that the right facilities are located in the right places to meet demand and maximise utilisation. It is stated that in this context, the Government will invest strategically in remote working hubs in rural areas and create a cohesive national network of available working facilities.

It is planned to establish a national integrated network of 400 remote working hubs many of which will also be made available for community-based activities.

Chapter 2 Overall Strategy	Proposed Amendment No. 7
---	---------------------------------

Proposed	Cllr Dermot O'Brien
Seconded	Cllr Grace McManus

Section 2.4.3 Strategic County Outcomes

Amend table text as follows:

New text in **red** and deleted text in **blue strikethrough**

<p>SCO8 A Strong Economy</p>	<p>Strengthen and broaden the economic base, harness opportunities for economic growth to build economic resilience, strengthen enterprise ecosystems and create quality jobs that align with population growth, ensure a good standard of living and reduce the need for long-distance commuting. Support place making improvements that will generate economic confidence and in turn make settlements more attractive to employers and a skilled workforce. Support community wealth building as a transformative approach which is about creating a better and more sustainable economy that strengthens our communities through local job creation, sustainable development and local business networks.</p>
--	--

Reason	<p>Community Wealth Building positivity contributes to the achievement of Sustainable Development Goal 8 "Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all"</p> <p>Community Wealth Building fit the criteria of 'sustainable communities' element of core strategic principle 2.1 'Healthy Placemaking', by facilitating improved access to employment</p> <p>Community Wealth Building fits the criteria of core strategic principle 2.2 Climate Change, as it encourages local employment and shorter supply chains. Local economic development means investing in local businesses and sourcing goods and services from local suppliers and reducing climate footprint</p> <p>Community Wealth Building fit the criteria of core pillars 'Supporting sustainable communities' and 'Supporting Enterprise and Employment' within 'Realising our Rural Potential: The Action Plan for Rural Development 2017'</p>
---------------	---

CE initial response

The CE has no objection to the proposed amendment.

Chapter 3 Core Strategy	Proposed Amendment No. 8
------------------------------------	---------------------------------

Proposed	Clr John Mullen
Seconded	Clr Vincent Blake

Section 3.3 Settlement Hierarchy

Table 3.5

To delete the word 'Rural Node' and replace with Rural Cluster on Level 9.

Reason	The inclusion of the term "Rural Node" is indicative of the dehumanising core strategies employed for people who are from rural communities in Ireland. It is discriminatory in its nature and philosophy, and only serves to disillusion our fellow citizens that rural communities are being expunged from existence. For the record I grew up in a rural community and went to school in a rural community. Nobody has ever grown up in a node except in dystopian science fiction.
---------------	---

CE's initial response

The term 'rural node' is commonly used in development plans, and the CE sees no negative connotation with same. However if it is considered objectionable by the members, the CE has no issue with the same being changed.

Chapter 3 Core Strategy	Proposed Amendment No. 9
------------------------------------	---------------------------------

Proposed	Clr Derek Mitchell
Seconded	

Section 3.4 Population & Housing Allocations

To include an additional text and table as follows after Table 3.8 (p47) of Chapter 3

(New text in **red** and deleted text in **blue-strikethrough**)

Proposed text and table

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 3.8 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 3.9 to follow.

Table 3.9 Housing development completed, underway and permitted in Co. Wicklow

Level	Settlement	Housing Units completed post 2016	Units under construction¹	Extant permission²
1	Bray	165	409	876
2	Wicklow - Rathnew	650	376	481
3	Arklow	165	181	109
	Greystones - Delgany	875	1050	688
	Blessington	5	45	307
4	Baltinglass	46	50	69
	Enniskerry	34	69	88
	Kilcoole	97	23	17
	Newtownmountkennedy	250	587	11
	Rathdrum	132	137	173
5	Ashford	255	101	225
	Aughrim			
	Carnew			
	Dunlavin			
	Tinahely			
6	Avoca	46	30	109
	Donard			
	Kilmacanogue			
	Newcastle			
	Roundwood			
	Shillelagh			

¹ As of 31 March 2021

² As of 31 March 2021, granted but uncommenced

Reason: In order to reflect development under construction and extant permissions.

CE's initial response

The CE has no objection to the proposed amendment, as it simply states the factual position with regard to developments under construction and extant permissions.

Chapter 3 Core Strategy	Proposed Amendment No. 10
----------------------------	---------------------------

Proposed	Cllr John Mullen
Seconded	

Section 3.4 Population & Housing Allocations

To amend table as follows:

New text in **red** and deleted text in **blue strikethrough**

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	2,855	3,654	4,855
2	Wicklow - Rathnew	5,456	992	1,270	1,687
3	Arklow	5,406	632 633	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 65	84	111
	Kilcoole	1,451	112	144	191
	Newtownmountkennedy	1,222	360	460	612
	Rathdrum	669	117 118	150	200
5	Ashford	2,390	115 173	223	294
	Aughrim				
	Carnew				
	Dunlavin				
	Tinahely				
6	Avoca	1,534	116 115	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

Reason	The table totals do not correlate.
--------	------------------------------------

CE's initial response

The CE supports the proposed amendment, which is necessary due to a calculation error in this table. This arose on foot of the application of the complex new 2026 'front loading' proposals set out in the most recent Ministerial guidelines on the matter, which involved number of complex calculations and unfortunately a transcription error from a previous version was utilised, which affects Level 5 principally and we are happy to correct this.

However, this does not affect the total growth targeted or zoned for in the Level 5 plans, as the 2031 figure was utilised in this regard, which remains unchanged. All the changed is the rate of growth in this first phase, up to 2026.

Chapter 3 Core Strategy	Proposed Amendment No. 11
------------------------------------	----------------------------------

Proposed	Cllr John Mullen
Seconded	

Part 1

Section 3.5 Zoning

To amend text as follows:

New text in **red** and deleted text in **blue-strikethrough**

Zoning principles

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.

Where the targets set out in the tables above can't be fulfilled within the quantum of land identified due the lack of infrastructure as set out in Appendix 9, consideration will be given to fulfilling the targets set out in the tables above, on land identified within Local Area Plan and Small Town Plans where infrastructure is or will be available and based on the sequential approach set out in Principle 4.

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**.

Part 2

To amend land use maps in all Level 4 (Self Sustaining Town Plans - Baltinglass, Newtownmountkennedy, Rathdrum), Level 5 (Small Town Plans (Type 1) Ashford, Aughrim, Carnew, Dunlavin, Tinahely) and Level 6 (Small Town Plan (Type 2) Avoca, Donard, Newcastle, Roundwood, Shillelagh)

The current Local Area and Small-Town Plans 2016 -2022 land use plans for all towns identified above except for Newtownmountkennedy use land use map 2008-2018 and Rathdrum land use plan 2017 -2023, be reinstated into Draft Plan 2022 -2028.

That these land use plans be further amended with the land use plans in the proposed draft plan 2022 -2028 for these towns. Where the lands within these plans are identified as residential will be prioritised as phase 1 development.

The remaining residential land in these plans be prioritised as phase 2 or where land is identified as strategic reserve it remains strategic reserve.

This proposal will concur with Principle 4 and Priority 4 as set out in the core strategy

Priority will be given to:

- Tier 1 Phase 1 lands
- Tier 1 Phase 2 lands
- Where Tier 2 phase 1 lands become available during the lifetime of the plan, they will revert to Tier 1 Phase1

Reason	
--------	--

CE's initial response

The CE is strongly opposed to the proposed amendments for the following reasons:

1. The proposed amendments are not sufficiently specific as to their exact meaning for example:
 - is it proposed to revert fully to the previous plans for the Level 4, 5 and 6 settlements or to simply re-instate any residential lands that have proposed to be de-zoned or 'banked' from the previous plan?
 - is it proposed to 'zone' the land for new residential use, that may be developed at any time during the currency of the new plan, or only if certain conditions prevail or is it proposed to zone it as a future land reserve for a future period?
 - is it proposed to revert land to the previous zoning that have been removed due to identified flood risk, having regard to the latest flood data available at the time of preparing this plan, which was not available in 2016?
 - is it proposed to revert land to the previous zoning that may have had its zoning 'improved' via the proposed draft plan (e.g. a number of sites have been 'up zoned' from 'residential' to 'town centre' which provides for a wider range of possible uses, and increased density possibilities)?

2. If it is proposed to re-instate all residentially zoned lands from previous plans, there will be incompatibility between the Core Strategy and the zoning plan for each town, unless a range of consequent changes are proposed to the Core Strategy, including reduction in future housing growth in settlements other than the Level 4, 5 and 6 towns. The amendment is not complete as it does not clearly set out or describe the full suite of changes to the overall plan that the amendment would entail, including but not limited to, Chapter 3 and all of the tables therein, the text and maps of all plans in Levels 4, 5 and 6.
3. If it is proposed to re-instate all previous zonings, the proposed amendment would potentially provide for housing growth in the Level 4, 5 and 6 towns in excess that provided for in NPO 9 of the National Planning Framework.
4. Without clearly specifying the exact location and nature of the proposed new zoning, it is not possible to determine if environmental consequences may result from same, including impacts on protected Natura 2000 sites or other natural assets.
5. The proposed amendment would entail a significant re-writing of the plan and will trigger the need for new SEA, AA and SFRA; this will considerably delay the publication of the draft plan, involve increase cost to the organisation as specialist consultants carry out this work, and discommode the public who have an expectation of engaging in the plan process imminently, having waited for some time following delays caused by shifting growth targets and COVID.

Chapter 3 Core Strategy	Proposed Amendment No. 12
----------------------------	---------------------------

Proposed	Cllr John Mullen
Seconded	Cllr Vincent Blake

Section 3.6 Rural Housing

To amend text as follows:

New text in **red** and deleted text in **blue-strikethrough**

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'.*

Reason	The NPF policy objective 19 refers to social and economic need being the key reason for rural one off housing. The inclusion of "demonstrable" further restricts an already tight definition and has resulted in local residents of Wicklow being denied permission to build a family home for tenuous qualification criteria.
---------------	--

CE's initial response

This section is a direct quote from the NPF (see to follow). It is strongly advised that the members do not miss-quote documents / strategies of other bodies / agencies in the Wicklow County Development Plan.

Countryside

The Irish countryside is, and will continue to be, a living and lived-in landscape focusing on the requirements of rural economies and rural communities, based on agriculture, forestry, tourism and rural enterprise, while at the same time avoiding ribbon and over-spill development from urban areas and protecting environmental qualities.

It is recognised that there is a continuing need for housing provision for people to live and work in Ireland's countryside. Careful planning is required to manage demand in our most accessible countryside around cities and towns, focusing on the elements required to support the sustainable growth of rural economies and rural communities.

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 employment²³ and, on the other hand, rural areas located outside these catchments²⁴.

It will continue to be necessary to demonstrate a functional economic or social requirement for housing need in areas under urban influence, i.e. the commuter catchment of cities and large towns and centres of employment. This will also be subject to siting and design considerations.

A more flexible approach, primarily based on siting and design, will be applied to rural housing in areas that are not subject to urban development pressure. This will assist in sustaining more fragile rural communities and in overall terms, will need to be related to the viability of smaller towns and rural settlements.

This arises because in some locations, almost all recent single housing in the countryside has been developed privately, with social housing provided largely in settlements. In many parts of rural Ireland, where a significant majority of housing output is in the countryside, this has contributed to spatial and social imbalance and the decline in population of smaller settlements. As a result, many key services have closed, in part due to population decline, leaving more marginalised and vulnerable citizens without access to those services.

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.

At a local level, the core strategy of county development plans will account for the demand for single housing in the countryside. This will be related to the local authority's overall Housing Need Demand Assessment (HNDA) that will be required to be undertaken in future planning. Quantifying the need for single housing on an evidence basis will assist in supporting the preparation of a comprehensive housing strategy and associated land use policies.

National Policy Objective 20

Project the need for single housing in the countryside through the local authority's overall Housing Need Demand Assessment (HNDA) tool and county development plan core strategy processes.

Chapter 3 Core Strategy	Proposed Amendment No. 13
------------------------------------	----------------------------------

Proposed	Cllr. Edward Timmins
Seconded	Cllr. Vincent Blake

Section 3.6 Rural Housing

To amend text as follows:

New text in **red** and deleted text in **blue-strikethrough**

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 jobs¹. 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.~~

¹ Source: Census 2016, extracted and provided to Wicklow County Council by the NTA and collated / evaluated by AIRO on behalf of Wicklow County Council.



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

[Delete Map](#)

Delete this section

Reason	<p>It does not agree with retaining current rural planning guidelines as propped in previous amendment to Chapter 1.</p> <p>This policy objective is based on defining areas under Urban influence as areas where 15% or more of the workforce work in towns of over 10k people or a town with more that 2.5k jobs. This bar is set way too low with only one small towns land in Wicklow excluded. It even includes all areas in the Clar in county Wicklow which are areas under population decline. This policy can be used in turn to refuse rural planning.</p>
---------------	--

CE Initial Response

Section 10 of the Planning and Development Act requires that the County Development Plan includes a core strategy which shows that the development objectives in the development plan are consistent as far as practicable with national and regional development objectives set out in the NPF and RSES and with specific planning policy requirements. Section 10(2A) (f) (ix) of the Act requires that the core strategy shall provide details of rural areas in respect of which planning guidelines relating to sustainable rural housing issued by the Minister under section 28 apply. The proposed amendment would be contrary to the requirements of the Planning and Development Act 2000 (as amended).

Chapter 3 Core Strategy	Proposed Amendment No. 14
------------------------------------	----------------------------------

Proposed	Edward Timmins
Seconded	Cllr Gerry O'Neill

Section 3.7 Transport & Accessibility

To amend text as follows:

New text in **red** and deleted text in **blue strikethrough**

3.7 Transport and Accessibility

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.

Reason	Blessington is 19 miles from Dublin city centre. Blessington and the West Wicklow are poorly served by public transport, have no train service and an inadequate national road that has never been upgraded.
---------------	--

CE Initial Response

The Regional Spatial and Economic Strategy (RSES) for the EMRA was made on the 28th June 2019. The RSES when adopted originally included an objective to extend the LUAS to Blessington. On 14th January 2020, the Minister for Housing Planning and Local Government issued a Direction pursuant to Section 31A of the Planning and Development Act 2000 (as amended) requiring the objective to provide LUAS to Blessington to be removed (Section 5.6 and Table 8.2 of the RSES).

The proposed amendment would therefore be inconsistent with national and regional policy and for this reason the CE cannot support the proposal.

Chapter 3 Core Strategy	Proposed Amendment No. 15
------------------------------------	----------------------------------

Proposed	Edward Timmins
Seconded	Cllr. Vincent Blake

Section 3.7 **Transport and Accessibility**

To amend text as follows:

New text in **red** and deleted text in **blue-strikethrough**

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.
- ~~While the N81 is not identified in these strategies for significant investment / improvement, having regard to the significance of this strategic route to west Wicklow, the upgrade of the N81 between the Dublin border and Hollywood is a key priority of this plan for investment / improvement.~~ **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).

CE Initial Response

The CE does not support the proposed amendment. The wording as included in the proposed draft acknowledges the significance of the N81 route in County Wicklow and notes that investment is a key priority. The proposed amendment is not consistent with national and regional transport policy.

Chapter 4 Settlement Strategy	Proposed Amendment No. 16
--	----------------------------------

Proposed	Cllr. Edward Timmins
Seconded	Cllr. Vincent Blake

Section 4.0 Introduction

To amend text as follows:

New text in **red** and deleted text in **blue-strikethrough**

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.

~~The National Planning Framework has identified that the location of housing in Ireland had taken on a dispersed and fragmented character which has led to people living further away from their jobs and from important services including education and healthcare. Such development makes it costly and sometimes unfeasible to invest in infrastructure, has hampered effective responses to climate change and has a negative impact on people's health and well-being. Accordingly the NPF requires that future homes are located in places that can support sustainable development.~~

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.

Reason	This is completely out of date in light of Covid and the massive move to working from home much of which will be permanent.
---------------	---

CE Initial Response

This is a reference to a national policy document which the County Development Plan must be consistent with. Therefore the CE does not support the proposed amendment.

Chapter 4 Settlement Strategy	Proposed Amendment No. 17
--	----------------------------------

Proposed	Cllr Sylvester Bourke
Seconded	

Section 4.2

To amend text as follows: New text in **red** and deleted text in ~~blue~~

Level 7: Villages (Type 1)

Settlements: **Wicklow MD** – Laragh, Glenealy
Arklow MD – Redcross, **Barndarrig**, **Ballinaclash**
Baltinglass MD – Hollywood, Kiltegan, Knockananna, Stratford-on-Slaney, Grangecon

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

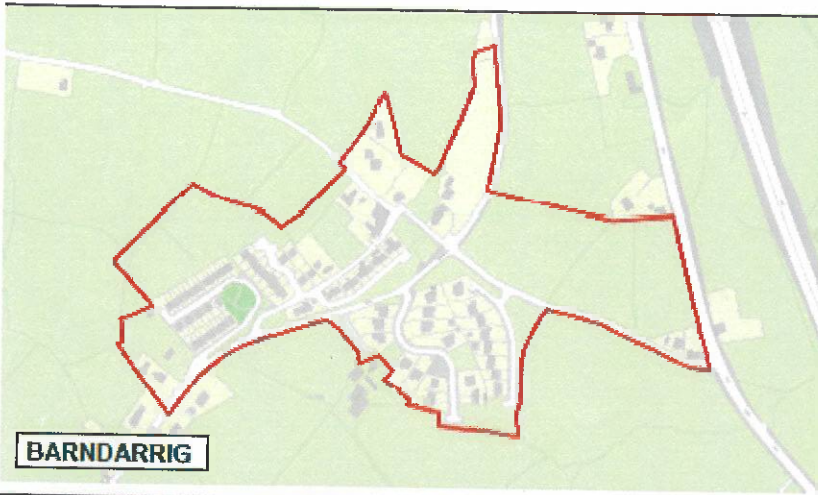
Reason	Barndarrig and Ballinaclash have been on equal status with Redcross in previous plans.
---------------	--

CE's Initial response

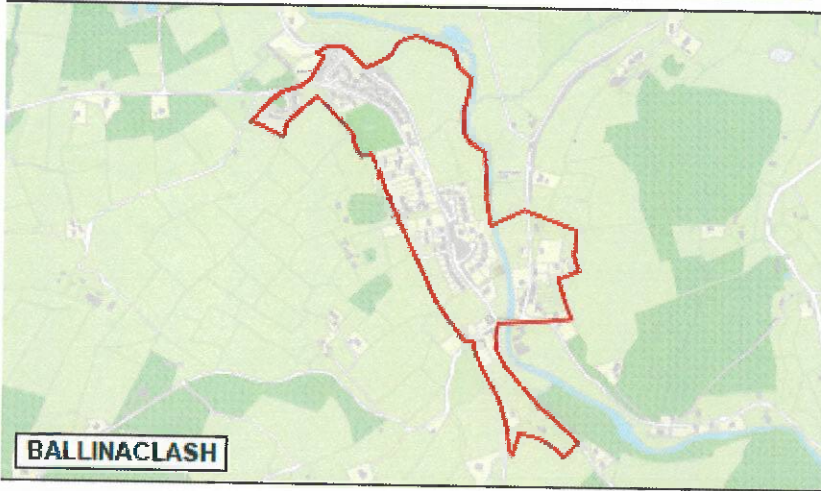
In preparing the proposed draft County Development Plan, and the revised settlement strategy, the capacity of each settlement to accommodate additional housing growth was carried out. It is considered that Barndarrig and Ballinaclash, having regard to the limited range of social, community and retail services, as well as deficiencies in service infrastructure (such as footpaths, cycle lanes, public transport, and in the case of Barndarrig, serious deficiencies in water supply), have a lower capacity for additional growth and should therefore be located in Level 8 of the settlement hierarchy.

By refining the number of settlements in Level 7, it was intended that these settlements would become a priority focus for new village development and the sourcing of funding for enhanced infrastructure. It is considered that adding to the number of settlements in Level 7 would reduce the potential to achieve these goals.




Therefore the CE does not support the proposed amendment.



BARNDARRIG



BALLINACLASH

<p>Settlement Boundaries Villages (Type 1)</p> <p>Map No. 04.05e</p>  <p>WICKLOW ENDLESS OPPORTUNITIES</p>	<p>Legend</p> <p> Level 7 - Settlement Boundaries</p> <p>NOTE: PROPOSED AMENDMENT TO PROPOSED DRAFT PLAN</p> <p><i>Map not to Scale</i></p>	<p>PROPOSED DRAFT WICKLOW COUNTY DEVELOPMENT PLAN 2021-2027</p> <p>Wicklow County Council Planning Department</p>  <p><small>© Ordnance Survey Ireland. All rights reserved. Licence number: 2001/0500000000 Wicklow County Council</small></p>
--	--	---

Chapter 4 Settlement Strategy	Proposed Amendment No. 18
----------------------------------	---------------------------

Proposed	Cllr Sylvester Bourke
Seconded	

Section 4.2

To amend text as follows: New text in **red** and deleted text in **blue-strikethrough**

Level 8: Villages (Type 2)

Settlements: **Wicklow MD** – Ballynacarrig/Brittis Bay, Moneystown
Arklow MD – Annacurragh, Ballycoog, Thomastown, **Kirikee, Connary, Greenane, Johnstown**
Baltinglass MD – Ballyconnell, Ballyknockan, Coolafancy, Coolboy, Crossbridge, Donaghmore, Lackan, Manor-Kilbride, Rathdangan, Talbotstown, Valleymount.

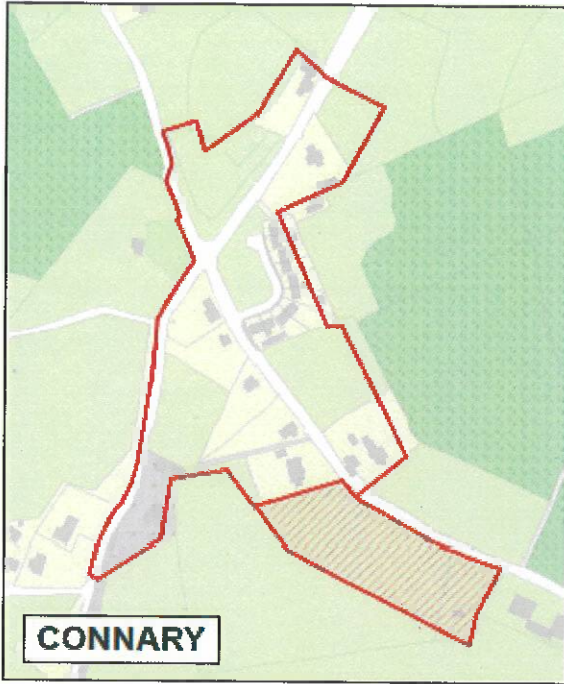
Large village settlement boundaries are set out in the attached maps.

Reason	To ensure these settlements have village status to enhance their qualification for village renewal grants.
---------------	--

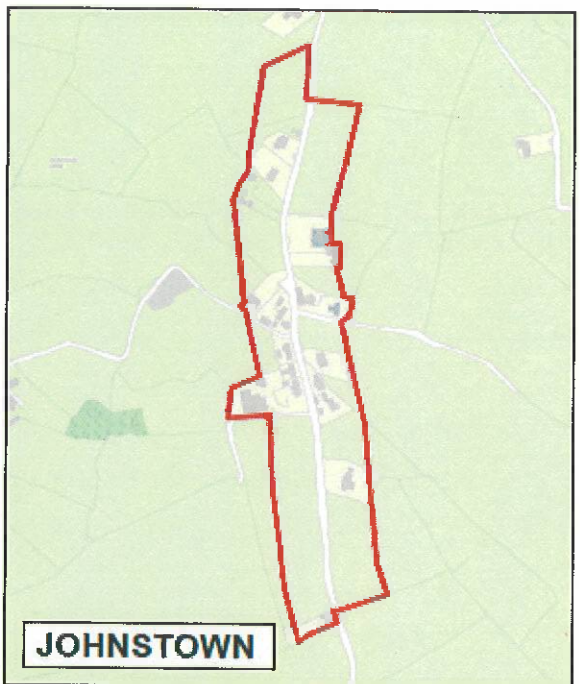
CE's initial response:

In preparing the proposed draft County Development Plan, and the revised settlement strategy, the capacity of each settlement to accommodate additional housing growth was carried out. It is considered that Kirikee, Connary, Greenane, Johnstown, having regard to lack of community and retail services, as well as deficiencies in infrastructure (such as footpaths, cycle lanes, public transport and water services in some settlements), and the dependency on other settlements for key services, have a lower capacity for additional growth and should therefore be located in Level 9 of the settlement hierarchy.

Therefore the CE does not support the proposed amendment.



CONNARY



JOHNSTOWN



GREENANE



KIRIKEE

**Settlement Boundaries
Villages (Type 2)**

Map No. 04.06f



Legend

 **Level 8 - Settlement Boundaries**

**NOTE: PROPOSED AMENDMENT
TO PROPOSED DRAFT PLAN**

Map not to Scale

**PROPOSED DRAFT
WICKLOW COUNTY
DEVELOPMENT PLAN 2021-2027**

Wicklow County Council
Planning Department



© Ordnance Survey Ireland. All rights reserved.
Licence number 2021/35CCMA/Wicklow County
Council

Chapter 4 Settlement Strategy	Proposed Amendment No. 19
----------------------------------	---------------------------

Proposed	Cllr S Bourke
Seconded	

Section 4.2 County Wicklow Settlement Hierarchy

To amend text as follows: (and associated amendments to Settlement Hierarchy Map)
New text in **red** and deleted text in ~~blue~~

Level 9: Rural Nodes

Settlements: **Wicklow MD** – Annamoe, Killiskey
Arklow MD – **Barraniskey, Glenmalure, Kilcarra, Kingston, Macreddin**
Baltinglass MD – Askanagap, Ballinglen, Coolattin, Coolkenno, Crab Lane, Davidstown, Kilamoat, Kilquiggan, Knockanarrigan, Moyne, Mullinacluff, Park Bridge, Stranakelly, Tomacork,

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

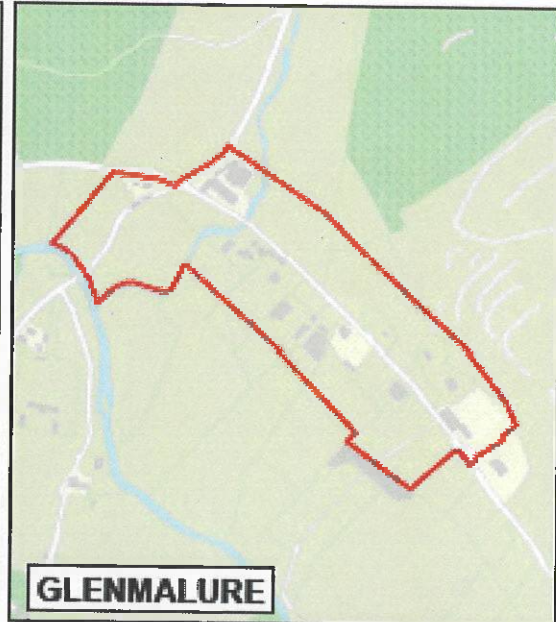
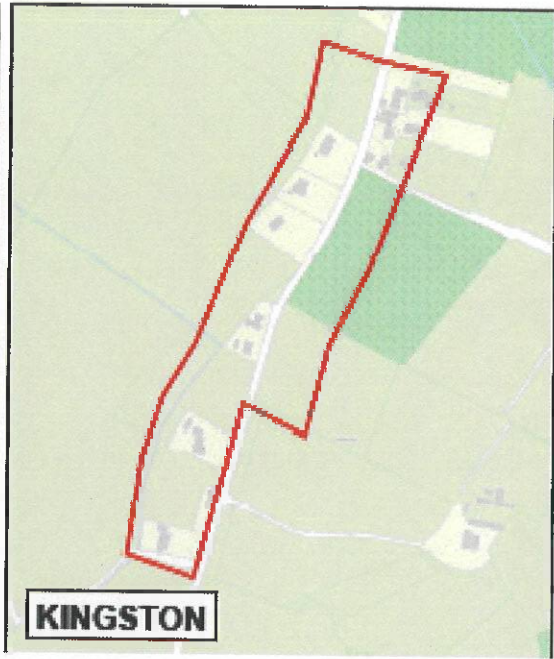
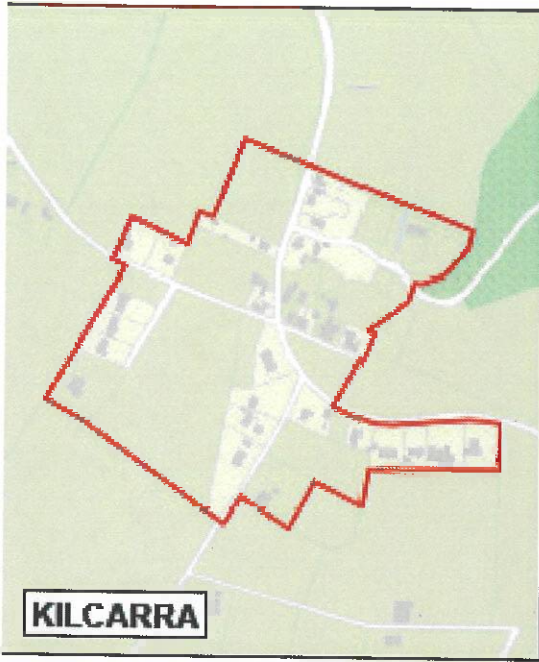
Reason	To provide for housing options in rural areas.
---------------	--

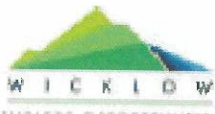


CE's initial response

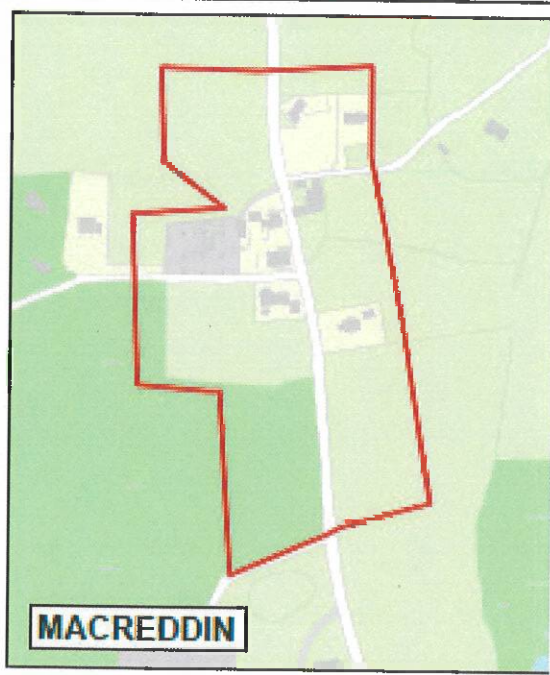
In preparing the proposed draft County Development Plan, and the revised settlement strategy, the Level 9 rural clusters were examined to ensure that they had a sense of place and provided the local community with some level of social/community infrastructure and had some potential to accommodate additional housing growth. It is considered that Barraniskey, Glenmalure, Kilcarra, Kingston and Macreddin, having regard to lack of social and community infrastructure, lack of wastewater and water infrastructure, lack of footpaths, cycle lanes, public transport to serve the node, and lack of any demand for housing in the area with very few planning applications received since 2010, and no houses built, should therefore not be considered as Rural nodes.

By refining the number of rural nodes in Level 9, it was intended that these settlements would become defined by having a sense of place, which the above rural clusters do not.

Therefore the CE does not support the proposed amendment.



<p>Settlement Boundaries Rural Nodes</p> <p>Map No. 04.07g</p>  <p>WICKLOW EMERGING OPPORTUNITIES</p>	<p>Legend</p> <p> Level 9 - Settlement Boundaries</p> <p>NOTE: PROPOSED AMENDMENT TO PROPOSED DRAFT PLAN</p> <p>Map not to Scale</p>	<p>PROPOSED DRAFT WICKLOW COUNTY DEVELOPMENT PLAN 2021-2027</p> <p>Wicklow County Council Planning Department</p>  <p><small>© Ordnance Survey Ireland. All rights reserved Licence number 2021/55000000 Wicklow County Council</small></p>
---	---	---



MACREDDIN

**Settlement Boundaries
Rural Nodes**

Map No. 04.07h



Legend

 Level 9 - Settlement Boundaries

**NOTE: PROPOSED AMENDMENT
TO PROPOSED DRAFT PLAN**

Map not to Scale

**PROPOSED DRAFT
WICKLOW COUNTY
DEVELOPMENT PLAN 2021-2027**

Wicklow County Council
Planning Department



© Ordnance Survey Ireland. All rights reserved.
Licence number 300102001/Wicklow County Council

Chapter 4 Settlement Strategy	Proposed Amendment No. 20
--	----------------------------------

Proposed	Cllr V Blake
Seconded	Cllr E Timmins

Section 4.2 County Wicklow Settlement Hierarchy

To amend text as follows: (and associated amendments to Settlement Hierarchy Map)

New text in **red** and deleted text in **blue strikethrough**

Level 9: Rural Nodes

Settlements: **Wicklow MD** – Annamoe, Killiskey
Arklow MD – Connary, Greenan, Johnstown, Kirikee.
Baltinglass MD – Askanagap, Ballinglen, Coolattin, Coolkenno, Crab Lane, Davidstown, Kilamoat, Kilquiggan, Knockanarrigan, Moyne, Mullinaclyff, Park Bridge, Stranakelly, Tomacork, **Gorteen, Ballynultagh**

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

Role and Function

Rural nodes 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 nodes 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 8-10~~ **Level 4-10** in the County settlement hierarchy that is within 10km of the rural node in question prior to making of application / purchase of new house.
- (b) demonstrate a clear 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 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 rural node notwithstanding previous / current ownership of a home as may be considered acceptable to the Planning Authority.

Reason	Gorteen and Ballynultagh are two of the areas that were successful in the past where a number of houses were built by applicants from the surrounding villages that were from Level 5 and 6. Therefore it is necessary for the continued success of this strategy that applicants from levels 4-10 be considered for planning permission in the future.
---------------	---

CE's initial response

In preparing the proposed draft County Development Plan, and the revised settlement strategy, the Level 9 rural clusters were examined to ensure that they had a sense of place and provided the local community with some level of social/community infrastructure and had some potential to accommodate additional housing growth. It is considered that both Gorteen and Ballynultagh, having regard to lack of social and community infrastructure, lack of wastewater and water infrastructure, lack of footpaths, cycle lanes, public transport to serve the node, and lack of any demand for housing in the area with no planning applications received since 2010, should therefore not be considered as Rural Nodes.

By refining the number of rural nodes in Level 9, it was intended that these settlements would become defined by having a sense of place, which the above rural clusters do not.

The main purpose of rural nodes is to direct rural housing into the node and away from the countryside, to expand and include residents of Levels 4-7 settlements would allow for residents from outside the rural area to build in the area, potentially out-price locals, and would therefore be contrary to the purpose of the rural node.

Therefore the CE does not support the proposed amendment.

Chapter 4 Settlement Strategy	Proposed Amendment No. 21
--	----------------------------------

Proposed	Cllr. Shay Cullen
Seconded	Cllr. Irene Winters

Section 4.2 County Wicklow Settlement Hierarchy

To amend text as follows: (and associated amendments to Settlement Hierarchy Map)

New text in **red** and deleted text in **blue-strikethrough**

Level 9: Rural Nodes

Settlements: **Wicklow MD** – Annamoe, Killiskey, ~~Tomriland, Boleynass, Ballyduff, Kilmurray (Newtownmountkennedy).~~

Arklow MD – Connary, Greenan, Johnstown, Kirikee.

Baltinglass MD – Askanagap, Ballinglen, Coolattin, Coolkenno, Crab Lane, Davidstown, Kilamoat, Kilquiggan, Knockanarrigan, Moyne, Mullinacluff, Park Bridge, Stranakelly, Tomacork.

Reason	To provide for housing options in rural areas.
---------------	--

CE's initial response

In preparing the proposed draft County Development Plan, and the revised settlement strategy, the Level 9 rural clusters were examined to ensure that they had a sense of place and provided the local community with some level of social/community infrastructure and had some potential to accommodate additional housing growth. It is considered that Tomriland, Boleynass, Ballyduff, Kilmurray (Newtownmountkennedy), having regard to lack of social and community infrastructure, lack of wastewater and water infrastructure, lack of footpaths, cycle lanes, public transport to serve the node, and lack of any demand for housing in the area with no planning applications received since 2010, should therefore not be considered as Rural Nodes.

By refining the number of rural nodes in Level 9, it was intended that these settlements would become defined by having a sense of place, which the above rural clusters do not.

Therefore the CE does not support the proposed amendment.

Chapter 4 Settlement Strategy	Proposed Amendment No. 22
--	----------------------------------

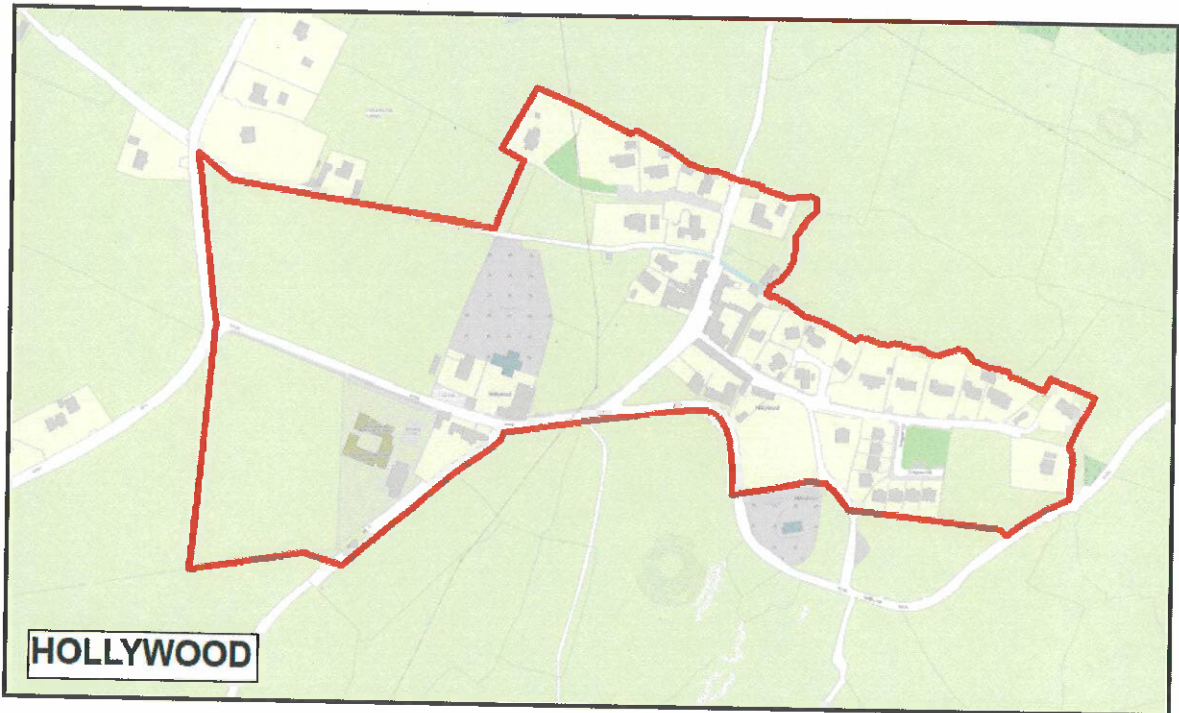
Proposed	Cllr. Patsy Glennon
Seconded	

Section 4.2

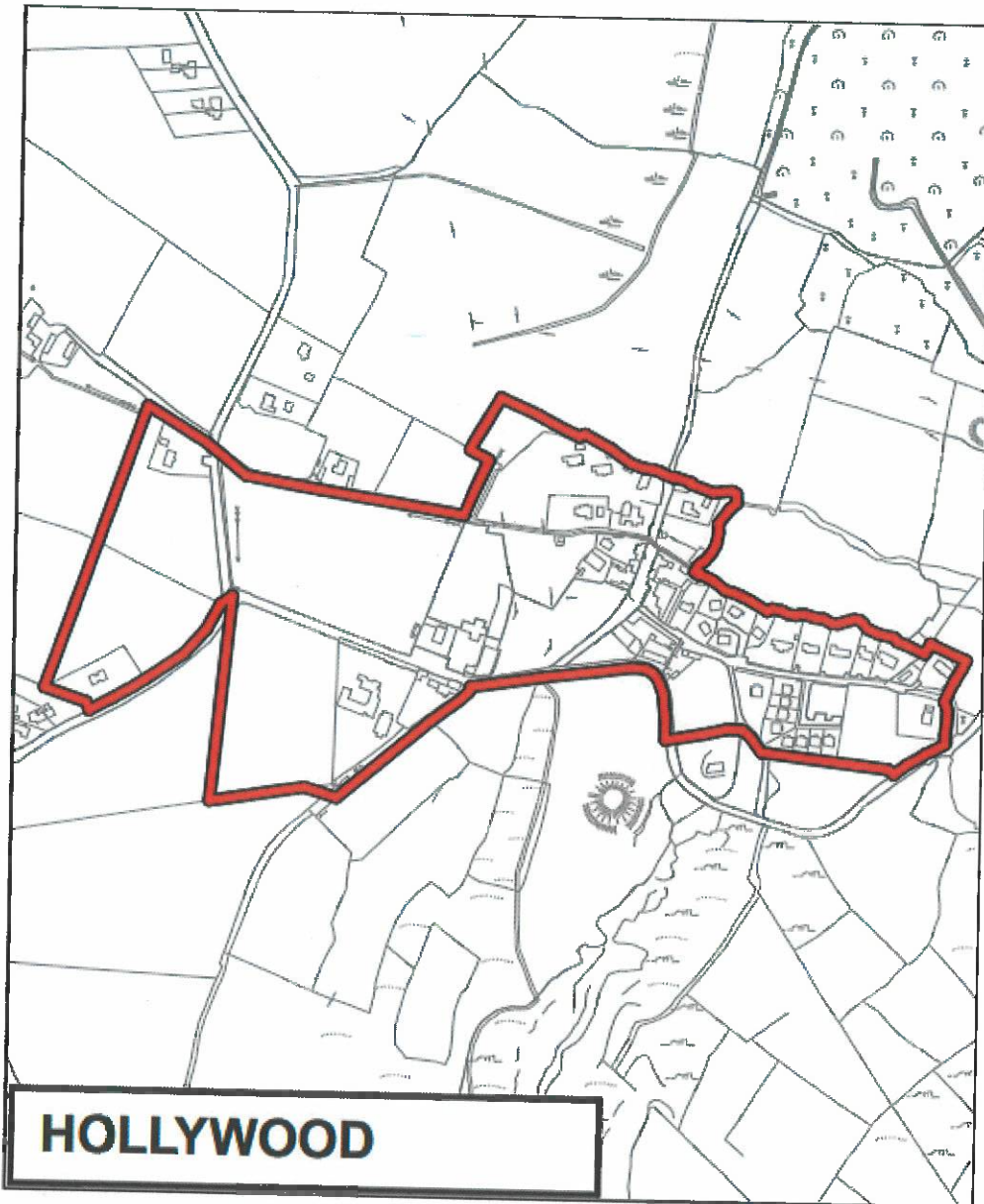
Map No. 04.05b Settlement Boundaries Villages (Type 1)

To amend map as follows:

Change map from:



To:



Reason	To revert to boundary shown in 2016 County Development Plan.
---------------	--

CE Initial Response

The boundary of the Hollywood settlement was considered excessive to cater for the level of growth envisaged for a large village. The boundary was revised in an attempt to tailor growth to a scale that was appropriate to the village and to ensure that the character of the settlement was not eroded. However the CE has no significant objection to the proposal.

Chapters 4 Settlement Strategy (with corresponding change to Ch6)	Proposed Amendment No. 23
--	----------------------------------

Proposed	Cllr. Edward Timmins
Seconded	Cllr. Vincent Blake

Section 4.2 County Wicklow Settlement Strategy

To amend text as follows:

New text in **red** and deleted text in **blue strikethrough**

Level 9: Rural Nodes

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 8-10~~ **Level 4-10** in the County settlement hierarchy that is within 10km of the rural node in question prior to making of application / purchase of new house.
- (b) demonstrate a clear 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 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 rural node notwithstanding previous / current ownership of a home as may be considered acceptable to the Planning Authority.

Chapter 6

CPO 6.35 To implement the following housing occupancy controls for Level 9 Rural Nodes Villages, as set out in the Settlement Strategy:

Applicant / purchaser of any new home must

- (c) be a resident for at least 10 years duration in County Wicklow of a settlement / area designated as ~~Level 8-10~~ **Level 4-10** in the County settlement hierarchy that is within 10km of the rural node in question prior to making of application / purchase of new house.
- (d) demonstrate a clear 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 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 rural node notwithstanding previous / current ownership of a home as may be considered acceptable to the Planning Authority.

Reason	Current rule is restrictive and lessens the likelihood of successful clusters.
---------------	--

CE Initial Response

The CE does not support this proposal. Rural nodes or clusters are generally unserviced settlements with little if any facilities. This proposed would enable residents of Level 4 urban settlements moving to rural nodes / clusters. It is considered that the proposal would put significant pressure on rural clusters and make it difficult for people who have a genuine need to reside in these settlements to get sites.

Chapter 4 Settlement Strategy	Proposed Amendment No. 24
--	----------------------------------

Proposed	Edward Timmins
Seconded	Cllr Vincent Blake

Section 4.2 County Wicklow Settlement Strategy

To amend text as follows:

New text in **red** and deleted text in **blue-strikethrough**

Level 7: Villages (Type 1)

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

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

Reason	To revert to the settlement strategy contained in the 2016 plan.
---------------	--

CE's initial response

In preparing the proposed draft County Development Plan, and the revised settlement strategy, the Level 7 villages were examined to ensure that they had adequate services and facilities including social and community infrastructure to cater for additional growth. Having regard to the limited facilities in some settlements and the lack of adequate services it was decided to revise the strategy and identify large villages that had adequate capacity to absorb further growth. Furthermore, the occupancy restrictions from the 2016 Plan were removed to so that anyone could buy or build in a level 7 village.

By refining the number of settlements in Level 7, it was intended that these settlements would become a priority focus for new village development and the sourcing of funding for enhanced infrastructure. It is considered that adding to the number of settlements in Level 7 would reduce the potential to achieve these goals.

Therefore the CE does not support the proposed amendment.

Chapter 4 Settlement Strategy	Proposed Amendment No. 25
--	----------------------------------

Proposed	Edward Timmins
Seconded	Cllr Vincent Blake

Section 4.2 County Wicklow Settlement Strategy

To amend text as follows:

New text in **red** and deleted text in **blue-strikethrough**

Level 8: Villages (Type 2)

- Settlements:**
- Arklow MD** – Annacurragh, Ballycoog, ~~Ballinaclesh, Barndarrig~~, Thomastown, **Kirikee, Greenane, Connary, Johnstown.**
 - Baltinglass MD** – Ballyconnell, Ballyknockan, Coolafancy, ~~Coolboy~~, Crossbridge, Donaghmore, Lackan, ~~Manor-Kilbride~~, Rathdangan, Talbotstown, Valleymount, **Coolattin, Kilquiggan, Coolkenno, Askanagap, Knockanarrigan, Grangecon.**
 - Greystones MD** – Kilpedder / Willowgrove
 - Wicklow MD** – Ballynacarrig (Brittas Bay), Moneystown, **Annamoe.**

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

Reason	To revert to the strategy that is in the current county development plan.
---------------	---

CE's initial response

In preparing the proposed draft County Development Plan, and the revised settlement strategy, the capacity of each settlement to absorb additional housing growth was carried out.

In preparing the proposed draft County Development Plan, and the revised settlement strategy, the Level 8 villages were examined to ensure that they had adequate facilities to support and cater for additional growth. Having regard to the limited facilities in some settlements and the lack of adequate services it was decided to revise the strategy and identify villages that had adequate capacity to absorb further growth. The structure of the village and sense of place was also an important consideration in determining what villages were considered appropriate for Level 8.

Therefore the CE does not support the proposed amendment.

Chapter 4 Settlement Strategy	Proposed Amendment No. 26
--	----------------------------------

Proposed	Cllr. Edward Timmins
Seconded	Cllr Vincent Blake

Section 4.2 County Wicklow Settlement Strategy

To amend text as follows:

New text in **red** and deleted text in **blue-strikethrough**

Level 9: Rural Nodes

Settlements: **Wicklow MD** – ~~Annamoe~~, Killiskey, ~~Tomriland~~, ~~Boleynass~~, Ballyduff, Kilmurray (NTMK).
Arklow MD – ~~Connary~~, ~~Greenan~~, ~~Johnstown~~, ~~Kirikee~~, ~~Glenmalure~~, Kingston, ~~Macreddin~~, ~~Barranisky~~, ~~Kilcarra~~.
Baltinglass MD – ~~Askanagap~~, ~~Ballinglen~~, ~~Coolattin~~, ~~Coolkenno~~, Crab Lane, Davidstown, Kilamoat, ~~Kilquiggan~~, ~~Knockanarrigan~~, Moyne, Mullinacuff, Park Bridge, Stranakelly, Tomacork, ~~Ballyfolan~~, ~~Croneyhorn~~, ~~Ballynulltagh~~, ~~Gorteen~~, ~~Redwells~~, ~~Rathmoon~~, ~~Carrigacurra~~, ~~Baltyboys~~, ~~Oldcourt~~, ~~Goldenhill~~.

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

Reason	To retain rural clusters from the current county development plan.
---------------	--

CE Initial Response

In preparing the proposed draft County Development Plan, and the revised settlement strategy, the Level 9 rural clusters were examined to ensure that they had a sense of place / identity and provided the local community with some level of social/community infrastructure and had some potential to accommodate additional housing growth.

By refining the number of rural nodes in Level 9, it was intended that these settlements would become defined by having a sense of place, which the above rural clusters do not.

Therefore the CE does not support the proposed amendment.

Chapter 4 Settlement Strategy	Proposed Amendment 27
--	------------------------------

Proposed	Edward Timmins
Seconded	Cllr Vincent Blake

4.2 County Wicklow Settlement Strategy

To amend text as follows:

New text in **red** and deleted text in **blue-strikethrough**

Level 9: Rural ~~Nodes~~ Clusters

Reason	Rural Clusters to remain being called Rural Clusters and not Rural Nodes.
---------------	---

CE's initial response

The term 'rural node' is commonly used in development plans, and the CE sees no negative connotation with same. However if it is considered objectionable by the members, the CE has no issue with the same being changed.

Chapter 4 Settlement Strategy	Proposed Amendment No. 28
--	----------------------------------

Proposed	Edward Timmins
Seconded	Cllr Vincent Blake

Section 4.2 County Wicklow Settlement Strategy

To amend text as follows:

New text in **red** and deleted text in **blue strikethrough**

Level 3: Self Sustaining Growth Towns

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 Vallemount (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.

Reason	This village on the county boundary and close to Blessington was omitted.
---------------	---

CE's Initial Response

The CE has no objection to the proposed amendment.

Chapter 4 Settlement Strategy	Proposed Amendment No. 29
--	----------------------------------

Proposed	Cllr. Edward Timmins
Seconded	Cllr. Vincent Blake

Section 4.2 County Wicklow Settlement Strategy

To amend text as follows:

New text in **red** and deleted text in **blue-strikethrough**

Level 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 bona 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).

Reason	This is a further impediment to rural planning and is unnecessary.
---------------	--

CE's Initial Response

In accordance with the Planning and Development Act 2000 (as amended), the County Development Plan is required to be consistent as far as is practicable with national and regional policy. National Policy Objective 19 states '*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 wording contained in Section 4.2 is consistent with national policy.

The CE, therefore, does not support the proposed amendment.

Chapter 4 Settlement Strategy	Proposed Amendment No. 30
--	----------------------------------

Proposed	Cllr Gerry Walsh
Seconded	Cllr S Cullen

Section 4.2

To amend text as follows:

New text in **red** and deleted text in **blue-strikethrough**

Level 7: Villages (Type 1)

Settlements: **Wicklow MD** – Laragh, Glenealy
Arklow MD – Redcross
Baltinglass MD – Hollywood, Kiltegan, Knockananna, Stratford-on-Slaney, Grangecon
Greystones MD – Kilpedder / Willowgrove

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

Level 8: Villages (Type 2)

Settlements: **Arklow MD** – Annacurragh, Ballycoog, Ballinaclash, Barndarrig, Thomastown.
Baltinglass MD – Ballyconnell, Ballyknockan, Coolafancy, Coolboy, Crossbridge, Donaghmore, Lackan, Manor-Kilbride, Rathdangan, Talbotstown, Valleymount.
~~**Greystones MD**~~ – ~~Kilpedder / Willowgrove~~
Wicklow MD – Ballynacarrig (Brittas Bay), Moneystown.

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

Reason	<p>Having regard to the current population of the village.</p> <p>It enjoys a good public transport service.</p> <p>It has a waste water treatment plant , for which Irish Water plan to upgrade.</p> <p>New connections from an existing pipe , to the area from Farrankelly , and a new pump station , are currently being considered by Irish Water , which would facilitate a planned development ,for a new nursing home.</p> <p>Proximity to planned new schools in Charlesland.</p> <p>It's close proximity to employment zoned land at Mountkenedy Demesne, and Kilpedder Interchange.</p>
---------------	--

CE's initial response

In preparing the proposed draft County Development Plan, and the revised settlement strategy, the capacity of each settlement to accommodate additional housing growth was carried out. It is considered that Kilpedder – Willowgrove, having regard to its lack of community and retail services, as well as deficiencies in infrastructure (such as footpaths, cycle lanes, public transport), and its

dependency on Greystones for key services, has a lower capacity for additional growth and should therefore be located in Level 8 of the settlement hierarchy.

By refining the number of settlements in Level 7, it was intended that these settlements would become a priority focus for new village development and the sourcing of funding for enhanced infrastructure. It is considered that adding to the number of settlements in Level 7 would reduce the potential to achieve these goals.

Therefore the CE does not support the proposed amendment.

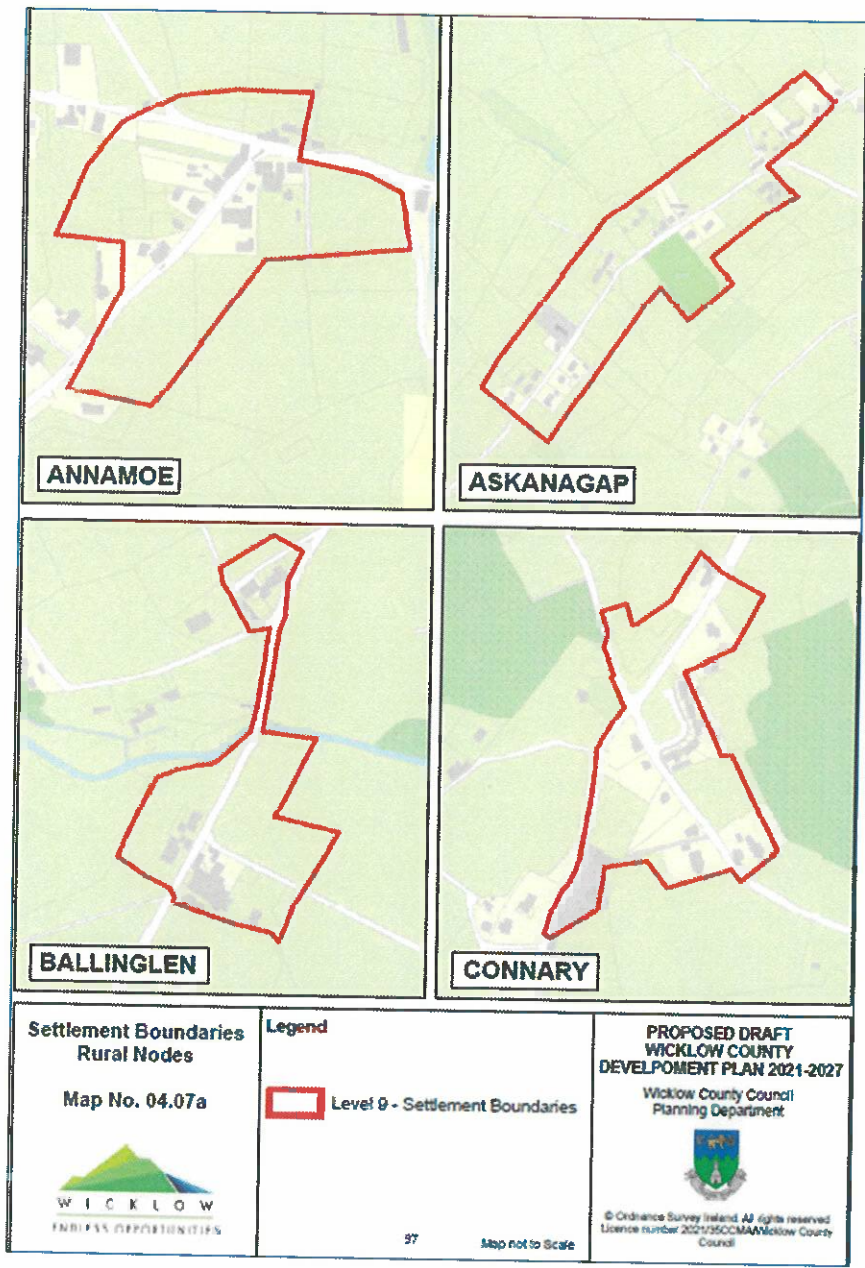
Chapter 4 Settlement Strategy		Proposed Amendment No. 31
Proposed	Cllr S Bourke	
Seconded		

Section 4.3

Level 9 Rural Nodes

Map 04.07a Amend Connary boundary as follows:

Change from:



Chapter 5	Proposed Amendment No. 32
-----------	---------------------------

Proposed	Cllr. R. O'Connor
Seconded	

Section 5.6 Town & Village Centre Objectives

<To amend text as follows>

New text in **red** and deleted text in **blue-strikethrough**

CPO 5.10 To support and facilitate proposals for heritage **or technology** led regeneration.

Reason	This will support new technologies across Wicklow.
---------------	--

CE's initial response

The CE has no objection to the proposed amendment.

Chapter 5 Town & Village Centres	Proposed Amendment No. 33
-------------------------------------	---------------------------

Proposed	Cllr. P. Leonard
Seconded	

Section 5.6 Town & Village Centre Objectives

Amend text as follows:

New text in **red** and deleted text in **blue strikethrough**

CPO 5.6 To seek funding and focus new investment into the core of towns and villages in order to reverse decline, foster resilience and encourage new roles and functions for streets, buildings and sites within towns and villages.

Town and Village Regeneration & Rejuvenation Priorities	
Arklow	<p>Reverse the decline of Arklow through the regeneration of Arklow Harbour and Town Centre. Preparation and implementation of an integrated urban renewal plan for Arklow Harbour including north and south quays which will redefine the role of the harbour to deliver a mix of uses including employment, high density residential and leisure. Repurposing vacant sites at the harbour to develop a major hub for maritime sectors including off-shore wind, aquaculture, fisheries and other marine food sectors. Development of a National Maritime Centre of Excellence.</p> <p>Key projects include Arklow Quays Integrated Urban Renewal Plan, Arklow Pottery Museum, Historic Town Centre Project, Digital Hub at the Court House, public realm improvements at the Parade Ground.</p> <p>Capitalise on Arklow's unique natural & built heritage offering which includes Arklow Bank & Coastline, Arklow Town Marsh, Glenart Forest and the Avoca River Catchment, Arklow Pyramid, Arklow Rock, Glenart Castle & Shelton Abbey with a view to utilising them for eco educational/heritage tourism.</p> <p>Encourage the repurposing of vacant sites and buildings to provide opportunities for social entrepreneurs with a focus on education, innovation, design and apprenticeships in alignment with the sustainable development goals.</p> <p>Recognise Arklow's intrinsic link to the Avoca River Catchment and Arklow Harbour and develop opportunities for marine recreation/eco educational and maritime sectors including off-shore wind, aquaculture, fisheries and other marine food sectors. Development of a National Maritime Centre of Excellence and recognise and support the development of Arklow Maritime Museum as an important national heritage & educational resource.</p> <p>Support key projects including Arklow Quays Integrated Urban Renewal Plan, Arklow Pottery Museum, Historic Town Centre Project & Arklow Courthouse Digital Hub & public realm improvements at the Parade Ground, Harbour to Headwaters river tourism project and Medieval Arklow walking trail project. Support the development of a community design and craft hub at The Goods Store, Arklow Railway Station as a gateway for eco tourism via rail and bus linking Dublin to South Wicklow. Support the development of infrastructure to support sustainable movement in the town centre and surrounding towns and villages via walking, cycling/e-biking & kayaking.</p> <p>Recognise and support the key role of musicians, artists and designers in the regeneration of Arklow and provide and support opportunities for them to showcase their talents by providing multipurpose spaces for indoor and outdoor events such as an indoor/outdoor amphitheatre together with creating initiatives for them to showcase their art in the public realm and disused / vacant shops in</p>

the town centre.

Recognise and support the role of local food producers in the regeneration of Arklow Main Street and support

Support the development of Arklow as a town that promotes sustainable living & wellness as its core.

Reason	
--------	--

CE's initial response

This section of the plan sets out the town centre 'regeneration' priorities for each town / groups of towns in the County. The list of alternative priorities proposed include a vast range of projects that although related to Arklow, are not related to town centre regeneration specifically.

This is the not the plan for Arklow, but rather than County Development plan, and therefore cannot include all and every possible objective / desired project for each and every town, as the correct vehicle for doing so is the local plan for that settlements such as the Arklow & Environs LAP. Many of the projects and priorities suggested are already included in that plan, and where they are not could certainly be included where appropriate in the next review of the LAP.

Therefore the CE does not support the proposed amendment.

Chapter 5 Town & Village Centres	Proposed Amendment No. 34
-------------------------------------	---------------------------

Proposed	Edward Timmins
Seconded	Cllr. Vincent Blake

Section 5.6 Town & Village Centre Objectives

To amend text as follows:

New text in **red** and deleted text in **blue-strikethrough**

Regeneration & Renewal

CPO 5.6 To seek funding and focus new investment into the core of towns and villages in order to reverse decline, foster resilience and encourage new roles and functions for streets, buildings and sites within towns and villages.

Town and Village Regeneration & Rejuvenation Priorities	
Baltinglass	Key projects including making Baltinglass a hub for south-west Wicklow. This includes restoration of the Courthouse and re-use as a new library and heritage hub and the conversion of the library into a Digi-hub, restoration of the courthouse courtyard for use as an event / market space, enhance amenities in the town centre including age friendly seating and an informal play space, regularisation of parking and improved pedestrian facilities and safety measures. Develop the huge potential of the Baltinglass Hillfort complex.

Reason	To expand existing text.
---------------	--------------------------

CE Initial Response

The CE has no objection to the proposed amendment.

Chapter 5 Town & Village Centres	Proposed Amendment No. 35
---	----------------------------------

Proposed	Cllr. Edward Timmins
Seconded	Cllr. Vincent Blake

5.6 Town & Village Centre Objectives

To add new objective as follows:

New text in **red** and deleted text in **blue strikethrough**

Regeneration & Renewal

CPO 5.X Avail of the Town and Village Renewal Scheme as an enabler to bring vacant and derelict buildings and sites back into use as multi-purpose spaces and for residential occupancy.

Reason	This is current Government policy
---------------	-----------------------------------

CE Initial Response

While the CE supports the reasoning behind the proposed objective, the CE does not support the proposed objective as worded as this is not a land use or development objective, but rather relates to the operation of the Council in its role to seek out funding for projects, which it does as a matter of course.

In this regard, there are already a number of objectives proposed in the proposed draft plan to target the type of development initiatives desired:

CPO 5.7 *To identify and pursue transformational regeneration and renewal proposals and public realm initiatives that revitalise town and villages centres, encourage more people to live in town and village centres, facilitate and incentivise new economic activity and provide for enhanced recreational spaces.*

CPO 5.8 *To target development that will regenerate and revive town and village centres, address dereliction and vacancy and deliver sustainable reuse and quality placemaking outcomes.*

CPO 5.9 *To facilitate and support well-designed development that will contribute to regeneration and renewal, consolidation of the built environment and include interventions in the public realm and the provision of amenities.*

CPO 5.11 *To identify obsolete and potential renewal areas within town and village centres and facilitate the re-use and regeneration of these areas and derelict lands and buildings with a view to consolidating the core of town and village centres.*

CPO 5.12 *To encourage the redevelopment of brownfield sites in order to maximise the sustainable regeneration of underutilised/vacant lands and/or buildings particularly in town and village centres.*

Chapter 5 Town & Village Centres	Proposed Amendment No. 36
---	----------------------------------

Proposed	Cllr. Edward Timmins
Seconded	Cllr. Vincent Blake

5.6 Town & Village Centre Objectives

To add new objective as follows

New text in **red** and deleted text in **blue-strikethrough**

Placemaking

CPO 5.X Introduce a Tidy Towns Special Award for the involvement of young people (aged 16-25 years) in Tidy Towns Projects.

Reason	This is current Government policy.
---------------	------------------------------------

CE Initial Response

While the CE notes the reasoning behind the proposed objective, the CE does not support the proposed objective as worded as this is not a land use or development objective, but rather relates to the operation of the Council in its role to offer reward / incentivise community engagement in the County. This is outside the remit of the County Development Plan.

Chapter 6 Housing	Proposed Amendment No. 37
------------------------------	----------------------------------

Proposed	Cllr. Edward Timmins
Seconded	Cllr. Vincent Blake

Section 6.0 Introduction

To amend text as follows:

New text in **red** and deleted text in **blue-strikethrough**

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.
- To promote and take action on the development of affordable houses and sites for people who do not qualify for social housing.

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.

Reason	This source of housing has been neglected. It is referred to in the last paragraph of 6.1 but it needs greater emphasis.
---------------	--

CE's Initial Response

The section provides a list of the things the development plan can do to create the right environment for the delivery of affordable homes. The CE accepts the point being made with regard to affordable housing but considers that the proposed amendment does not fit with the points being made in this section and therefore cannot support the proposed amendment.

Chapter 6 Housing	Proposed Amendment No. 38
------------------------------	----------------------------------

Proposed	Cllr. Edward Timmins
Seconded	Cllr. Vincent Blake

Section 6.0 Introduction

To amend text as follows:

New text in **red** and deleted text in **blue-strikethrough**

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.
- The Council will actively promote the provision of affordable houses and sites to help the large number of people who do not qualify for social housing and who are priced out of their local market or where no local houses are being built.

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.

Reason	To promote the delivery of affordable houses and sites.
---------------	---

CE's Initial Response

The section provides a list of the things the development plan can do to create the right environment for the delivery of affordable homes. The CE accepts the point being made with regard to affordable housing but considers that the proposed amendment does not fit with the points being made in this section and therefore cannot support the proposed amendment.

Having regard to new legislation and programmes being developed with regard to affordable (as opposed to social) housing, this matter can be reviewed and addressed at the next stage of plan making (material amendments) if necessary.

Chapter 6 Housing	Proposed Amendment No. 39
------------------------------	----------------------------------

Proposed	Cllr. Edward Timmins
Seconded	Cllr. Vincent Blake

Section 6.2 Wicklow County Housing Strategy

To amend text as follows:

New text in **red** and deleted text in **blue-strikethrough**

6.2 Wicklow County Housing Strategy

While the Housing Strategy has found that there is rationale for seeking 10% of eligible residential development to be reserved for social housing during the strategy period of 2021-2027, this only addresses social housing needs that will arise during the 2021-2027 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. **Provide for housing for older people in town centres more suited for those with reduced mobility. This to be done by both the Council and housing bodies.**

Reason	This is current Government policy. It has been done successfully in Carnew.
---------------	---

CE Initial Response

The CE supports this proposed amendment in principle but would suggest an amendment to the wording as follows:

The Council will support and provide where possible housing for older people in town centres that is more suitable for persons with reduced mobility.

Chapter 6 Housing	Proposed Amendment No. 40
------------------------------	----------------------------------

Proposed	Cllr Grace McManus
Seconded	Cllr Dermot O'Brien

Part 1

Add new section New text in **red** and deleted text in **blue strikethrough**

Section 6.3.9 Community Wealth Building

During the lifespan of this development plan, it is envisioned that a model and guidelines for a 'Community Wealth Building' approach to procurement and tendering will be agreed for the county.

Community wealth building has emerged as a powerful approach to local economic development. Through this approach local and regional economies are reorganised to ensure that wealth is not extracted from towns and counties but retained and recirculated. This development model aims to leverage existing local resources to meet local needs while promoting values of equity and sustainability.

As housing is a large proportion of Council spend, a Community Wealth building approach will be conducted, where possible, for all spend associated with land development for the purpose of housing by Wicklow County Council.

Part 2

Section 6.4 Housing objectives

Insert new objective after CPO 6.9

CPO 6.10 A Community Wealth being approach will be the preferred model of tendering and procurement for all housing development conducted by Wicklow County Council during the lifespan of this Development Plan

Reason	<ol style="list-style-type: none"> 1. Community Wealth Building fit the criteria of 'sustainable communities' element of core strategic principle 2.1 'Healthy Placemaking', by facilitating improved access to employment 2. Community Wealth Building fits the criteria of core strategic principle 2.2 Climate Change, as it encourages local employment and shorter supply chains. Local economic development means investing in local businesses and sourcing goods and services from local suppliers and reducing climate footprint 3. Community Wealth Building assists in achieving Sustainable Development Goal 8 "Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all" 4. Community Wealth Building fit the criteria of core pillars 'Supporting sustainable communities' and 'Supporting Enterprise and Employment' within 'Realising our Rural Potential: The Action Plan for Rural Development 2017'
---------------	--

CE initial response

While the CE recognises the reasons for the suggested amendments, the CE does not support the proposed amendments as set out as it is not clear that they really relate to land use planning and development, but appear to be more related to community activation and support, as well as procurement and spending and the County Development Plan has no role in these areas.

Chapter 6 Housing	Proposed Amendment No. 41
------------------------------	----------------------------------

Proposed	Cllr. Shay Cullen
Seconded	Cllr. Irene Winters

Section 6.4 Housing Objectives

To add new objective as follows

New text in **red** and deleted text in **blue strikethrough**

- CPO 6.2** To implement the following housing occupancy control for multi-house developments of 10 units or more in all settlements:
- 75% no restriction;
 - 25% applicant / purchaser of any new home must be a first-time buyer that has 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.

Reason	The level of income can too often be a reason why people cannot get a home in their local town or village. This policy will help ensure that the housing market does not result in the displacement of community, will facilitate first-time buyers and allow people an opportunity to purchase a home in their county.
---------------	---

CE's initial response

While the CE notes the reasons for this objective, there are concerns about the legality of including such a provision without legislative support for same.

There would be concerns about whether this would be a disproportionate interference with property rights and equitable in its execution; and whether it would conform to the principles of free movement and establishment enshrined in EU law, which has been reinforced by the ECJ through the 'Flemish case'. Such a provision may therefore be open judicial review and/or a constitutional challenge and possibly to a declaration of incompatibility.

Therefore the CE does not support the proposed amendment.

Chapter 6 Housing	Proposed Amendment No. 42
----------------------	---------------------------

Proposed	Cllr. Shay Cullen
Seconded	Cllr. Avril Cronin

Section 6.4 Housing Objectives

To amend text as follows:

New text in **red** and deleted text in **blue-strikethrough**

Housing in the Open Countryside

CPO 6.37 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, ~~is their primary occupation and source of income, and that~~ 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 **immediate** 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 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 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 not for speculation;**
- **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 not as speculation;**
- **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.

Reason	To provide a fair rural housing policy that is consistent with the NPF and is unambiguous for applicants.
---------------	---

CE's initial response

The CE has no objection to the proposed amendment and is happy to support objectives and policies that promote sustainable development of rural housing.

Chapter 6 Housing	Proposed Amendment No. 43
----------------------	---------------------------

Proposed	Cllr. Shay Cullen
Seconded	

Section 6.4 Housing Objectives

To add new objective as follows:

New text in **red** and deleted text in **blue strikethrough**

CPO 6.X Subject to compliance with CPO 6.37 (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.

Reason	To facilitate rural clusters.
---------------	-------------------------------

CE's initial response

The CE is of the opinion that the proposed amendment is adequately addressed under CPO 6.41 of the proposed draft plan which states:

"Subject to compliance with CPO 6.37 (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".

Therefore the CE does not support the proposed amendment.

Chapter 6 Housing	Proposed Amendment No. 44
------------------------------	----------------------------------

Proposed	Cllr. Edward Timmins
Seconded	Cllr. Vincent Blake

Section 6.4 Housing Objectives

To add new objective as follows:

New text in **red** and deleted text in **blue-strikethrough**

Social Housing

CPO 6.8 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.

CPO 6.X To provide and facilitate social housing in rural areas.

CPO 6.9 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.

Reason	No rural housing is being built. This discriminates against people who are intrinsically linked to the rural area from availing of social housing. This worked well in the past.
---------------	--

CE Initial Response

The CE has no objection to the proposed amendment, subject to compliance with rural housing social / economic need criteria.

Chapter 6 Housing	Proposed Amendment No. 45
------------------------------	----------------------------------

Proposed	Cllr. Edward Timmins
Seconded	Cllr. Vincent Blake

Section 6.4 Housing Objectives

To add new objective as follows:

New text in **red** and deleted text in **blue strikethrough**

Design

CPO 6.X Support the change of use of vacant commercial premises to residential purposes.

Reason	To encourage town centre living where premises are no longer commercially viable.
---------------	---

CE Initial Response

The proposed draft plan proposes a very flexible approach to encourage residential development in town centres as is reflected in CPO 5.3 and CPO 10.9.

CPO 5.3 *To particularly promote and facilitate residential development in town and village centres:*

- *Promote the 'active' use of above ground floor levels, and in particular to promote the concept of 'living over the shop' in centres. Where a 'living over the shop' use is proposed, a relaxation in density, car parking and open space standards will be considered, where the development meets very high quality of design and accommodation.*
- *Other than in the retail core area, residential development shall be the primary development objective for lands zoned town centre or village centre. This shall not preclude commercial development on lands zoned town centre or village centre when suitable sites are not available in the core retail area.*
- *For smaller towns that do not have a defined core retail area the priority will be to facilitate uses which are consistent with maintaining activity and vitality in the town centre and addressing vacancy. While this may allow for the development of residential only developments in the town centre, any such proposals shall fully justify how such use will not diminish vibrancy in the town centre, or result in the town not being able to meet the retail / services needs of the local population.*

CPO 10.9 *To promote developments which reinforce the role and function of the 'core retail area' as the prime shopping area of town centres. The 'core retail area' shall be promoted as the area of first priority for new retail development. Where an application is made for a new development with street frontage within the defined retail core area of a town centre, retail or commercial use will normally be required at street level. In settlements where no 'core retail area' is defined¹, new retail development shall be directed into the 'town or village centre' area, the location of the traditional/historical centre and the location of other retail units.*

¹ A retail core area is not identified in the Level 5, 6 and 7 settlements as per the settlement hierarchy.

Outside of the 'core retail area' of larger settlements and in smaller settlements where no 'core retail area' is defined, other uses including residential will be permitted including at street level; any such development should provide a strong street frontage and respect the traditional structure of town and village centres.

The retail core areas have been reduced in size to facilitate residential development on lands zoned town centre. Furthermore the draft plan does not identify retail core area for settlements below Level 3 i.e. retail core areas are identified for Bray, Wicklow, Arklow, Blessington and Greystones.

The proposed amendment would be contrary to CPO 10.9 which seeks to protect the retail core areas identified in Bray, Wicklow, Arklow, Blessington and Greystones.

If the Members decide to proceed with the proposed amendment the CE respectfully requests that the wording is amended as follows:

CPO 6.X *Support the change of use of vacant commercial premises to residential purposes outside of the retail core areas as identified in Chapter 10.*

Chapter 6 Housing	Proposed Amendment No. 46
------------------------------	----------------------------------

Proposed	Cllr. Edward Timmins
Seconded	Cllr. Vincent Blake

Section 6.4 Housing Objectives

To amend text as follows:

New text in **red** and deleted text in **blue strikethrough**

Housing in the Open Countryside

CPO 6.37 — ~~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 the nature of the agricultural employment is~~

their primary occupation and source of income, and that 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 full time employment is intrinsically linked to the rural area that can demonstrate a need to live in the immediate vicinity of their employment in order to carry out their 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 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 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;~~
- ~~— 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.~~

Residential development will be considered in the open countryside only when it is for those with a definable social or economic need to live in the open countryside.

Residential development will be considered in the countryside in the following circumstances:

1. A permanent native resident seeking to build a house for his / her own family and not as speculation. A permanent native resident shall be a person who has resided in a rural area in County Wicklow for at least 10 years in total (including permanent native

- residents of levels 8 and 9), or resided in the rural area for at least 10 years in total prior to the application for planning permission.
2. A son or daughter, or niece/nephew considered to merit the same position as a son/daughter within the law (i.e. when the uncle/aunt has no children of his/her own), of a permanent native resident of a rural area, who can demonstrate a definable social or economic need to live in the area in which the proposal relates and not as speculation.
 3. A son or daughter, or niece/nephew considered to merit the same position as a son/daughter within the law (i.e. when the uncle/aunt has no children of his/her own), of a permanent native resident of a rural area, whose place of employment is outside of the immediate environs of the local rural area to which the application relates and who can demonstrate a definable social or economic need to live in the area to which the proposal relates and not as speculation.
 4. Replacing a farm dwelling for the needs of a farming family, not as speculation. If suitable the old dwelling may be let for short term tourist letting and this shall be tied to the existing owner of the new farm dwelling were it is considered appropriate and subject to the proper planning and development of the area.
 5. A person whose principal occupation is in agriculture and can demonstrate that the nature of the agricultural employment is sufficient to support full time or significant part time occupation.
 6. An immediate family member (i.e. son or daughter) of a person described in 5, who is occupied in agriculture and can demonstrate that the nature of the agricultural employment is sufficient to support full time or significant part time occupation.
 7. A person whose principal occupation is in a rural resource based activity (i.e. agriculture, forestry, mariculture, agri-tourism etc.) can demonstrate a need to live in a rural area in order to carry out their 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.
 8. A close relative who has inherited, either as a gift or on death, an agricultural holding or site for his/her own purposes and not for speculation and who can demonstrate a definable social and / or economic need to live in the area to which the proposal relates.
 9. The son or daughter of a landowner who has inherited a site for the purpose of building a one off rural house and where the land has been in family ownership as at 11th October 2004 for at least 10 years prior to the application for planning permission and not as speculation.
 10. An emigrant who qualifies a permanent native resident, returning to a rural area in County Wicklow, seeking to build a house for his/her own use not as speculation.
 11. Persons whose work is intrinsically linked to the rural area and who can prove a definable social or economic need to live in the rural area
 12. A permanent native resident that previously owned a home and is no longer in possession of that home (for example their previous home having been disposed of following legal separation / divorce / repossession, the transfer of a home attached to a farm to a family member or the past sale of a home following emigration) and can demonstrate a social or economic need for a new home in the rural area.
 13. Permanent native residents of moderate and small growth towns, seeking to build a house in their native town or village within the 60kph / 40mph speed limit on the non national radial roads, for their own use and not as speculation as of 11th October 2004.

14. A person whose business requires them to reside in the rural area and who can demonstrate the adequacy of the business proposals and the capacity of the business to support them full time.
15. Permanent native residents of the rural area who require a new purpose built specially adapted house due to a verified medical condition and who can show that their existing home cannot be adapted to meet their particular needs.
16. 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.

In the event of conflict of any other settlement strategy objective / Landscape Zones and categories, a person who qualifies under policy HD23 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.

Reason	To revert to the current rural housing policy.
---------------	--

CE's Initial Response

The CE does not support this proposal for the following reasons:

The rural housing policy (CPO 6.37) included in the proposed draft plan has been carefully worded to provide a clear and unambiguous policy that is consistent with national policy.

In accordance with the Planning and Development Act 2000 (as amended), the County Development Plan is required to be consistent as far as is practicable with national and regional policy. National Policy Objective 19 states *'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.*

It is important that the rural housing policy is consistent with national policy as it reduces the likelihood of An Bord Pleanála overturning decisions made by Wicklow County Council. Since the publication of the NPF, a number of third party appeals to An Bord Pleanála have succeeded in getting decisions to grant rural dwelling houses overturned as the Bord has taken the view that Wicklow's rural housing policy is inconsistent with the NPF.

It is considered that most of the elements of HD23 are still facilitated in the new policy.

Chapter 6 Housing	Proposed Amendment No. 47
------------------------------	----------------------------------

Proposed	Cllr Grace McManus
Seconded	Cllr Dermot O'Brien

Section 6.4 Housing Objectives

Add new objective:

New text in **red** and deleted text in **blue-strikethrough**

CPO 6.10 All land banks currently owned by Wicklow County Council will only be developed by Wicklow County Council and/or approved housing bodies for 100% public housing (social and affordable housing) and will not be sold to private developers.

Reason	<p>In light of table 7.4 in appendix 3, it is clear Wicklow County Council's land bank is insufficient to meet social housing demand as is (where approximately 1417 units could be built in total, in comparison to 4,466 households on Wicklow County Council's list for Social Housing Support at the end of December 2020.)</p> <p>Any further loss of land for development of public housing would create further difficulties in fulfilling the right to housing in the most cost effective way for those households the social housing list, and create further difficulties in achieving Target 11.1 of the Sustainable Development Goals "By 2030, ensure access for all to adequate, safe and affordable housing"</p> <p>This amendment also fits under 'Programme for Government -- our Shared Future' launched in 2020' objective 2: 'Prioritise the increased supply of public, social and affordable homes.' And objective 6 'Ensure local authorities are central to delivering housing.'</p>
---------------	--

CE initial response

While the CE recognises the reasons for the suggested amendment, the proposal is outside the remit and the scope of the County Development Plan, and is an issue for the Council's Housing Delivery Strategy and therefore the Chief Executive does not support the proposed amendment.

Chapter 7 Community Development	Proposed Amendment No. 48
--	----------------------------------

Proposed	Cllr. P. Leonard
Seconded	

Section 7.2 Community Development & Land Use Planning

Amend text as follows:

New text in **red** and deleted text in **blue-strikethrough**

Table 7.1 Community Facilities Hierarchy Model

COMMUNITY FACILITIES HIERARCHY MODEL	
LEVEL 1 – SETTLEMENTS WITH POPULATION RANGE 15,000 – 30,000	
Multi-purpose Community Resource Centre Regional and Local Indoor Sports and Recreation Facilities Swimming Pool/Leisure Centre Youth Centre Athletics Track and Field Facilities Arts and Cultural Centre Local Multi-Purpose Community Space/Meeting rooms	Outdoor Water Sports Facilities (where applicable) Neighbourhood Parks and Local Parks Outdoor (full size) Multi-Use Games Areas – Synthetic/ Hardcourt Playground(s) Playing Pitches Alternative/Minority Sports Facilities Open Space/Urban Woodlands/Nature Areas Library
<i>Acceptable rural catchment commuting time by car: 30 min</i>	
LEVEL 2 – SETTLEMENTS WITH POPULATION RANGE 7,000 – 15,000	
Multi-purpose Community Resource Centre Sport & Recreation Centre Swimming Pool/Leisure Centre Youth Resource Centre Local Multi-Purpose Community Space/Meeting Rooms Outdoor Water Sports Facilities (where applicable) Neighbourhood and Local Parks	Outdoor Multi-Use Games Areas – Synthetic/ Hardcourt Playground(s) Playing Pitches Alternative/Minority Sports Facilities Open Space/Urban Woodlands/Nature Areas Library Arts and Cultural Centre
<i>Acceptable rural catchment time by car: 15 mins</i>	

Reason	
---------------	--

CE's initial response

The CE has no objection to the proposed amendment.

Chapter 7 Community Development	Proposed Amendment No. 49
------------------------------------	---------------------------

Proposed	Cllr. M. Corrigan
Seconded	

Section 7.4 Community Development Objectives

To add new objective as follows:

New text in **red** and deleted text in **blue strikethrough**

Social Enterprise

CPO 7.55 To encourage and facilitate the development of social enterprise hubs that foster and support social enterprise¹, social entrepreneurship and social innovation in the community.

¹ Social enterprises are businesses whose core objective is to achieve a social, societal or environmental impact. Like other businesses, social enterprises trade in goods or services on an ongoing basis. However, any surpluses generated by social enterprises are re-invested into achieving a social impact, rather than maximising profit for their owners (National Social Enterprise Policy for Ireland 2019 – 2022).

Reason	To ensure that the plan facilitates the development of social enterprise hubs.
---------------	--

CE's initial response

The CE has no objection to the proposed amendment.

Chapter 7 Community Development	Proposed Amendment No. 50
------------------------------------	---------------------------

Proposed	Cllr. P. Leonard
Seconded	

Section 7.4 Community development objectives

To add new objective as follows:

New text in **red** and deleted text in **blue strikethrough**

CPO 7.X To support and promote the development of a craft/design hub in Arklow, Co. Wicklow as a legacy to Arklow Pottery.

Reason	
--------	--

CE's initial response

While the CE supports the identification of new tourism / community development such as the crafty / design hub suggested, this proposed objective is very much a local objective and would be more appropriately included in the Arklow & Environs LAP.

Therefore the CE does not support the proposed amendment.

Chapter 7 Community Development	Proposed Amendment No. 51
--	----------------------------------

Proposed	Cllr. P. Leonard
Seconded	

Section 7.4 Community Development Objectives

Amend objective as follows:

New text in **red** and deleted text in **blue strikethrough**

Health and Care

CPO 7.20 To facilitate the establishment of new or expansion of existing hospitals, nursing homes, centres of medical excellence, **wellness/holistic health centres**, hospices, respite care facilities or facilities for those with long term illness.

Reason	
---------------	--

CE's initial response

The CE has no objection to the proposed amendment.

Chapter 7 Community Development	Proposed Amendment No. 52
--	----------------------------------

Proposed	Cllr. P. Leonard
Seconded	

Section 7.4 Community Development Objectives

To add new objective as follows:

New text in **red** and deleted text in **blue strikethrough**

Leisure & Recreation

CPO 7.4x To facilitate and support the development of multipurpose covered outdoor areas for all year round outdoor activities such as yoga, Pilates, tai chi etc .

Reason	
---------------	--

CE's initial response

The CE has no objection to the proposed amendment.

Chapter 7 Community Development	Proposed Amendment No. 53
------------------------------------	---------------------------

Proposed	Cllr. P. Leonard
Seconded	

Section 7.4 Community Development Objectives

To amend objective as follows

New text in **red** and deleted text in **blue-strikethrough**

Open Space

CPO 7.44 Through the local plan process, to designate suitable open space & **covered open space** in all settlements, commensurate with its needs and existing facilities, in accordance with the provisions of the Wicklow County Council Play, Sport & Recreation and Active Open Space policies.

Reason	
--------	--

CE's initial response

The CE has no objection to the proposed amendment.

Chapter 7 Community Development	Proposed Amendment No. 54
------------------------------------	---------------------------

Proposed	Cllr. P. Leonard
Seconded	

Section 7.4 Community Development Objectives

To amend objective as follows

New text in **red** and deleted text in **blue-strikethrough**

Culture

CPO7.54 To facilitate the development of new, improved or expanded places of worship and burial grounds including **natural burial grounds** at appropriate locations in the County, where the demand for the facility has been demonstrated.

Reason	
--------	--

CE's initial response

The CE has no objection to the proposed amendment.

Chapter 7 Community Development	Proposed Amendment No. 55
------------------------------------	---------------------------

Proposed	Cllr. P. Leonard
Seconded	

Section 7.4 Community Development Objectives

To amend objective as follows

New text in red and deleted text in blue strikethrough

Education & Development

CPO 7.17 To facilitate and promote the use of education facilities after school hours/weekends and during the summer period for other community, cultural and non-school purposes, where possible.

Reason	To maximise the use of buildings usually left idle during the summer months create revenue for schools together with providing recreational opportunities for young people.
---------------	---

CE's initial response

The CE has no objection to the proposed amendment.

Chapter 7 Community Development	Proposed Amendment No. 56
------------------------------------	---------------------------

Proposed	Cllr Dermot O'Brien
Seconded	Cllr Grace McManus

Section 7.4 Community Development Objectives

To add new text as follows:

New text in **red** and deleted text in **blue strikethrough**

Leisure & Recreation

CPO 7.42 The development of new sports or active open space zones shall be accompanied by appropriate infrastructure including car parking and changing rooms. **Due consideration will also be given to cycle lane access, EV charge points, public transport access, disability access and provision of drinking water fountains.**

Reason	Leisure and recreation facilities should aim to be of the highest standard in terms of infrastructure and innovation.
---------------	---

CE initial response

The CE has no objection to the proposed amendment.

Chapter 7 Community Development	Proposed Amendment No. 57
------------------------------------	---------------------------

Proposed	Cllr Dermot O'Brien
Seconded	Cllr Grace McManus

To add new text as follows:

New text in red and deleted text in blue strikethrough

Leisure and Recreation

CPO 7.36 In accordance with Objective CPO 7.5, where a deficiency in facilities for teenagers/young adults and/or indoor community space is identified in an area, the proposed development should include proposals to address this deficiency in consultation with young people and appropriate stakeholders.

Reason	<p>According to UNCRC Article 12: States Parties shall assure to the child who is capable of forming his or her own views the right to express those views freely in all matters affecting the child, the views of the child being given due weight in accordance with the age and maturity of the child.</p> <p>According to BOBF the national policy framework for children and young people. 'Children and young people have a voice and influence in all decisions affecting them'.</p> <p>According to the National Strategy for children and young people's participation in decision making suggests that <i>Participation with purpose means that when children and young people are involved in decision-making, their views are listened to, taken seriously and given due weight with the intention of leading to an outcome or change.</i></p>
---------------	--

CE initial response

The CE has no objection to the proposed amendment

Chapter 8 Built Heritage	Proposed Amendment No. 58
-------------------------------------	----------------------------------

Proposed	Cllr. Edward Timmins
Seconded	Cllr. Vincent Blake

Section 8.5 Built Heritage Objectives

Map 08.02 Major Sites of archaeological Importance in Wicklow in State Ownership or Guardianship

To amend map to include the Baltinglass area hillforts

Reason	
---------------	--

CE Initial Response

The CE does not support the proposed amendment for the following reasons.

Map 8.02 refers to Major Sites of Archaeological Importance in Wicklow in State Ownership or Guardianship. Baltinglass Hill hillfort is already identified on the map. The addition of further hillforts in the area would be contingent on them being in state ownership.

Baltinglass Historic Landscape is identified on Map 08.01A. The map identifies the clusters of pre-historic hilltop sites.

Chapter 9 Economic Development	Proposed Amendment No. 59
---	----------------------------------

Proposed	Cllr Derek Mitchell
Seconded	

Section 9.1.1 National & Regional Policy

Add additional text at the end of this section as follows:

(New text in **red** and deleted text in **blue-strikethrough**)

The Metropolitan Area Strategic Plan (MASP) that forms part of the RSES identifies a number of large-scale employment and mixed-use development areas within the metropolitan area, which should be developed in co-ordination with the sequential delivery of infrastructure and services.

In Wicklow, the identified strategic locations are:

Strategic Corridor	Strategic Employment Locations	Employment Potential
North-South corridor (DART)	Bray, extension to Fassaroe Greystones	Re-intensification of commercial town centre functions and new mixed-use district. Redevelopment of IDA strategic sites at Greystones to strengthen employment base for North Wicklow

Source: Table 5.2 RSES

Reason: To the reflect employment strategy as set out in the RSES
--

CE's initial response

The CE has no objection to the proposed amendment, which reflects the RSES.

Chapter 9 Economic Development	Proposed Amendment No. 60
---	----------------------------------

Proposed	Cllr Grace McManus
Seconded	Cllr Dermot O'Brien

Part 1

Section 9.3 The Role of Land Use Planning in Economic Development

To add new text as follows:

New text in **red** and deleted text in **blue strikethrough**

Add new bullet point after point (viii)

(ix) Community Wealth Building

Community Wealth Building has emerged as a powerful approach to local economic development. Through this approach local and regional economies are reorganised to ensure that wealth is not extracted from towns and counties but retained and recirculated. This development model aims to leverage existing local resources to meet local needs while promoting values of equity and sustainability.

Community wealth building is about creating a better and more sustainable economy that strengthens our communities through local job creation, sustainable development and local business networks.

Wicklow County Council recognises that it has a role in promoting economic development as a customer, through public procurement and other public spending.

Part 2

Section 9.5 Objectives for Economic Development

to insert after CPO 9.12:

CPO 9.13 Where Wicklow County Council has a spending role in the development of land, a 'Community Wealth Building' approach will be taken, where possible.

Reason	<p>Community Wealth Building positivity contributes to the achievement of Sustainable Development Goal 8 "Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all"</p> <p>Community Wealth Building fit the criteria of 'sustainable communities' element of core strategic principle 2.1 'Healthy Placemaking', by facilitating improved access to employment</p> <p>Community Wealth Building fits the criteria of core strategic principle 2.2 Climate Change, as it encourages local employment and shorter supply chains. Local economic development means investing in local businesses and sourcing goods and services from local suppliers and reducing climate footprint</p> <p>Community Wealth Building fit the criteria of core pillars 'Supporting sustainable communities' and 'Supporting Enterprise and Employment' within 'Realising our Rural Potential: The Action Plan for Rural Development 2017'</p>
---------------	---

CE initial response

While the CE recognises the reasons for the suggested amendments, the CE does not support the proposed amendments as set out as it is not clear that they really relate to land use planning and development, but appear to be more related to community activation and support, as well as procurement and spending and the County Development Plan has no role in these areas.

Chapter 9 Economic Development	Proposed Amendment No. 61
---	----------------------------------

Proposed	Cllr. Edward Timmins
Seconded	Cllr. Vincent Blake

9.3 The Role of Land Use Planning in Economic Development

To amend text as follows:

New text in **red** and deleted text in **blue-strikethrough**

(i) To set out a spatial planning framework for economic development.

Through the policies and objectives, the County Development Plan outlines the appropriate locations for economic development. The objectives for economic development must sit within the overall planning framework (Core Strategy and Settlement Strategy) set out in Chapters 3 and 4 and must be consistent with the NPF and RSES.

Table 9.2 sets out the economic hierarchy, detailing the function and type of economic activity that will be promoted and facilitated at each level. The larger towns of the County clearly have the most potential to deliver larger scale and a wider range of employment developments and these locations should act as the key economic drivers within the County, with smaller towns and villages focusing on the micro/local economy. Enablers of enterprise development include availability of human capital, proximity to a third level institution, transport infrastructure, broadband infrastructure and a diverse local sectoral mix.

The RSES identifies Bray and Wicklow – Rathnew as ‘key towns’ in the region. In accordance with RPO 4.27, ‘Key Towns shall act as economic drivers and provide for strategic employment locations to improve their economic base by increasing the ratio of jobs to workers’.

Relevant Regional Policy Objectives for Economic Development in Wicklow’s Key Towns	
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 4.54	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.

The Council will support and encourage proposals that maximise economic opportunities and strengthen the economic structure of the south and west of the County by facilitating economic diversification and new enterprise development including remote working opportunities.

The RSES identifies guiding principles to identify locations for strategic employment development. In this regard the following locations are considered appropriate for strategic employment development – Bray, Wicklow-Rathnew, Arklow, Greystones and Blessington.

Guiding Principles to Identify Locations for Strategic Employment Development

Planning to accommodate strategic employment growth at regional, metropolitan and local level should include consideration of:

- Location of Technology and Innovation Poles - Institutes of Technology (IoTs) and Universities, as key strategic sites for high-potential growth of economic activity.
- Current employment location, density of workers, land-take and resource/infrastructure dependency, including town centres, business parks, industrial estates and significant single enterprises.
- Locations for expansion of existing enterprises.
- Locations for new enterprises, based on the extent to which they are people intensive (i.e. employees/customers), space extensive (i.e. land), tied to resources, dependent on the availability of different types of infrastructure (e.g. telecoms, power, water, roads, airport, port etc.) or dependent on skills availability.
- Locations for potential relocation of enterprises that may be better suited to alternative locations and where such a move, if facilitated, would release urban land for more efficient purposes that would be of benefit to the regeneration and development of the urban area as a whole, particularly in metropolitan areas and large towns.
- Within large urban areas where significant job location can be catered for through infrastructure servicing and proximity to public transport corridors.

Source: EMRA RSES

Reason	The RSES document policy objectives makes no mention of Arklow or West or South Wicklow
---------------	---

CE Initial Response

While the CE has no objection to the proposed amendment, it is not considered to be in the right location in the plan, and it is recommended that this text be re-formed into a specific objective in Section 9.5 of the plan as follows:

9.5 Objectives for Economic Development

General

- CPO 9.1** To support all forms of employment creation, especially where this can mitigate long distance commuting, subject to the proper planning and sustainable development of the area and compliance with all other objectives of this plan. Strategic employment development will be directed into the towns of Bray, Wicklow-Rathnew, Arklow, Greystones and Blessington.
- CPO 9.2 To support and encourage proposals that maximise economic opportunities and strengthen the economic structure of the south and west of the County by facilitating economic diversification and new enterprise development including remote working opportunities.

Chapter 9 Economic Development	Proposed Amendment No. 62
---	----------------------------------

Proposed	Cllr. M. Corrigan
Seconded	

Section 9.5 Objectives for Economic Development

To amend text as follows:

New text in **red** and deleted text in **blue-strikethrough**

CPO 9.6 To support and facilitate the development of digital / remote working hubs and enterprise / innovation hubs in town centres. Such hubs ~~may~~ **should** also be considered in village centres where it is demonstrated that there is a need for such a facility and where the development will have a positive impact on commuting patterns.

Reason	To encourage and facilitate remote working opportunities in rural areas.
---------------	--

CE's initial response

The CE has no objection to the proposed amendment.

Chapter 9 Economic Development	Proposed Amendment No. 63
---	----------------------------------

Proposed	Cllr. P. Leonard
Seconded	

Section 9.5 Objectives for Economic Development

Add new objective as follows:

New text in **red** and deleted text in **blue strikethrough**

CPO 9.X To support and expedite County Wicklow's EU targets for Marine Protected Areas along the Wicklow coastline to provide new attractive areas for diving and underwater tourism along the east coast together with eco educational tourism.

Reason	Irish Rails proposed detached coastal protection barriers could double as areas of conservation to create kelp forest/ native oyster reefs . If successful this could have multiple benefits for the marine leisure sector, attracting divers and eco educational researchers etc together with kayakers, sailing boats etc all along the coast of Wicklow while providing important no fish zones to support sustainable fishing.
---------------	--

CE's initial response

This proposed objective does not appear to relate to economic development per se, more to coastal protection and tourism and therefore would be more appropriately proposed for Chapter 19. Chapter 19 already contains a number of objectives that would appear to meet the desired aims set out, as set out to follow and therefore the proposed amendment is not supported.

CPO 19.1 *To review and update the County Development Plan if necessary to ensure that it is consistent with the following:*

- *the National Marine Planning Framework following its adoption, and*
- *the Marine Planning and Development Management Act (following its enactment)*

CPO 19.2 *To work with the Department of Housing, Planning and Local Government and other relevant government departments and bodies on marine planning with particular reference to the following areas;*

- *the implementation of the National Marine Planning Framework (following its adoption),*
- *the implementation of any future Marine Planning and Development Management Act in so far as it relates to the duties and functions of the Planning Authority,*
- *the designation of the nearshore area for County Wicklow,*
- *the preparation of any sub-regional plans for the maritime area and nearshore area.*

CPO 19.3 *To support the development of the Marine Economy / Blue Economy sector, particularly in the renewable energy, shipping and fishing / aquaculture sectors. To support the work of the Wicklow Maritime Business Development Group and the implementation of strategies and projects related to enhancing the marine economy.*

- CPO 19.4** *To support the development of Marine Tourism, especially with regard to development of Wicklow's harbours, beaches, marine landscape, maritime cultural heritage and water related activities, including leisure and recreational tourism, subject to compliance with environmental requirements.*
- CPO 19.5** *To work with the OPW and any other relevant bodies to address the effects of sea level changes, coastal flooding and erosion and to support the implementation of adaptation responses in vulnerable areas.*
- CPO 19.6** *To support developments which provide for safety at sea, navigation safety and maritime search and rescue operations, in particular, the development or expansion of port facilities, or the development of safety / navigation infrastructure in or adjacent to the maritime area.*

Chapter 9 Economic Development	Proposed Amendment No. 64
-----------------------------------	---------------------------

Proposed	CLlr Derek Mitchell
Seconded	

Section 9.5 Objectives for Economic Development

Amend text as follows:

(New text in **red** and deleted text in **blue strikethrough**)

CPO 9.13 To provide for employment development at the following locations as shown on maps 09.01, 09.02 and 09.03).

Location	Map No.	Size (ha)	Zoning Objective
Kilpedder Interchange	09.02	27.7	<p>To provide for employment uses including industrial, transport, distribution and warehouse developments of good architectural design, layout and landscaping including substantial screening from N11. The provision of transport and warehouse facilities will not be at the expense of facilities in existing settlements. Any redevelopment of the (former) Dan Morrissey / SM Morris sites shall include significant proposals to address the unsightly appearance of these sites.</p> <p>In addition, any development on these lands shall:</p> <ul style="list-style-type: none"> ▪ <i>Maintain and improve the surface of the Drummin mass path along its historic established route as shown on Map 09.02</i> ▪ <i>Provide that access to the lands to the north of the Farrankelly Road be from the roundabout only;</i> ▪ <i>Provide a continuous footpath from the Farrankelly Road to Drummin Lane along both sides of the access road serving employment lands to the north of the roundabout.</i> ▪ Connect the footpath from Greystones towards the pedestrian bridge at Kilpedder.

Reason: In the interest of traffic safety.

CE's initial response

The CE has no objection to the proposed amendment, which improves the protection of the historic mass path, and pedestrian safety.

Chapter 9 Economic Development	Proposed Amendment No. 65
---	----------------------------------

Proposed	Cllr. Edward Timmins
Seconded	Cllr. Vincent Blake

Section 9.5 Objectives for Economic Development

To add new objective as follows:

New text in **red** and deleted text in **blue strikethrough**

9.5 Objectives for Economic Development

CPO 9.X Lobby for the siting of new State agencies, Departments and enterprises in County Wicklow to support the Government's regional development objectives.

Reason	This is current Government policy
---------------	-----------------------------------

CE Initial Response

While the CE supports the reasoning behind the proposed objective, the CE does not support the proposed objective as worded as this is not a land use or development objective, but rather relates to the operation of the Council in its role to lobby other agencies to promote economic investment in the County, which it does as a matter of course. This is outside the remit of the County Development Plan.

Chapter 9 Economic Development	Proposed Amendment No. 66
---	----------------------------------

Proposed	Cllr. Edward Timmins
Seconded	Cllr. Vincent Blake

Section 9.5 Large-Scale Employment Generating Developments

To add new objective as follows:

New text in **red** and deleted text in **blue strikethrough**

(before CPO 9.15)

CPO 9.X To actively engage with the IDA with a view to providing sizeable investments in County Wicklow and especially west of a line from Manor Kilbride to Arklow.

Reason	<p>'Our rural future' Document published in February 2021 states under policy 22 page 46 Target 400 IDA investments up to 2024 for regional locations.</p> <p>Very low level of investment by IDA firms in Wicklow in the last number of years.</p> <p>This recent Government targets 400 regional IDA investments by 2024. Surely some of this target should relate to County Wicklow.</p>
---------------	---

CE Initial Response

This is not a land use objective, but rather an 'operational' matter as it relates to how the Council members / executive will fulfil its economic development functions, and therefore is not appropriate to include in the CDP.

Engagement with the IDA is carried out as a matter of course by the Council's economic development section and it is acutely aware of the need to promote the development of west and south-west Wicklow in its dealing with all employment agencies.

Therefore the CE does not support the proposed amendment.

Chapter 9 Economic Development	Proposed Amendment No. 67
---	----------------------------------

Proposed	Cllr. Edward Timmins
Seconded	Cllr. Vincent Blake

Section 9.5 Objectives for Economic Development

To add new objective as follows:

New text in **red** and deleted text in ~~blue~~

CPO 9.X To support and encourage economic development on Council owned lands that are zoned for employment uses. A map showing the extent of registered Council owned land that is zoned for economic development shall be prepared and made available.

Reason	People are not aware it exists. This should also be prominent in the Councils website.
---------------	--

CE Initial Response

The Chief Executive is not supportive of the proposed amendment. This CDP is a land use plan, and includes objectives (including zoning) for economic development based on the principles of proper planning and sustainable development. The ownership of lands, by the Local Authority or otherwise, should not be a major consideration in the development of objectives for the County. It might be suggested that the highlighting of local authority owned employment lands gives unfair advantage to or is unfair to those employment lands in private ownership.

The reason for this proposal appears to be a desire to see the Council owned lands promoted and advertised to potential employers, including those looking for lands to establish new or expanded businesses. This would be a function of the economic development section of the Council, and is not the role of the County Development Plan.

Chapter 9 Economic Development	Proposed Amendment No. 68
-----------------------------------	---------------------------

Proposed	Cllr. A. Cronin
Seconded	

Section 9.6 Objectives for Wicklow's Rural Economy

<To add new objective as follows>

New text in red and deleted text in ~~blue-strikethrough~~

CPO 9.X To support proposals to maximise economic opportunities and strengthen the economic structure of the south and west of the County by facilitating economic diversification and new enterprise development including remote working opportunities.

Reason	To improve economic opportunities in the south and west of the County.
--------	--

CE's initial response

The CE has no objection to this proposed amendment, and is happy to support objectives to promote the economic development of south and west Wicklow.

Chapter 9 Economic Development	Proposed Amendment No. 69
---	----------------------------------

Proposed	Cllr. P. Leonard
Seconded	

Section 9.6 Objectives for Wicklow's Rural Economy

To add new objective as follows:

New text in **red** and deleted text in **blue-strikethrough**

Fishing

CPO 9.X Off-shore windfarms should be conditioned to incorporate infrastructure at the base of their wind turbines to facilitate Marine Protected Areas goals.

Reason	To promote long term restoration of fish stock.
---------------	---

CE's initial response

This proposed objective does not mention fishing or fisheries, and therefore it is not clear how this proposed wording would achieve the aim set out in the reason for the proposed objective. In addition, the proposed objective would not appear to relate to economic development per se, but more to the environmental management of off-shore wind energy installations, which would not be a matter for the CDP or for the Local Authority, the Council having no jurisdiction or role in the consenting for off-shore wind energy developments. Therefore the proposed amendment is not supported.

Chapter 9 Economic Development	Proposed Amendment No. 70
-----------------------------------	---------------------------

Proposed	Cllr. P. Leonard
Seconded	

Section 9.6 Objectives for Wicklow's Rural Economy

To add new objective as follows:

New text in red and deleted text in ~~blue strikethrough~~

Extractive Industry

CPO 9.X To limit the exploration and exploitation of minerals near areas of residential, environmental and tourism amenities.

Reason	
--------	--

CE's initial response

This protection of residential, environmental and tourism amenities is already provided for in the proposed draft CDP (Objective CPO 9.47 below); it is not recommended that this wording be altered to include the term 'limit' given the need in society for aggregates to support house building and new employment development, and therefore the proposed amendment is not supported.

CPO 9.47 *To facilitate and encourage the exploration and exploitation of minerals in the County in a manner, which is consistent with the principle of sustainability and protection of residential, environmental and tourism amenities.*

Chapter 11 Tourism & Recreation	Proposed Amendment No. 71
--	----------------------------------

Proposed	Cllr. Edward Timmins
Seconded	Cllr. Vincent Blake

Section 11.0 Introduction

To amend text as follows:

New text in **red** and deleted text in **blue strikethrough**

11.0 Introduction

Tourism and recreation make a positive contribution to the economic and social wellbeing of County Wicklow. In 2017, 275,000 overseas tourists visited the County generating revenue of €73m with a further 319,000 domestic visitors generating an estimated €49m in revenue. The tourism sector took a significant hit as a result of the Covid-19 pandemic.

The County's tourism and recreational attractions are important assets, which form the basis of the County's tourism industry and which are fundamental to the enjoyment of the County by both visitors and residents. Attractions range from areas of scenic beauty, which provide attractive natural bases for outdoor pursuits, such as the Wicklow mountains, which comprise mountain peaks, valleys, rivers and lakes, the coastline with long stretches of sandy beaches and dunes and the numerous woodlands. The County has a rich heritage of archaeological and historical sites, manor homes and gardens, and attractive towns and villages. In addition, there are a number of golf and resort hotels, and adventure centres, which are within driving distance of Dublin that are attracting increasing numbers of visitors and business related events.

Wicklow's close proximity to Dublin offers significant opportunities to expand the existing tourism offer and brand for the County. With Dublin's increasing importance as a popular destination for city-breaks, Wicklow's scenic beauty and rich built and natural heritage provide opportunities to attract visitors from the nearby City-region. Furthermore, the County can benefit from the constrained capacity of the capital city and act as an accommodation base for those visiting Dublin and the east.

While County Wicklow is a particularly attractive location for day-trippers, the additional enhancement of the visitor experience is needed to increase dwell time – particularly in the **west to** east and south of the County, and ensure the County fully benefits from growth in the tourism sector. The implementation of strategies and programmes by the tourism agencies aim to ensure that visitors are aware of, and directed to, a broad range of attractions across the County, thereby better managing visitor numbers at sites.

Reason	No reason to omit the west
---------------	----------------------------

CE Initial Response

The CE has no objection to this proposal.

Chapter 11 Tourism & Recreation	Proposed Amendment No. 72
--	----------------------------------

Proposed	Cllr John Mullen
Seconded	Cllr Vincent Blake

Section 11.1.4 Local Strategies

Add text as follows: New text in **red** and deleted text in **blue strikethrough**

11.1.4 Local Strategies

Wicklow Tourism Strategy & Marketing Plan 2018 - 2023

The Strategy notes that the County is performing well but has enormous untapped potential arising from its natural and built assets, proximity to large markets and relationship to the stories and promise of Ireland's Ancient East. It is recognised that tourism growth strategy should maximise off-peak visits, deliver business year round, be high value, attract international as well as domestic visitors and it must maximise the positive economic impact, achieving overnight stays as a priority.

The Strategy identifies five priority actions as follows:

- Develop new accommodation;
- Develop the key settlements of Bray, Wicklow, Greystones, Arklow, Blessington and Enniskerry as visitor hubs;
- Masterplan for Glendalough;
- Grow thematic experiences;
- Develop a common narrative.
- **Develop the rural towns, villages and area of South West Wicklow as a designated visitor hub to support the growth of outdoor recreational tourism and the need for increased accommodation.**

Reason	South West Wicklow has been excluded from this section for reasons unknown. While it is predominantly rural it possesses and has developed a significant lifeline in tourism development. There are specific actions that can be encouraged by the recognition that South West Wicklow is a region that has not received the same supports of all other regions in the County. The specific rural aspect of this region is one that appeals to tourists as an authentic experience and one that can provide a sustainable economic pillar for future development needs.
---------------	---

CE's initial response

This section is a synopsis of the 'priority actions' identified of the Wicklow **Tourism Strategy & Marketing Plan 2018 – 2023**. This strategy and plan does not include '*Develop the rural towns, villages and area of South West Wicklow as a designated visitor hub to support the growth of outdoor recreational tourism and the need for increased accommodation*' as a 'priority action'.

The CE advises strongly against ascribing new objectives to or miss-quoting another plan / strategy.

If the intention is to ensure that the County Development Plan sufficiently supports and promotes tourism in south-west Wicklow, the proposed draft plan contains numerous objectives that already fully support such development, including but not limited to the following objectives:

- CPO 11.1** To promote, encourage and facilitate the development of the tourism and recreation sectors in a sustainable manner.
- CPO 11.10** To facilitate the development of a variety of quality accommodation types, at various locations, throughout the County.
- CPO 11.24** To promote and facilitate improvements to tourism and recreation infrastructure within the County. The Planning Authority will favourably consider proposals for developments that place a particular emphasis on improving traffic flow, sign posting, car parking facilities, service/rest facilities etc, subject to the proper planning and sustainable development of the area, and the objectives of this plan.
- CPO 11.25** To cooperate with Wicklow County Tourism, Bord Failte and other appropriate bodies in facilitating the development and erection of standardised and branded signage for tourism facilities and tourist attractions.
- CPO 11.27** In conjunction with Fáilte Ireland, to support the development of Bray, Wicklow-Rathnew, Arklow, Greystones, Blessington, Baltinglass, Enniskerry and Rathdrum as tourism hubs.
- CPO 11.30** To facilitate and promote the development of small-scale tourist enterprises that are developed in conjunction with established rural activities such as agriculture. Such enterprises may include open farms, health farms, heritage and nature trails, pony trekking etc.
- CPO 11.31** To support the development of a strategic national network of trails.
- CPO 11.32** Support and facilitate the delivery of the Blessington Greenway and the South Wicklow Greenway Arklow to Shillelagh including facilities ancillary to these routes (such as sign posting, car parks) and the development of linkages between these trails and other local routes.
- CPO 11.33** To support and promote the development of tourism infrastructure, services and accommodation so located so as to service and support users of the Blessington Greenway and future extensions thereto, in particular (but not limited to) those located in the following settlements – Blessington, Ballyknockan, Lackan and Vallemount – with particular support for developments that include the renovation of existing building stock, especially historic / vernacular buildings’.
- CPO 11.34** To protect and enhance existing and support the development of new, walking cycling routes / trails ¹, including facilities ancillary to trails (such as sign posting and

¹ In addition to those set out in Objective 11.32

car parks) and the development of linkages between trails in Wicklow and adjoining counties. In particular, to encourage and facilitate:

- on-road cycling routes across the Wicklow Mountains (in particular across the Sally Gap) and along coastal routes;
- the development of a new walking route from Bray Head, via the Sugarloaf Mountains, joining up with The Wicklow Way;
- hill walking trails in West Wicklow;
- the development of a lakeshore walk around the Vartry reservoir;
- the development of a walking route along the disused Great Southern and Western Railway line (Naas to Tullow branch) through Dunlavin and Baltinglass subject to consultation and agreement with landowners;
- the development of a coastal route from Bray to Arklow as well as links between this potential route and the coast road;
- The Wicklow Way and St. Kevin's Way (as permissive waymarked routes).

CPO 11.39

To promote and encourage the recreational use of coastline, rivers and lakes and the development of 'blueways' in the County subject to normal environmental protection and management criteria. Where such recreational uses involve the development of structures or facilities, the Planning Authority will ensure that the proposals will respect the natural amenity and character of the area, listed views and prospects onto and from the area in question. Where possible, such structures should be set back an appropriate distance from the actual amenity itself and should not adversely affect the unique sustainable quality of these resources.

In addition, the town plans for Baltinglass, Carnew, Dunlavin, Tinahely, Donard and Shillelagh include numerous objectives in support of tourism development in these towns.

Therefore the CE does not support the proposed amendment.

Chapter 11 Tourism & Recreation	Proposed Amendment No. 73
--	----------------------------------

Proposed	Cllr. Edward Timmins
Seconded	Cllr. Vincent Blake

Section 11.1.4 Local Strategies

To amend text as follows:

New text in **red** and deleted text in ~~blue~~

Wicklow Tourism Strategy & Marketing Plan 2018 - 2023

The Strategy notes that the County is performing well but has enormous untapped potential arising from its natural and built assets, proximity to large markets and relationship to the stories and promise of Ireland's Ancient East. It is recognised that tourism growth strategy should maximise off-peak visits, deliver business year round, be high value, attract international as well as domestic visitors and it must maximise the positive economic impact, achieving overnight stays as a priority.

The Strategy identifies five priority actions as follows:

- Develop new accommodation;
- Develop the key settlements of Bray, Wicklow, Greystones, Arklow, Blessington and Enniskerry as visitor hubs;
- Masterplan for Glendalough;
- Grow thematic experiences;
- Develop a common narrative.
- **Develop the Hillfort Complex at Baltinglass as a cultural and educational attraction.**

Reason	This is the largest hillfort complex in Ireland. It aligns with the Ancient East strategy referred to in the document.
---------------	--

CE Initial Response

The section of the Chapter 11 that is referred to is a summary of the key points in the Wicklow Tourism Strategy & Marketing Plan 2018 – 2023. To include this bullet point in this paragraph would be factually incorrect.

The CE respectfully requests the Members to consider including the following text in Section 11.3 Tourism & Recreation Objectives.

11.3 Tourism & Recreation Objectives

Tourism and Recreation Themes & Products

- CPO 11.X** **To support the development of the Hillfort Complex at Baltinglass as a cultural and educational attraction.**

Chapter 11 Tourism & Recreation	Proposed Amendment No. 74
--	----------------------------------

Proposed	Cllr John Mullen
Seconded	Cllr Vincent Blake

Section 11.2 Strategy for Tourism & Recreation

To amend text as follows:

New text in **red** and deleted text in **blue-strikethrough**

Tourist Hubs and Destination Towns

In conjunction with Fáilte Ireland, the Planning Authority will support the development of Bray, Wicklow-Rathnew, Arklow, Greystones, Blessington, Baltinglass, Enniskerry and Rathdrum as significant tourism hubs. Many other settlements also act as tourism hubs but on a smaller scale. Many of the settlements surrounding the Wicklow Mountains act as tourist hubs including Laragh, Roundwood and Rathdrum. **Develop the region South West Wicklow as a designated tourism hub to support the growth of rural, archaeological, heritage and outdoor recreational tourism and the urgent need for increased accommodation.**

In particular, Wicklow-Rathnew has been identified by Fáilte Ireland and the Eastern and Midlands Regional Assembly as a tourist destination town. The Planning Authority will support and facilitate the continued development of Wicklow-Rathnew as a tourist destination town.

Fáilte Ireland is actively developing visitor experience development plans such as the Vikings Visitor Experience Development Plan. This sets out to strengthen the county's offering as a Viking destination. Another bespoke programme is the 'Great houses and Gardens Experience'. The Council will support such programmes that help deliver sustainable tourism within the county.

Coillte in partnership with Fáilte Ireland are redeveloping Avondale House and Forest Park into a state-of-the-art visitor destination. The redevelopment is hugely significant from a tourism and economic perspective for the County and the region and has the potential to leverage further tourism development and investment.

The development of the Avonmore Way link bridge will facilitate an important link between Rathdrum and Laragh. This will be a significant addition to the County's tourism and recreation infrastructure.

The development of a Heritage, Famine remembrance walking trail linking the villages of Carnew and Shillelagh to allow the village of Carnew to be connected to the Arklow Shillelagh Greenway and thus benefit the regions tourism and recreation infrastructure.

Reason	1. South West Wicklow has been excluded from this section for reasons unknown. While it is predominantly rural it possesses and has developed a significant lifeline in tourism development. There are specific actions that can be
---------------	---

	<p>encouraged by the recognition that South West Wicklow is a region that has not received the same supports of all other regions in the County. The specific rural aspect of this region is one that appeals to tourists as an authentic experience and one that can provide a sustainable economic pillar for future development needs.</p> <p>2. South West Wicklow is the most disadvantaged region in the County at the wrong side of the North/South and East/West divides. The Coolattin clearances during the Famine saw thousands of local people leave their homeland for Canada and North America. The development of a walking trail remembering that historic event would be an appropriate and living monument to the unique Irish Famine heritage of the area and would be of great interest to the diaspora of those emigrants in Canada and the United States.</p>
--	---

CE's initial response

The CE has no objection to the proposed amendments, but would advise that the members slightly modify the text so that it reads better with the remainder of the section.

Tourist Hubs and Destination Towns

In conjunction with Fáilte Ireland, the Planning Authority will support the development of Bray, Wicklow-Rathnew, Arklow, Greystones, Blessington, Baltinglass, Enniskerry and Rathdrum as significant tourism hubs. Many other settlements also act as tourism hubs but on a smaller scale. Many of the settlements surrounding the Wicklow Mountains act as tourist hubs including Laragh, Roundwood and Rathdrum. In addition, the Planning Authority will support the development of the south-west of the County, particular for development related to ~~Develop the region South West Wicklow as a designated tourism hub to support the growth of~~ rural, archaeological, heritage and outdoor recreational tourism and the urgent need for increased accommodation.

In particular, Wicklow-Rathnew has been identified by Fáilte Ireland and the Eastern and Midlands Regional Assembly as a tourist destination town. The Planning Authority will support and facilitate the continued development of Wicklow-Rathnew as a tourist destination town.

Fáilte Ireland is actively developing visitor experience development plans such as the Vikings Visitor Experience Development Plan. This sets out to strengthen the county's offering as a Viking destination. Another bespoke programme is the 'Great houses and Gardens Experience'. The Council will support such programmes that help deliver sustainable tourism within the county.

Coillte in partnership with Fáilte Ireland are redeveloping Avondale House and Forest Park into a state-of-the-art visitor destination. The redevelopment is hugely significant from a tourism and economic perspective for the County and the region and has the potential to leverage further tourism development and investment.

The development of the Avonmore Way link bridge will facilitate an important link between Rathdrum and Laragh. This will be a significant addition to the County's tourism and recreation infrastructure.

The Planning Authority will support the ~~development of a~~ Heritage and Famine remembrance walking

trail linking the villages of Carnew and Shillelagh to allow the village of Carnew to be connected to the Arklow-Shillelagh greenway and thus benefit the regions tourism and recreation infrastructure.

Chapter 11 Tourism & Recreation	Proposed Amendment No. 75
--	----------------------------------

Proposed	Cllr. Edward Timmins
Seconded	Cllr. Vincent Blake

Section 11.2 Strategy for Tourism & Recreation

To amend text as follows:

New text in **red** and deleted text in **blue-strikethrough**

Strategic Objectives

- To facilitate the expansion of existing and the development new tourism and recreation related development, in line with the principles for sustainable tourism set out to follow;
- To facilitate Fáilte Ireland and Wicklow County Tourism initiatives for the development of tourism in the County;
- To direct tourism development primarily into settlements and facilitate the development of these settlements as tourism hubs;
- To facilitate the development of Bray, Wicklow-Rathnew, Arklow, Greystones, Blessington, **Baltinglass and Tinahely / Carnew** as year round tourism destination towns;
- To integrate the County’s transport and tourism strategies to promote increasingly sustainable travel patterns among visitors to the County;
- To ensure the effective management and enhancement of the appearance of the key settlements within the County;
- To protect Wicklow’s principal strengths and capitalise on the distinct tourism and recreational attractions that are on offer – scenic beauty, woodlands and waterways, coastal areas and beaches, and built and natural heritage;
- To facilitate the development of alternative tourism products within the County such as eco tourism, craft /artisan centres, having regard to the ability of an applicant to demonstrate compliance with the principles of sustainable tourism;
- To preserve the character and distinctiveness of scenic landscaped as described in the Landscape Categories of the County set out in Chapter 17;
- To ensure a focus on high quality tourism and recreation facilities that are of benefit to visitors and the community alike;
- To protect the environmental quality of the County.

Subject to the proper planning and sustainable development of an area, and subject to compliance with all other objectives of this plan, it is the objective of the Planning Authority to favourably consider development proposals that contribute towards the achievement of these strategic objectives.

Reason	Year round tourism should be promoted in other towns.
---------------	---

CE Initial Response

The CE has no objection to the proposed amendment.

Chapter 11 Tourism & Recreation	Proposed Amendment No. 76
------------------------------------	---------------------------

Proposed	Cllr. A. Cronin
Seconded	

Section 11.3 Tourism & Recreation Objectives

<To add new objective as follows>

New text in **red** and deleted text in **blue-strikethrough**

CPO 11.X Support the development of the following outdoor recreations hubs / clusters – Glendalough, Rathdrum, Blessington/Baltinglass, Tinahely/Shillelagh and East Coast maritime.

Reason	To facilitate and support the development of outdoor recreation hubs in accordance with the Outdoor Recreation Strategy.
---------------	--

CE's initial response

The CE has no objection to this proposed amendment, and is happy to support objectives to promote the development of tourism across all parts of the County.

Chapter 11 Tourism & Recreation	Proposed Amendment No. 77
------------------------------------	---------------------------

Proposed	Cllr. M Corrigan
Seconded	

Section 11.3 Tourism & Recreation Objectives

To add new objective as follows:

New text in **red** and deleted text in **blue-strikethrough**

Tourism & Recreation Infrastructure

CPO 11.X To facilitate tourist / visitor park and ride facilities at appropriate locations that will facilitate access to upland amenity areas.

Reason	To facilitate park and ride facilities and reduce the prevalence of haphazard parking on the side of roads in amenity areas.
---------------	--

CE's initial response

While the CE has no fundamental objection to the proposed amendment, although it is not clear what 'ride' facilities might be available and who would provide same, as 'park-and-ride' suggests a car park some distance from the attraction itself and transport service operating from the car park to the attraction.

Chapter 11 Tourism & Recreation	Proposed Amendment No. 78
------------------------------------	---------------------------

Proposed	Cllr M Corrigan
Seconded	

Section 11.3 Tourism & Recreation Objectives

To amend text as follows:

New text in **red** and deleted text in **blue-strikethrough**

CPO 11.24 To promote and facilitate improvements to tourism and recreation infrastructure within the County. The Planning Authority will favourably consider proposals for developments that place a particular emphasis on improving traffic flow, sign posting, car parking **and touring caravan** facilities, service/rest facilities etc, subject to the proper planning and sustainable development of the area, and the objectives of this plan.

Reason	To facilitate the development of appropriately located facilities for touring caravans
---------------	--

CE's initial response

The CE has no objection to the proposed amendment to CPO 11.14, although Objective CPO 11.18 already provides support for touring caravan sites (CPO 11.18 *'To encourage touring caravan and camping/glamping sites to locate adjacent to or within existing settlements or established tourism facilities (subject to the exclusion set out in Objective CPO 11.6), having due regard to surrounding land uses and proper planning and development of the area'*).

Chapter 11 Tourism & Recreation	Proposed Amendment No. 79
--	----------------------------------

Proposed	Clr. Shay Cullen
Seconded	Clr. Irene Winters

Section 11.3 Tourism & Recreation Objectives

To amend text as follows:

New text in **red** and deleted text in **blue strikethrough**

- CPO 11.34** To protect and enhance existing and support the development of new, walking cycling routes / trails ¹, including facilities ancillary to trails (such as sign posting and car parks) and the development of linkages between trails in Wicklow and adjoining counties. In particular, to encourage and facilitate:
- on-road cycling routes across the Wicklow Mountains (in particular across the Sally Gap) and along coastal routes;
 - the development of a new walking route from Bray Head, via the Sugarloaf Mountains, joining up with The Wicklow Way;
 - hill walking trails in West Wicklow;
 - the development of a lakeshore walk around the Vartry reservoir;
 - the development of a walking route along the disused Great Southern and Western Railway line (Naas to Tullow branch) through Dunlavin and Baltinglass subject to consultation and agreement with landowners;
 - the development of a coastal route from Bray to Arklow as well as links between this potential route and the coast road;
 - The Wicklow Way and St. Kevin's Way (as permissive waymarked routes).
 - 'Mountains to the Sea' amenity route incorporating Glendalough, Laragh, Annamoe, Roundwood, Newtownmountkennedy and Kilcoole-Newcastle.

Reason	To enhance the range of recreational amenities and promote active travel.
---------------	---

CE's initial response

While the CE is supportive of the inclusion of addition possible waking routes/trails, no information has been provided regarding this 'Mountains to the Sea' amenity and its route / location is unclear and therefore it is difficult to offer support until the impacts and consequences of including same in the CDP can be determined.

Therefore the CE does not support the proposed amendment at this time.

¹ In addition to those set out in Objective 11.32

Chapter 11 Tourism & Recreation	Proposed Amendment No. 80
--	----------------------------------

Proposed	Cllr. Shay Cullen
Seconded	

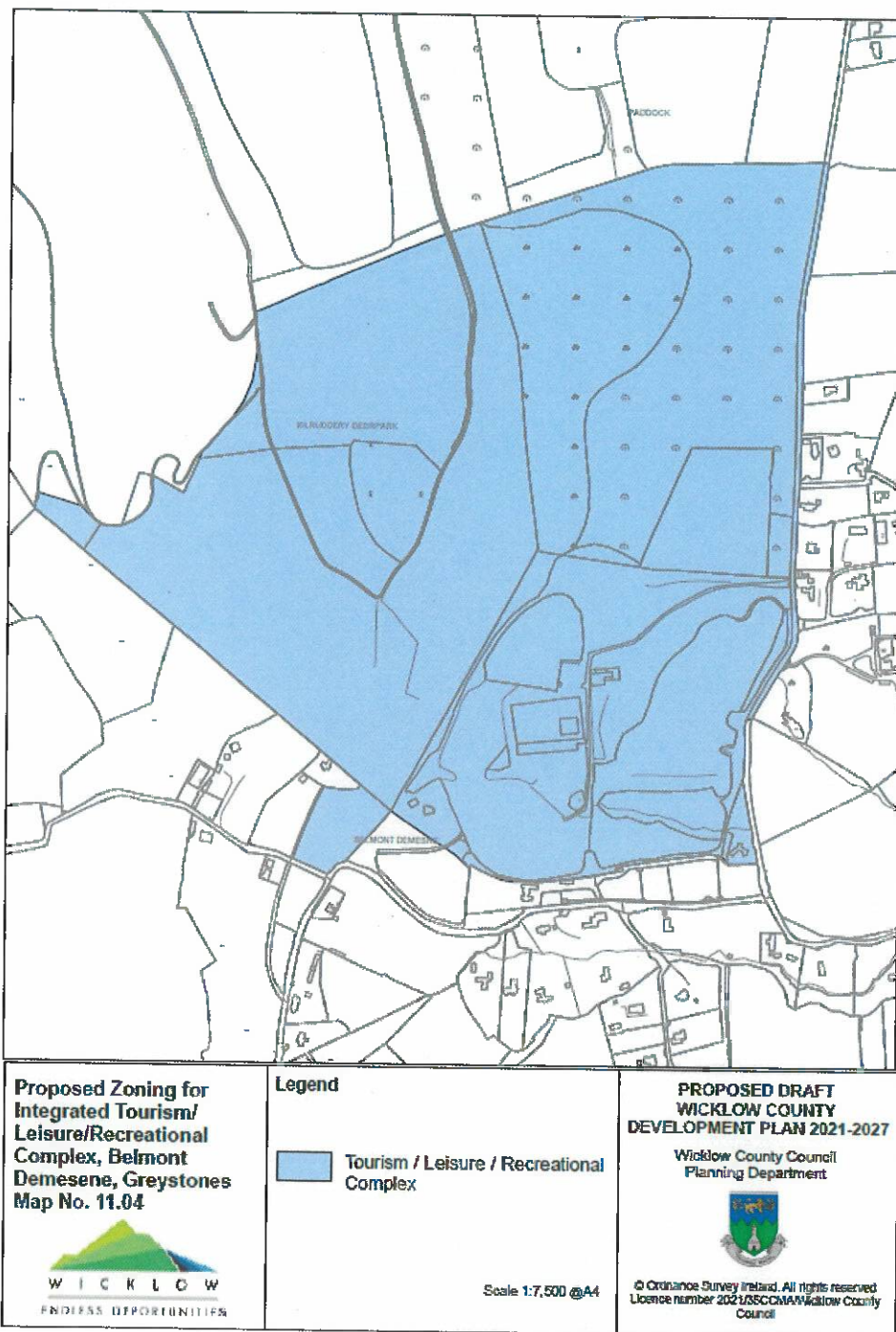
Section 11.3 Tourism & Recreation Objectives

To amend text as follows:

New text in **red** and deleted text in **blue-strikethrough**

- CPO 11.20** To support development at existing / proposed integrated tourism / leisure / recreational complexes at the following locations:
- Druids Glen Golf Club, Woodstock Demesne (Map 11.01);
 - Brook Lodge, Macreddin West, Aughrim (Map 11.02);
 - Rathsallagh House, Dunlavin (Map 11.03).
 - **Belmont Demesne, Greystones (Map 11.04).**

Include new map – Map 11.04



Reason	To provide for an integrated tourism facility at Belmont Demesne.
---------------	---

CE's initial response

The CE has no objection to the proposed amendment and is happy to support objectives and policies that promote sustainable tourism.

Chapter 11 Tourism & Recreation	Proposed Amendment No. 81
--	----------------------------------

Proposed	Cllr. Edward Timmins
Seconded	Cllr. Vincent Blake

Section 11.3 Tourism & Recreation Objectives

To add new objective as follows:

New text in **red** and deleted text in **blue strikethrough**

CPO 11.X To promote tourist driving trails around Wicklow, a 'circle of Wicklow', taking in villages.

Reason	To promote tourism.
---------------	---------------------

CE Initial Response

While the CE supports the reasoning behind the proposed objective, the CE does not support the proposed objective as worded as this is not a land use or development objective (it is a marketing objective) and is outside the remit of the County Development Plan.

It would be more appropriately addressed in the ***Wicklow Tourism Strategy & Marketing Plan 2018 – 2023.***

Chapter 11 Tourism & Recreation	Proposed Amendment No. 82
------------------------------------	---------------------------

Proposed	Cllr. Edward Timmins
Seconded	Cllr. Avril Cronin

Section 11.3 Tourism & Recreation Objectives

To amend text as follows:

New text in **red** and deleted text in **blue-strikethrough**

- CPO 11.22** To require all applications for development at identified or new ITLR sites to comply with the following requirements:
- Development shall be carried out on the basis of an integrated, comprehensive master plan and business plan, to be agreed at the outset of the development with the Planning Authority;
 - ~~the development as a whole shall be held in the single ownership of the developer. In the event that certain elements of the development will require to be sold / leased to make the project viable, this shall be stated at the outset and measures proposed to operate / manage / market the entirety of the facility as a single entity;~~
 - ~~any holiday home / self catering type accommodation proposed as part of the facility shall accord with CPO 11.14; and~~
 - all development shall be so designed to respect the character of the area and any existing heritage features on the site, including demesne houses or other protected features.

Reason	To allow this tourism facility be economically viable.
---------------	--

CE Initial Response

The CE does not support this proposal as he cannot support a proposal that would effectively allow holiday homes on tourism sites to be sold without any control of the operation / occupancy of same, as such units could end up being used as single private homes, contrary to the tourism goals and undermining the rural housing objectives of the Council.

Chapter 11 Tourism & Recreation	Proposed Amendment No. 83
--	----------------------------------

Proposed	Cllr Mary Kavanagh
Seconded	

Section 11.3 Tourism & Recreation Objectives

To amend text as follows:

New text in **red** and deleted text in **blue strikethrough**

CPO 11.34 To protect and enhance existing and support the development of new, walking cycling routes / trails ¹, including facilities ancillary to trails (such as sign posting and car parks) and the development of linkages between trails in Wicklow and adjoining counties. In particular, to encourage and facilitate:

- on-road cycling routes across the Wicklow Mountains (in particular across the Sally Gap) and along coastal routes;
- the development of a new walking route from Bray Head, via the Sugarloaf Mountains, joining up with The Wicklow Way;
- hill walking trails in West Wicklow;
- the development of a lakeshore walk around the Vartry reservoir;
- the development of a walking route along the disused Great Southern and Western Railway line (Naas to Tullow branch) through Dunlavin and Baltinglass subject to consultation and agreement with landowners;
- the development of a coastal route from Bray to Arklow as well as links between this potential route and the coast road;
- The Wicklow Way and St. Kevin's Way (as permissive waymarked routes).
- **Wicklow to Glendalough "pilgrim walk" incorporating ancient wells.**

Reason	To enhance the range of recreational amenities and promote active travel.
---------------	---

CE's initial response

The CE has no objection.

¹ In addition to those set out in Objective 11.32

Chapter 11 Tourism & Recreation	Proposed Amendment No. 84
------------------------------------	---------------------------

Proposed	Cllr John Mullen
Seconded	Cllr Vincent Blake

Section 11.3 Tourism & Recreation Objectives

To amend text as follows:

New text in **red** and deleted text in ~~blue-strikethrough~~

Tourism and Recreation Themes & Products

CPO 11.27 In conjunction with Fáilte Ireland, to support the development of Bray, Wicklow-Rathnew, Arklow, Greystones, Blessington, Baltinglass, Enniskerry, ~~and~~ Rathdrum and Tinahely/Shillelagh/Carnew (South West Wicklow) as tourism hubs.

Reason	South West Wicklow is the most disadvantaged region in the County at the wrong side of the North/South and East/West divides. Tinahely/Shillelagh has already been included as one of only five Outdoor recreation hubs and the South West region is excluded from the draft as currently proposed. This inclusion redresses that imbalance.
---------------	--

CE's initial response

The CE has no objection to the proposed amendment.

Chapter 11 Tourism & Recreation	Proposed Amendment No. 85
------------------------------------	---------------------------

Proposed	Cllr. P. Leonard
Seconded	

Section 11.3 Tourism & Recreation Objectives

To add new objective as follows:

New text in **red** and deleted text in **blue strikethrough**

- CPO 11.X** To develop Arklow as an Eco Educational Tourism Destination & support and facilitate the development of the Harbour to Headwaters Eco Educational Tourism trail project on the Avoca River Catchment which includes Norri.ie Oyster restoration Reef and East Wicklow River Trusts Avoca Vision Project, two interconnected environmental restoration projects of significant importance.

Reason	To enhance and improve eco-tourism in the Arklow area.
--------	--

CE's initial response

The CE is satisfied that the objectives of the proposed draft CDP already adequately support and facilitate the development of the projects set out in the proposed amendment (such as those set out to follow), and therefore the proposed amendment is not supported.

- CPO 11.29** *To encourage eco-tourism projects¹ or those tourism projects with a strong environmentally sustainable design and operational ethos.*

- CPO13.7** *To support and facilitate projects and programmes that aim to improve scientific knowledge and public awareness of the importance of natural water quality, and in particular to support the LAWPRO programme in County Wicklow and adjoining counties as appropriate.*

- CPO 18.4** *To facilitate the development and enhancement of suitable access to and connectivity between areas of interest for residents, wildlife and biodiversity, with focus on promoting river corridors, European sites, nature reserves and other distinctive landscapes as focal features for linkages between natural, semi natural and formalised green spaces where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of European sites.*

¹ Ecotourism is now defined as "responsible travel to natural areas that conserves the environment, sustains the well-being of the local people, and involves interpretation and education" (**International Ecotourism Society TIES**, 2015). Education is meant to be inclusive of both staff and guests.

Chapter 12 Sustainable Transportation	Proposed Amendment No. 86
--	---------------------------

Proposed	Cllr. Shay Cullen
Seconded	

Section 12.3 Public Roads

To amend text as follows:

New text in **red** and deleted text in **blue strikethrough**

- CPO 12.47** New means of access onto regional roads will be strictly controlled and may be considered if one of the following circumstances applies:
- The regional road passes through a designated settlement and a speed limit of 50km/h or less applies;
 - where the new access is intended to replace an existing deficient one²;
 - **where it is demonstrated, through the submission of a site access engineering report prepared by a competent engineer, that the proposed entrance will not interfere with the free flow and safety of traffic on the regional road;**
 - where it is demonstrated that the entrance is essential and no other means of access is available.

Reason	To clarify the circumstances in which new accesses will be allowed on regional roads.
---------------	---

CE's initial response

The CE has no objection to this proposed amendment.

² This does not imply that permission will be granted for additional vehicular movements onto the regional road on the basis that the existing access is being improved.

Chapter 12 Sustainable Transportation	Proposed Amendment No. 87
--	----------------------------------

Proposed	Cllr Mary Kavanagh
Seconded	

Section 12.8 Sustainable Transport Objectives

To include new objective as follows:

New text in **red** and deleted text in **blue strikethrough**

CPO 12.X To support the undertaking of a study to assess the feasibility of extending regular DART services to Wicklow town.

Reason	To provide for future public transport options
---------------	--

CE's initial response

The proposed draft County Development Plan already provides strong policy support for the enhancement of rail services south of Bray, and the support of any transport improvement studies or strategies of the transport agencies, through the following objectives:

CPO 12.20 To cooperate with NTA and other relevant transport planning bodies in the delivery of a high quality, integrated transport system in County Wicklow.

CPO 12.21 To promote the development of transport interchanges and 'nodes' where a number of transport types can interchange with ease. In particular:

- to facilitate the development of park and ride facilities at appropriate locations along strategic transport corridors which will be identified through the carrying out of required coordinated, plan-led transport studies and consultation with the appropriate transport agencies and /or Regional Authority ;
- to support and facilitate the enhancement of the strategic park and ride at Greystones as identified in the RSES;
- to enhance existing parking facilities at / near and the improvement of bus links to the train stations in Bray, Greystones, Rathdrum, Wicklow and Arklow;
- to require electric vehicle charging points to be incorporated into all car parks at public transport nodes;
- to promote car sharing parking spaces at premium locations in car parks;
- to promote the linkage of the Luas extension or other mass transit to Bray town centre, Bray train station and Fassaroe;
- to encourage the improvement of bicycle parking facilities at all transport interchanges;
- to improve existing and provide new footpath / footway linkages to existing / future transport interchange locations; and
- to support the development of bus shelters, that shall incorporate disabled access and bicycle parking facilities where possible.

CPO 12.22 To continue to work with Iarnrod Eireann and the NTA on the improvement of mainline train and DART services into Wicklow and in particular, to facilitate all

options available to increase capacity through Bray Head and along the coastal route south of Greystones.

CPO 12.23

To ensure that possibilities for improvement of the Dublin – Rosslare line, including the re-opening of closed stations, are maintained and to ensure that land uses adjacent to former stations are appropriate and can facilitate future improvements. In particular:

- to resist any development within 20m of the railway line;
- to resist demolition or removal of any former train station structures or apparatus, other than for safety reasons;
- to require any development proposals in the vicinity of former train stations to be so designed to facilitate future access to the station and to reserve adequate space for future car parking;
- to ensure coastal protection measures are put in place to protect the railway line from coastal erosion and to consider identifying corridor options for route continuity in the event of coastal land loss.

Therefore the CE does not support the proposed amendment.

Chapter 12 Sustainable Transportation	Proposed Amendment No. 88
--	----------------------------------

Proposed	Cllr. Edward Timmins
Seconded	Cllr. Vincent Blake

Section 12.8 Sustainable Transportation Objectives

To add new objective as follows:

New text in **red** and deleted text in **blue strikethrough**

Public Transport Objectives

- CPO 12.X** In accordance with Our Rural Future Rural Development Policy 2021 – 2025 provide improved rural public transport services and pilot new transport initiatives for people of all ages and abilities living in rural areas, through:
- Developing and implementing a Sustainable Rural Mobility Plan to ensure all settlements over a certain size in terms of population have a service connecting them to the national public transport system;
 - Delivering expanded Local Link services and further integrate Local Link services with other existing public transport services through the roll out of the NTA Connecting Ireland Plan;
 - Developing a subsidised Local Area Hackney Scheme in designated areas of rural Ireland which are too small or remote to support a full-time taxi or hackney service;
 - Developing and trialling a grant-aided Community Transport Service Scheme through Local Link to support otherwise unsustainable community services;
 - Running a pilot, after COVID-19 has abated, to examine the potential for ridehailing services to improve rural connectivity;
 - Build on the work already undertaken to ensure that public transport services in rural and regional areas are accessible to persons with disabilities.

Reason	This is part of the most recent Government policy on Transport.
---------------	---

CE Initial Response

The CE does not support this proposal - this is a national policy objective and it is not considered necessary to repeat it in the County Development Plan as some elements are outside the remit of the county development plan.

The CE suggests the following CPO as an alternative:

- CPO 12.X** In accordance with Our Rural Future Rural Development Policy 2021 – 2025 support and facilitate the delivery of improved rural public transport services and ensure that public transport services in rural areas are accessible to persons with disabilities.

Chapter 12 Sustainable Transportation	Proposed Amendment No. 89
--	----------------------------------

Proposed	Cllr. Edward Timmins
Seconded	Cllr. Vincent Blake

Section 12.8 Sustainable Transportation Objectives

To add new objective as follows:

New text in **red** and deleted text in **blue-strikethrough**

Local Road Objectives

Local Improvement Schemes

CPO 12.X **Ensure that the Local Improvement Scheme is funded into the future.**

Reason	Part of current Government policy.
---------------	------------------------------------

CE Initial Response

The CE does not support this proposal as funding decisions are not within the remit of the County Development Plan.

Chapter 12 Sustainable Tourism- Transportation	Proposed Amendment No. 90
---	---------------------------

Proposed	Cllr. Edward Timmins
Seconded	Cllr Gerry O'Neill

Section 12.8 Sustainable Transportation Objectives

To amend text as follows

New text in **red** and deleted text in **blue strikethrough**

- CPO 12.21** To promote the development of transport interchanges and 'nodes' where a number of transport types can interchange with ease. In particular:
- to facilitate the development of park and ride facilities at appropriate locations along strategic transport corridors which will be identified through the carrying out of required coordinated, plan-led transport studies and consultation with the appropriate transport agencies and /or Regional Authority ;
 - to support and facilitate the enhancement of the strategic park and ride at Greystones as identified in the RSES;
 - to enhance existing parking facilities at / near and the improvement of bus links to the train stations in Bray, Greystones, Rathdrum, Wicklow and Arklow;
 - to require electric vehicle charging points to be incorporated into all car parks at public transport nodes;
 - to promote car sharing parking spaces at premium locations in car parks;
 - to promote the linkage of the Luas extension or other mass transit to Bray town centre, Bray train station and Fassaroe;
 - **promote the Luas extension from City West/Tallaght to Blessington;**
 - to encourage the improvement of bicycle parking facilities at all transport interchanges;
 - to improve existing and provide new footpath / footway linkages to existing / future transport interchange locations; and
 - to support the development of bus shelters, that shall incorporate disabled access and bicycle parking facilities where possible;

Reason	Blessington is 19 miles from Dublin city centre. Blessington and the West Wicklow are poorly served by public transport, have no train service and an inadequate national road that has never been upgraded.
---------------	--

CE Initial Response

The Regional Spatial and Economic Strategy (RSES) for the EMRA was made on the 28th June 2019. The RSES, when original adopted, included an objective to extend the LUAS to Blessington. On 14th January 2020, the Minister for Housing Planning and Local Government, issued a Direction pursuant to Section 31A of the Planning and Development Act 2000 (as amended) requiring the objective to provide LUAS to Blessington to be removed (Section 5.6 and Table 8.2 of the RSES).

The proposed amendment would therefore be inconsistent with national and regional policy and for this reason the CE cannot support the proposal.

Chapter 12 Sustainable Transportation	Proposed Amendment No. 91
--	----------------------------------

Proposed	Cllr. Edward Timmins
Seconded	Cllr. Vincent Blake

Section 12.8 Sustainable Transportation Objectives

To add new objective as follows:

New text in **red** and deleted text in **blue-strikethrough**

Regional Road Objectives

CPO 12.X To improve the R747 route linking Arklow/Tinahely to West Wicklow.

Reason	This is a strategic road linking south and west Wicklow.
---------------	--

CE Response

This objective is already addressed in CPO 12.42 and therefore a further objective is not supported as it is unnecessary.

Regional Road Objectives

CPO 12.42 Objectives for Regional Roads:

- To maintain and improve the R756 (Wicklow Gap), having due regard to the designation of the Wicklow Mountains as a European site¹;
- To improve the R747 (Arklow – Aughrim – Tinahely – Baltinglass), including re-alignment or by-passing of existing sections where necessary, having particular regard to the role this route may play in a future LOOR;
- The provision of a 'northern access road' from north Greystones to the N11 (at the Glen Of The Downs N11 interchange); and
- To provide other smaller, more localised road improvement schemes required during the lifetime of the plan, as funding allows.

¹ European sites are sites subject to European designations, normally known as SAC (Special Area of Conservation) and SPA (Special Protection Area). These are protected under the Habitats Directive of 1992 (EU directive 92/43/EEC).

Chapter 13 Water Services	Proposed Amendment No. 92
------------------------------	---------------------------

Proposed	Cllr. Edward Timmins
Seconded	Cllr. Gerry O'Neill

Section 13.2 Water Services Objectives

To amend text as follows:

New text in **red** and deleted text in **blue strikethrough**

Waste Water Objectives

CPO 13.14 In order to fulfil the objectives of the Core Strategy, Wicklow County Council will work alongside and facilitate the delivery of Irish Water's **Water Services Investment Programme**, to ensure that all lands zoned or identified for development are serviced by an adequate wastewater collection and treatment system and in particular, to endeavour to secure the delivery of regional and strategic wastewater schemes.

In particular, to support and facilitate the delivery of new / improved wastewater treatment plants in the following settlements:

- Arklow
- Blessington
- Aghrim
- Tinahely
- Avoca
- Laragh – Glendalough
- **Lakes area around Blessington**

Reason	This area has been disenfranchised by virtue of the fact that Dublin City Council have a veto on housing and this often prevents locals from being able to build in their villages and home areas. Even more so given the fact that the flooding of the valley and the creation of the Lakes eighty years ago was used to provide water to Dublin.
---------------	--

CE Initial Response

Having regard to the limited resources to deliver wastewater schemes and the number of settlements in the County that require wastewater investment, the CE cannot support this proposal which would represent an inefficient use of resources to service rural housing and would undermine the priority list which is identified.

Chapter 13 Water Services	Proposed Amendment No. 93
--	----------------------------------

Proposed	Cllr. Edward Timmins
Seconded	Cllr. Vincent Blake

Section 13.2 Water Services Objectives

To amend text as follows:

New text in **red** and deleted text in **blue-strikethrough**

Waste Water Objectives

CPO 13.14 In order to fulfil the objectives of the Core Strategy, Wicklow County Council will work alongside and facilitate the delivery of Irish Water's **Water Services Investment Programme**, to ensure that all lands zoned or identified for development are serviced by an adequate wastewater collection and treatment system and in particular, to endeavour to secure the delivery of regional and strategic wastewater schemes.

In particular, to support and facilitate the delivery of new / improved wastewater treatment plants in the following settlements:

- Arklow
- Blessington
- Aghrim
- Tinahely
- Avoca
- Laragh – Glendalough
- **Large and Small Villages**

Reason	To improve the environment in large and small villages.
---------------	---

CE Initial Response

The CE supports the principle of servicing all towns and villages. However, the CE cannot support this proposal as it dilutes the purpose of this objective which is to prioritise limited funding and to highlight the locations which are a priority for investment.

Chapter 13 Water Services	Proposed Amendment No. 94
--------------------------------------	----------------------------------

Proposed	Cllr. Edward Timmins
Seconded	Cllr. Vincent Blake

Section 13.2 Water Services Objectives

To add new objective as follows:

New text in **red** and deleted text in **blue strikethrough**

Water Supply Objectives

CPO 13.X Support the provision of a water supply to all large and small villages.

Reason	In the interests of public health and proper planning.
---------------	--

CE Initial Response

The CE has no objection to the proposed amendment.

Chapter 18	Proposed Amendment No. 95
------------	---------------------------

Proposed	Cllr. R. O'Connor
Seconded	

Section 18.6 Green Infrastructure Objectives

<To amend text as follows>

New text in **red** and deleted text in **blue strikethrough**

- CPO 18.5** To identify and facilitate the provision of linkages along and between **green** / river corridors within the county and adjoining counties to create inter connected routes and develop riverside parks and create linkages between them to form 'necklace' effect routes including development of walkways, cycleways and wildlife corridors where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of European sites.

Reason	To support and facilitate coordinating with other Local Authorities on green infrastructure.
---------------	--

CE's initial response

The CE has no objection to the proposed amendment.

Chapter 18 Green Infrastructure	Proposed Amendment No. 18 96
------------------------------------	---

Proposed	Cllr. P. Leonard
Seconded	

Section 18.6 Green Infrastructure Objectives

To add new objective as follows:

New text in **red** and deleted text in **blue-strikethrough**

CPO 18.X To recognise the importance of roadside verges in conservation and biodiversity.

Reason	"For many species historically associated with meadows or pastures, roadsides may function as new primary habitats or as dispersal corridors in fragmented landscapes." (Bernes, C. et al. 2017).
---------------	---

CE's initial response

Roadside verges are not explicitly identified in the proposed draft County Development Plan as potential wildlife corridors due to the inherent dangers to animals presented by road traffic and the need generally to keep road verges clear of vegetation so no obstructions are created. In addition, the verge may be subject to the effects of salting, gritting, wheel splash, high wind speeds, high noise, disturbance from parking, construction activities and maintenance and as a result, may have limited potential in providing for restoration of landscape quality or conservation of biodiversity. Where wide verges are possible, and where same would not interfere with road safety criteria, it may be possible to treat such area to provide for additional habitat for wildlife or to restore connectivity between habitat areas. The TII, in its publication '*A Guide to Landscape Treatments for National Road Schemes in Ireland*' gives guidance on the approach to different zones along the road verge that would be potentially applicable to smaller road schemes as well. Whether such safe corridors can be provided will ultimately depend on the width of the verge available for any given road scheme, which is often curtailed by topography, road design issues and land ownership.

Therefore the CE does not support the proposed amendment.

Chapter 19 Marine Spatial Planning and Coastal Zone Management	Proposed Amendment No. 97
--	---------------------------

Proposed	Cllr. P. Leonard
Seconded	

Section 19.4 Marine Spatial Planning and Coastal Zone Management Objectives

To add new objective as follows:

New text in **red** and deleted text in **blue strikethrough**

CPO 19.X To prohibit any future of use of Arklow Rock as a landfill site.

Reason	
--------	--

CE's initial response

The CE is not aware of any proposals to utilise this active quarry as a landfill site. No reason is provided for this concern and the proposal to prohibit same.

It is considered that should any such proposal be made in the future, the proposed draft CDP has sufficiently robust objectives to allow the suitability of such a proposal, from a sustainability, environmental, biodiversity and visual amenity perspective, to be assessed robustly.

Therefore the CE does not support the proposed amendment.

Chapter 19 Marine Spatial Planning and Coastal Zone Management	Proposed Amendment No. 98
--	---------------------------

Proposed	Cllr. P. Leonard
Seconded	

Section 19.4 Marine Spatial Planning and Coastal Zone Management Objectives

To add new objective as follows:

New text in **red** and deleted text in ~~blue~~

CPO 19.X To prohibit any future use of Arklow Port as an option for relocation of Dublin Port

Reason	
--------	--

CE's initial response

No reason for this proposal has been submitted. The CE would not be supportive of same as it would be contrary to the economic development goals for the County to prohibit / curtail the development of the county's ports. .

It is considered that should any such proposal be made in the future, the proposed draft CDP has sufficiently robust objectives to allow the suitability of such a proposal, from a sustainability and environmental perspective to be assessed robustly.

Therefore the CE does not support the proposed amendment.

Volume 2 Level 4 Towns Part 2 Baltinglass	Proposed Amendment No. 99
---	---------------------------

Proposed	Cllr. Edward Timmins
Seconded	Cllr. Vincent Blake

Baltinglass Town Plan

Map 1 Land Use Zoning

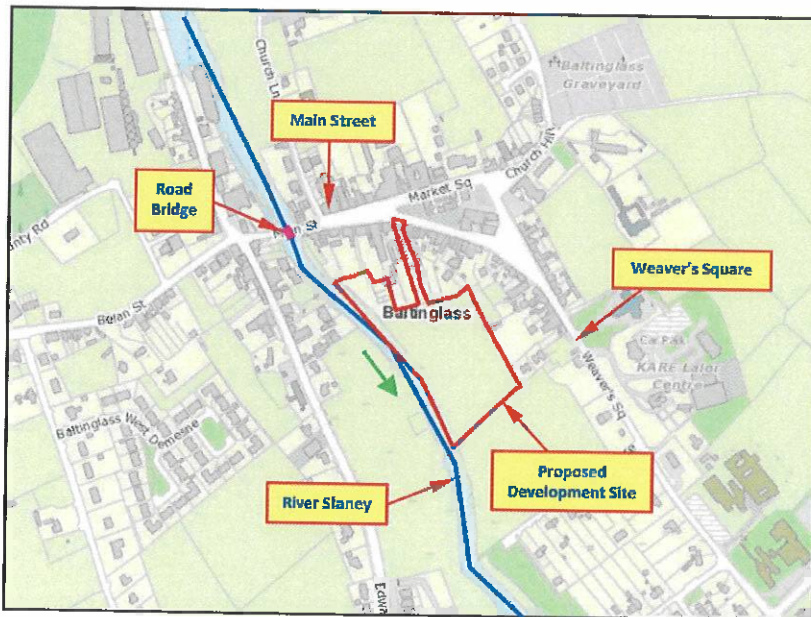
Change land identified by red boundary (Map 1) from Open Space and Town Centre zonings (as shown in Map 2) to tourism.

Map 1

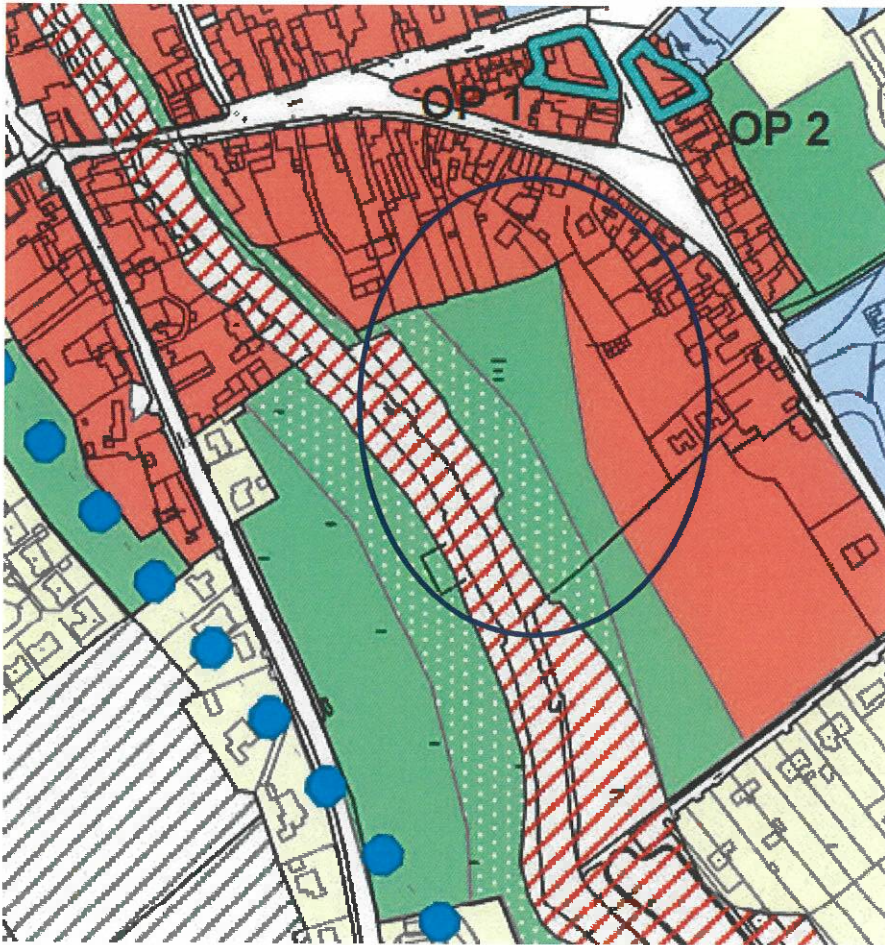
The proposed development site is located at Main Street, Baltinglass East, Baltinglass, Co Wicklow.

The site is bounded to the south by an undeveloped open green space area, to the east and north by existing residential properties and to the west by the River Slaney. The total area of the proposed development site is approximately 2.309 hectares.

The location of the proposed development site is illustrated on *Figure 1* below and shown on *Drawing Number IE2141-001-A* in *Appendix A*.



Map 2



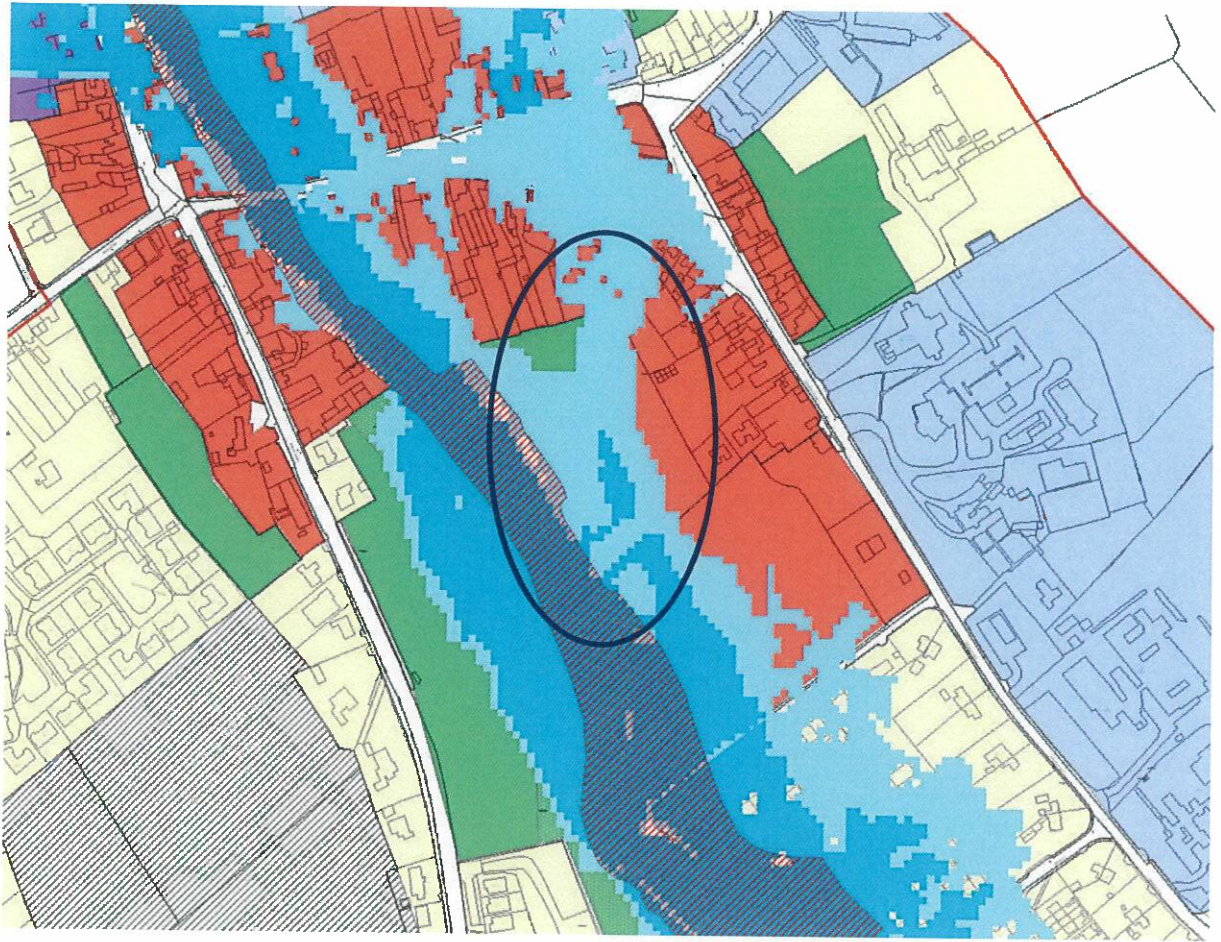
Reason	To allow the possibility of a glamping facility in this location and bring much needed tourism to the town. This form of tourism is promoted under the accommodation section.
---------------	---

CE's initial response

The CE does not support the proposed amendment. The subject lands are partly within a Special Area of Conservation. A change to the zoning will require a full appropriate assessment to be carried out and full information of potential adverse impacts on the SAC of the proposed zoning needs to be before the members in order to make a decision on such a matter.

The lands are also substantially located within a flood risk area as can be seen in the map below.

The proposed zoning would therefore be contrary to proper planning and sustainable development.



Areas highlighted blue – flood zone A & B

Volume 2
Level 4 Towns
Part 2 Baltinglass

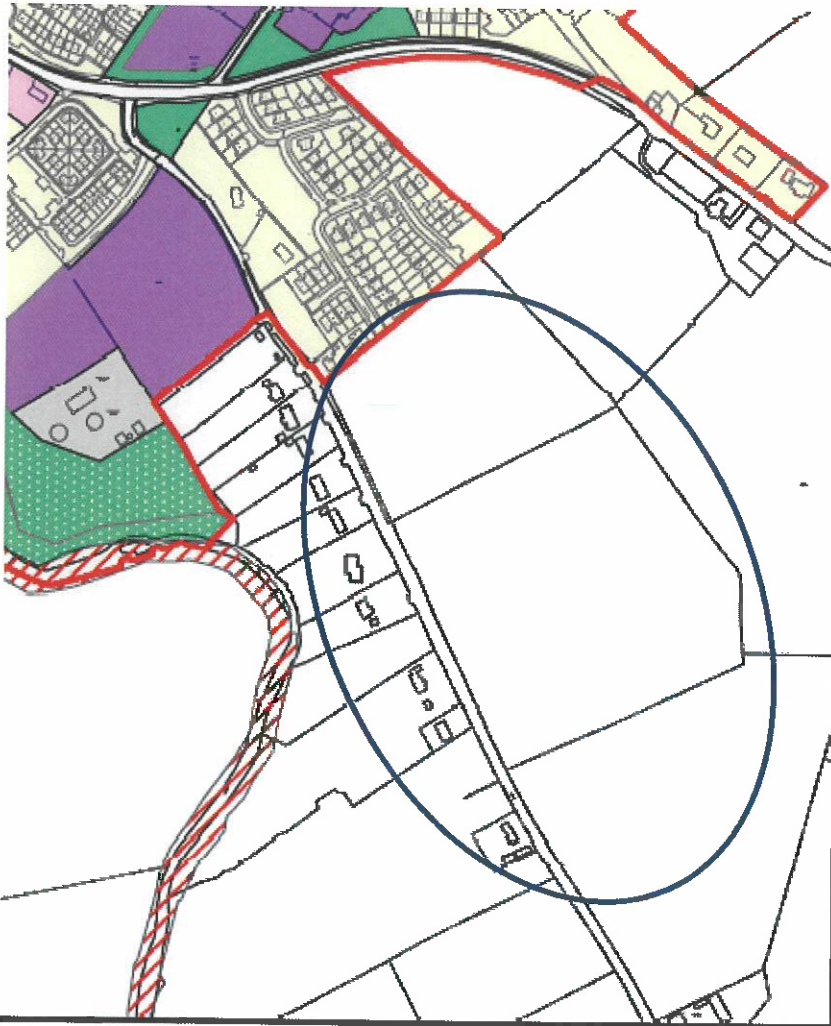
Proposed Amendment No. 106

Proposed	Cllr. Edward Timmins
Seconded	Cllr Vincent Blake

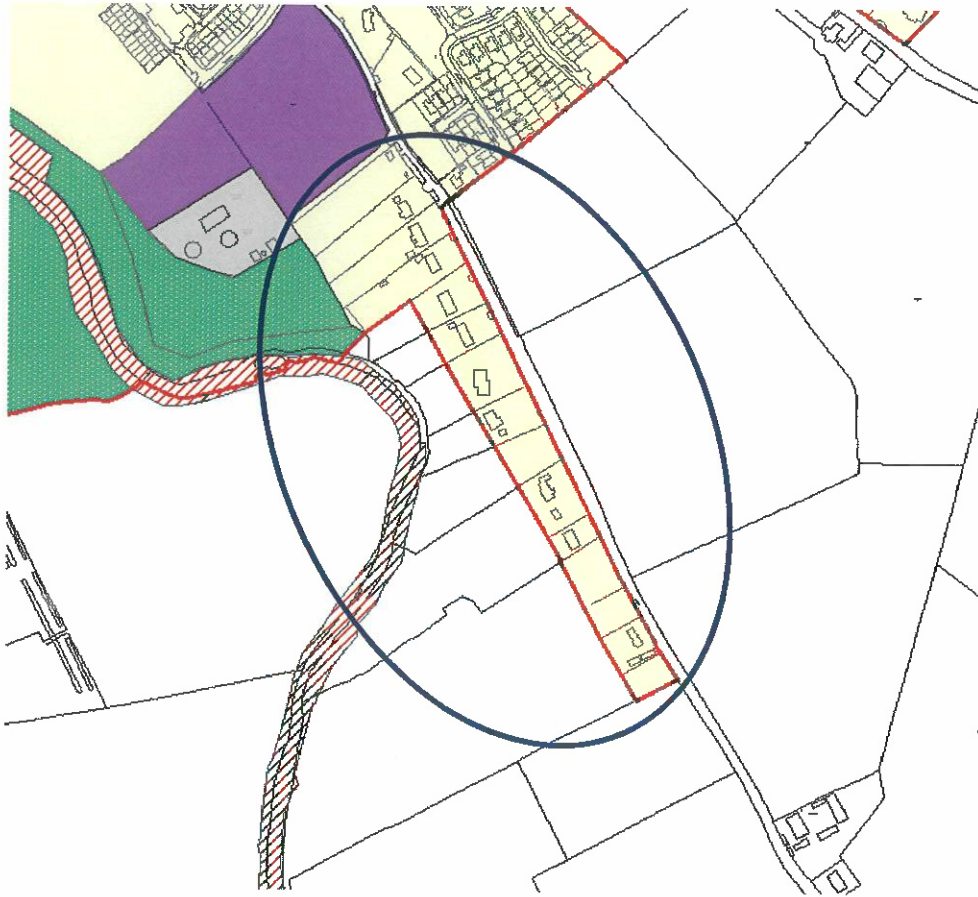
Baltinglass Town Plan

Map 1: Land Use Zoning Objectives

Change map from:



To:



Proposed Map Changes

1. Extend plan boundary and zone land RE Existing Residential.

Reason	To allow the town boundary move to an area that already has many houses and where people from the town traditionally received planning.
---------------	---

CE Initial Response

The CE does not support this proposal. This proposal will exacerbate ribbon development along this stretch of road. Furthermore, adequate lands have already been identified to cater for the housing target identified in the core strategy. The increase in the amount of zoned housing land in Baltinglass would potentially allow housing growth to exceed the Core Strategy growth target for the town.

Volume 2 Level 5 Plans Part 2 Baltinglass	Proposed Amendment No. 101
---	----------------------------

Proposed	Cllr. Edward Timmins
Seconded	Cllr Vincent Blake

Baltinglass Town Plan

Section 2.7 Service Infrastructure

To amend text as follows:

New text in **red** and deleted text in **blue strikethrough**

2.7 Service Infrastructure

BALT12 To provide for new pedestrian ~~linkages~~ **footbridge** connecting the east and west of the town.

Reason	Minor amendment to proposed policy.
---------------	-------------------------------------

CE Initial Response

The CE has no objection to the proposed amendment.

Volume 2 Level 4 Towns Part 2 Baltinglass	Proposed Amendment No. 102
---	----------------------------

Proposed	Cllr. Edward Timmins
Seconded	Cllr Vincent Blake

Baltinglass Town Plan

Section 2.7 Service Infrastructure

To add new objective as follows:

New text in red and deleted text in blue ~~striketrough~~

2.7 Service Infrastructure

BALTX Solve the traffic problem at the junction of the N81 and the R747 from a safety point of view and a traffic flow perspective.

Reason	Single biggest traffic issue in this district.
---------------	--

CE Initial Response

The CE has no objection to the proposal in principle but would suggest the following wording:

BALTX To address the safety and traffic flows issues at the junction of the N81 and the R747

Volume 2 Part 1 Level 4 Plans Newtownmountkennedy	Proposed Amendment No. 103
---	----------------------------

Proposed	Cllr G Walsh
Seconded	

Section 3.3 Residential Development

Amend text as follows:

(New text in red and deleted text in blue strikethrough)

3.3 Residential Development

This plan provides for sufficient zoned land and residential development objectives in order to achieve the population and housing objectives set out in the 'Core Strategy' of the County Development Plan and as detailed in Section 1.1 of this document.

As set out in Section 1.1.2, the future housing growth target for Newtownmountkennedy is c. 630 units. A minimum of 30% of the targeted housing growth shall be directed into the built up area of the settlement generally comprising lands zoned 'town centre' and 'existing residential'. 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 plan on the number of units that may be delivered on lands zoned 'TC' or 'RE' within the built up envelope of the town.

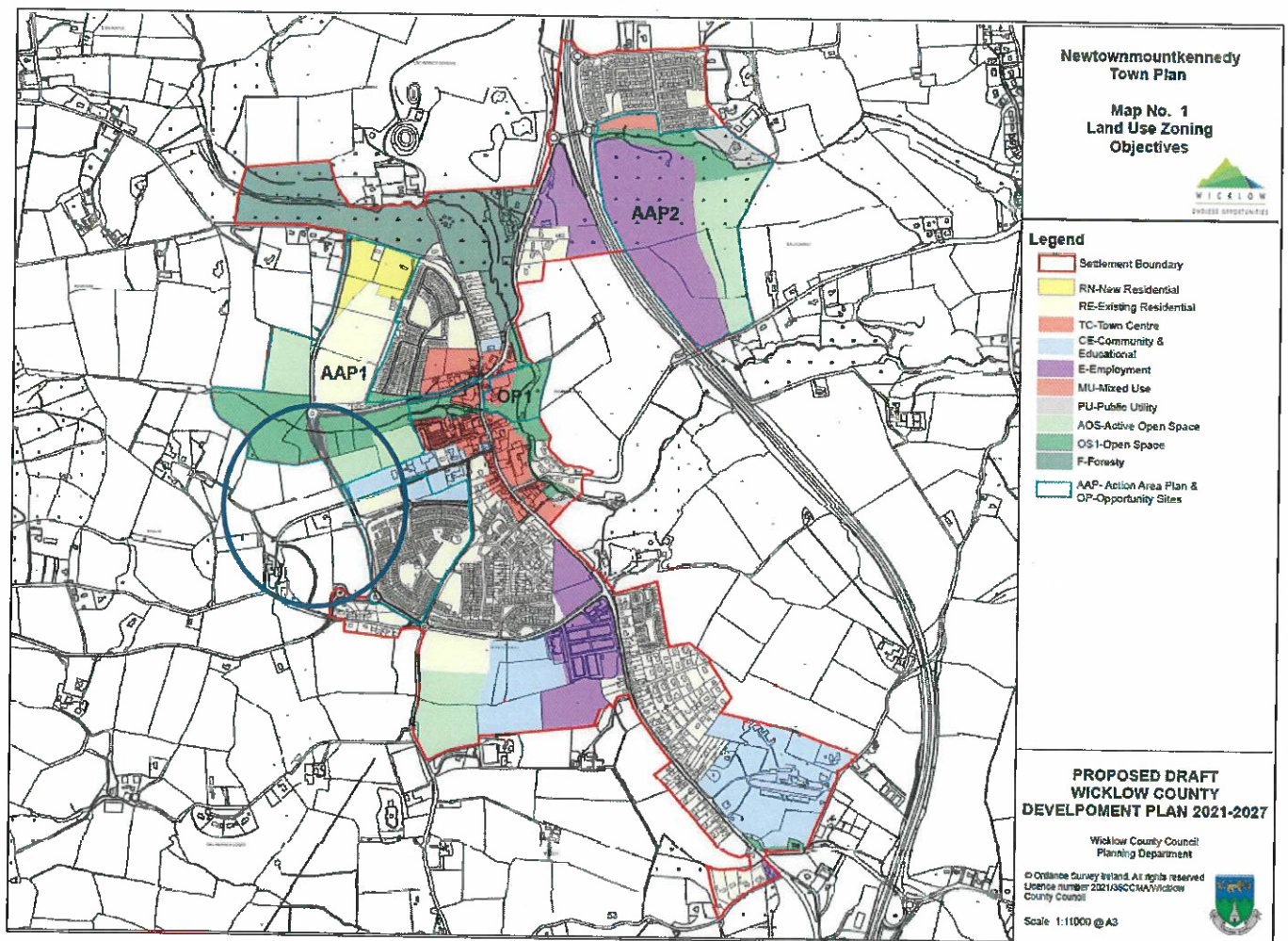
As of 31 December 2020, there are 'greenfield' developments outside of the built up envelope of the settlement underway that, if completed, could deliver c. ~~590~~ 687 units, in particular the 'Kineada' development, first granted in 2006. The zoning provisions of this plan do not affect such permission already granted, which are entitled to be completed in accordance with the permissions granted. However, in order to alter this development pattern in the future to one that which would be more sustainable and consistent with the principles of the NPF and this CDP, no further greenfield residential zoning outside of the built up envelope of the town is provided for in this plan, with one exception – that area of land located at the far northern end of the western distributor road, such development facilitating the road's completion to the Season Park Road. In addition, the most peripheral of the lands comprising the permitted Kineada development (i.e. those west of the town relief road) will not have their zoning continued into this plan.

Table 3.1 Residential zoning provisions

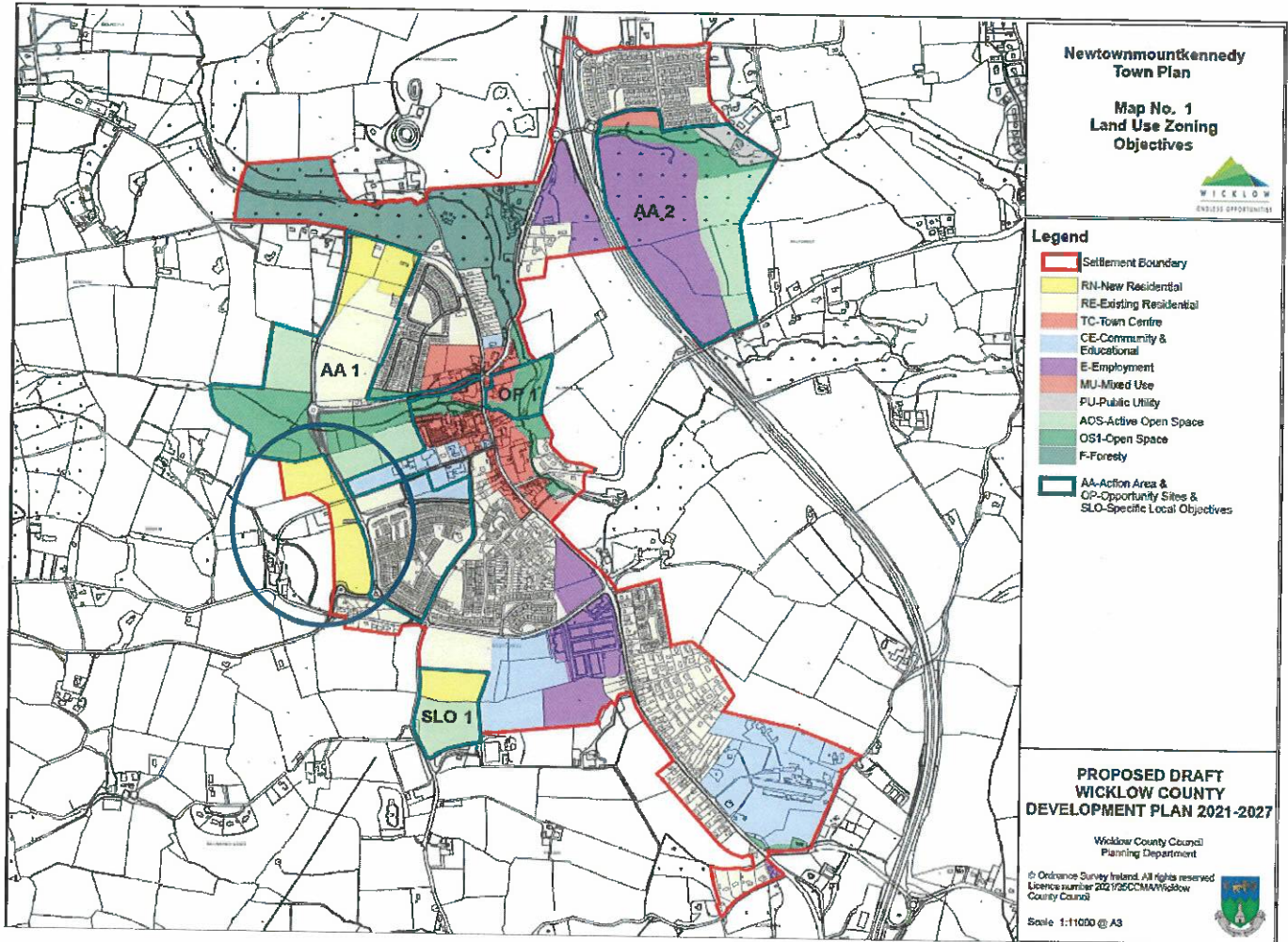
Location/Description	Area (ha)	Zoning	Potential / permitted No. of Units
Season Park	3.9	RN	100
Kineada (north of river)	8.5	RE	337
Kineada (south of river)	1	RE	37
Kineada (Roundwood Road)	0.5	RE	15
Kineada (west of new road)	6.3	RE	97
Moneycarroll	3.2	RE	101
Total			590 687

Amend Map 1 Newtownmountkennedy as follows:

Change from:



Change to:



Proposed changes

- Extend plan boundary
- Zone new area R-N (New Residential) – 6.3ha

Reason	This land parcel has had investment in substantive infrastructure works already carried out, corresponding with a live planning permission, and is well positioned to deliver much needed residential units, over the lifetime of the new County Development Plan.
---------------	--

CE's initial response

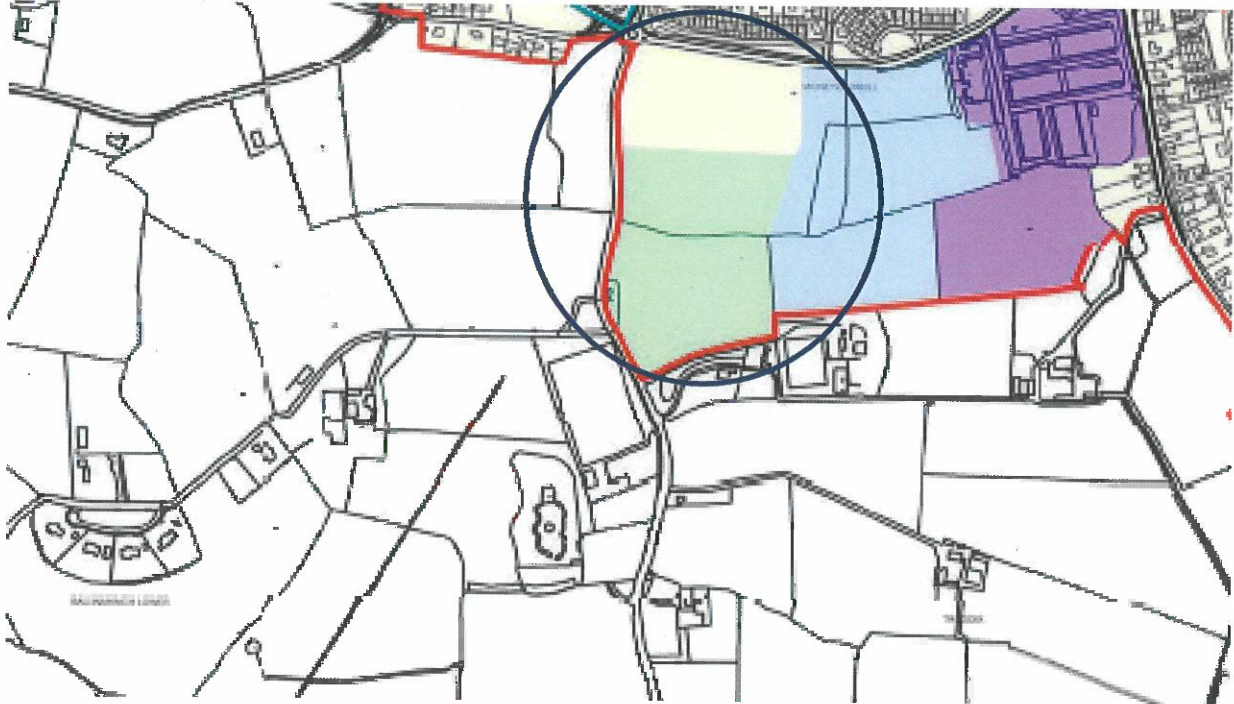
While the CE notes the reason for the proposed amendment, the proposed amendment would potentially provide for housing growth in Newtownmountkenny in excess of the Core Strategy growth target for the town, and likely conflict with NPO 9 of the National Planning Framework.

Therefore the CE does not support the proposed amendment.

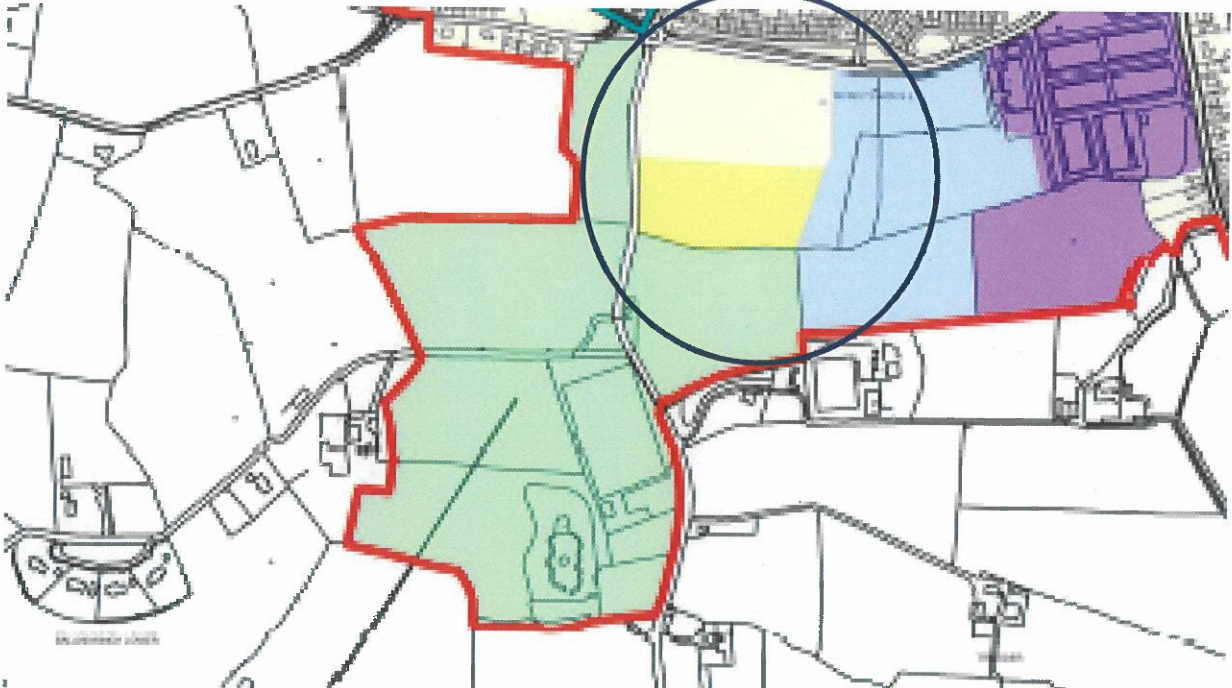
Proposed	Cllr. Shay Cullen
Seconded	

Amend Newtownmountkennedy Map 1 as follows:

Change from:



Change to:



Proposed amendments:

- Change zoning (2.27 hectares) from Active Open Space to New Residential.

Reason	To facilitate an extension to the Rockfield development that is currently under construction and which is located adjacent to the location for the new primary school.
---------------	--

CE's initial response

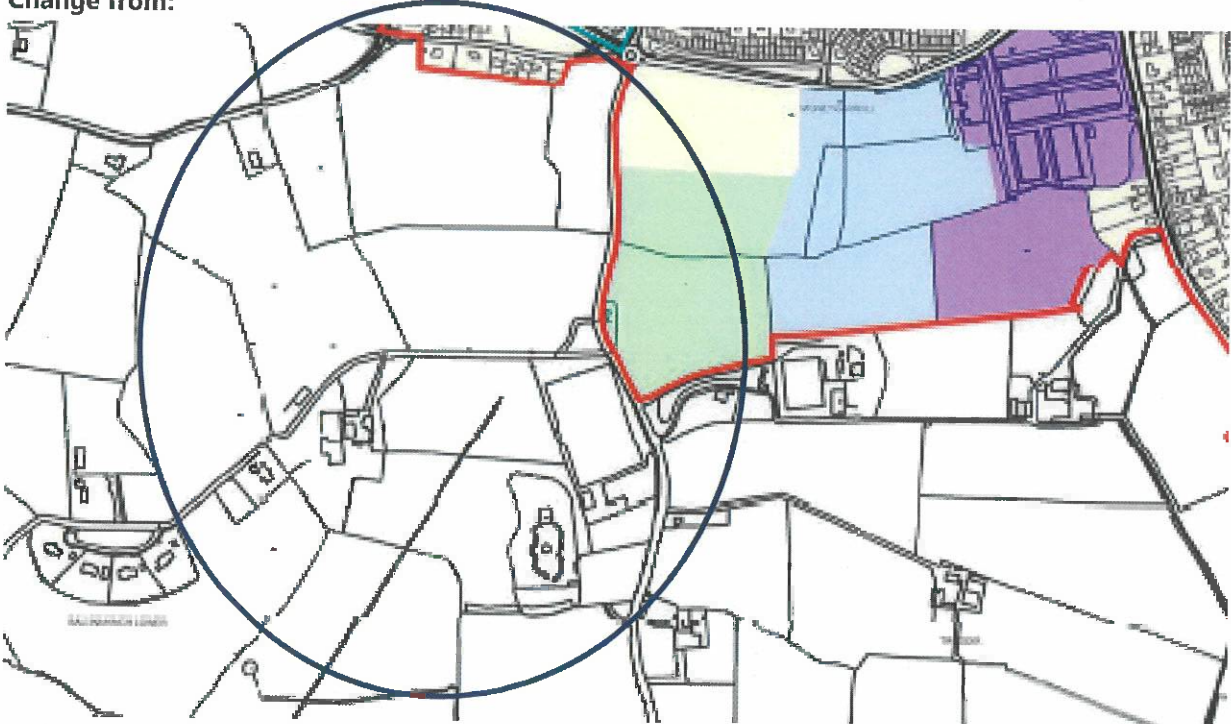
While the CE notes the reason for the proposed amendments, the resulting amount of zoned housing land in Newtownmountkennedy would potentially allow housing growth to exceed the Core Strategy growth target for the town, and likely conflict with NPO 9 of the National Planning Framework.

Therefore the CE does not support the proposed amendment.

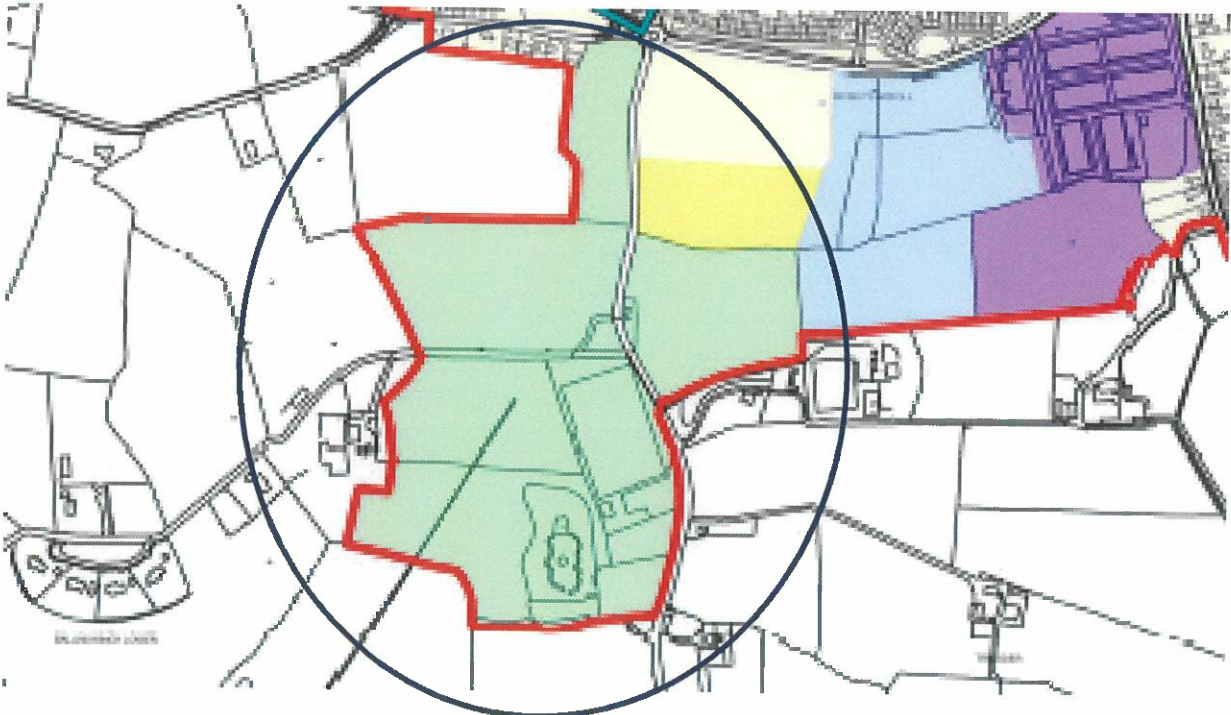
Proposed	Cllr. Shay Cullen
Seconded	

Amend Newtownmountkennedy Map 1: Land Use Zoning Objectives as follows:

Change from:



Change to:



Proposed amendments:

- Extend plan boundary
- Zone extended area (17.82 hectares) as AOS 'active open space'.

Reason	To facilitate additional active recreation facilities to serve the local community.
---------------	---

CE's initial response

The CE has no objection to this proposed amendment.

Volume 2 Part 1 Level 4 Plans Rathdrum	Proposed Amendment No. 16b
---	-----------------------------------

Proposed	Cllr S Bourke
Seconded	

Section 4.3 Residential Development

Amend text as follows:

(New text in **red** and deleted text in **blue-strikethrough**)

This plan provides for sufficient zoned land and residential development objectives in order to achieve the population and housing objectives set out in the 'Core Strategy' of the County Development Plan and as detailed in Section 1.1 of this document.

As set out in Section 1.1.2, the future housing growth target for Rathdrum is c. 200 units. A minimum of 30% of the targeted housing growth shall be directed into the built up area of the settlement, generally comprising lands zoned 'town centre / village centre' 'existing residential' and 'mixed use'. In cognisance that the potential of such town centre regeneration / infill / brownfield sites is difficult to predict, there shall be no quantitative restriction inferred from this plan on the number of units that may be delivered on lands zoned 'TC', 'VC' or 'RE' within the built up envelope of the town; the amount of residential units that may be delivered on lands zoned 'MU' shall be as set out in the objectives for these areas.

In accordance with the principles of the NPF, the zoning of land capable of delivering up to 70% of the new units required would be permissible on greenfield lands outside of the built envelope of the town; however in this plan not such zoning is provided for.

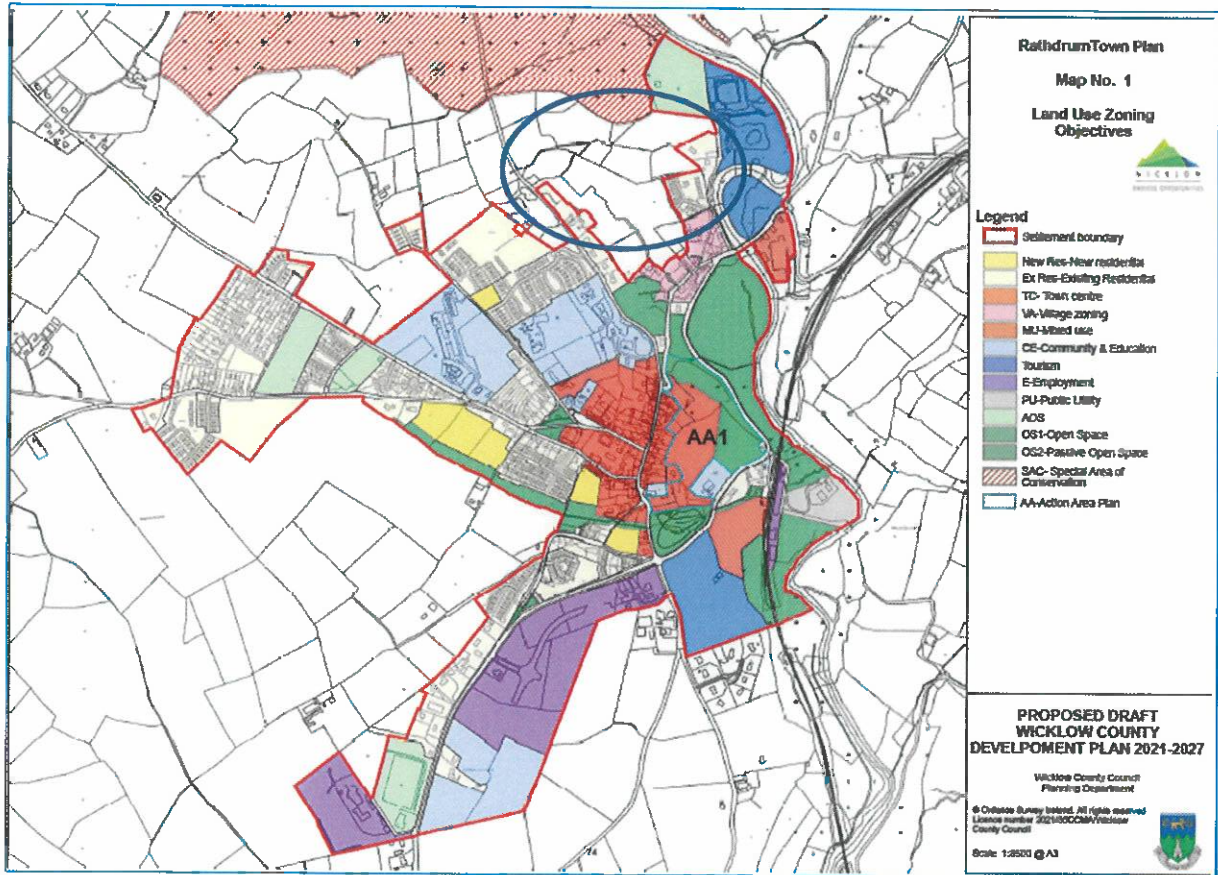
Table 4.1 New residential zoning provisions

Location/Description	Area (ha)	Zoning	Potential No. of Units
Union Lane	0.35	RN	10
Ballygannon	2.8	RN	90
Brewery Lane	0.63	RN	20
Poundbrook Lane	0.57	RN	20
Low Town	2.4	R - Special	4
Total			140 144

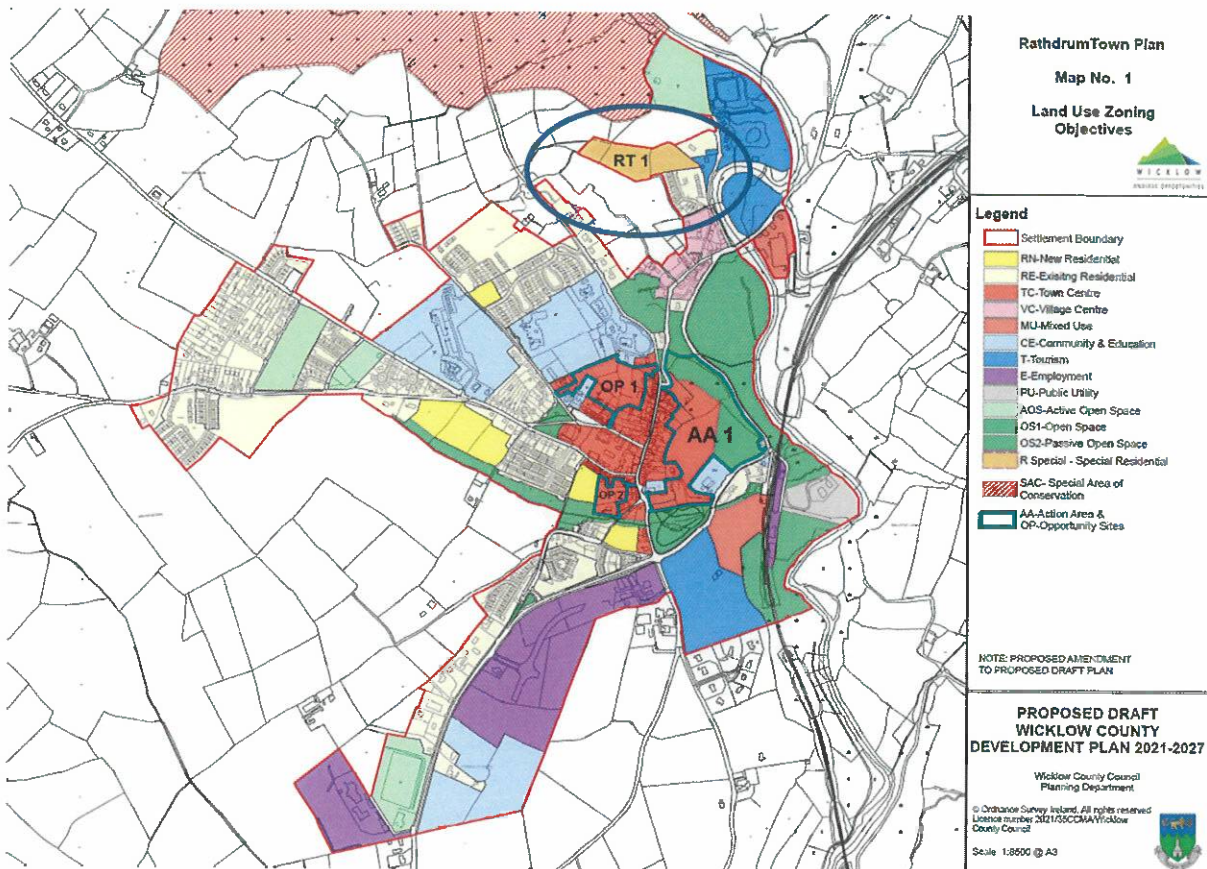
RT1 On land zoned R-Special at Low Town (2.4ha) to provide for residential development for a maximum of 4 units.

Amend Map 1 Rathdrum as follows:

Change from



Change to:



Map changes

1. Extend plan boundary; zone 2.4ha as R-Special (RT1)
2. Change RE zone to immediate east of new R-Special zone to Tourism (0.35ha)

Reason	To ensure sufficient zoned land is available for a local need.
---------------	--

CE Initial response:

While the CE notes the reason for the proposed amendment, the resulting amount of zoned housing land in Rathdrum would potentially allow housing growth to exceed the Core Strategy growth target for the town, and likely conflict with NPO 9 of the National Planning Framework.

In addition, in order to meet revised housing growth targets for the County, significant areas of land are proposed to de-zoning in both Rathdrum and other settlements in the County, and in this context it is considered it may be seen as irrational and unjust to zone new land that has not previously been zoned.

Therefore the CE does not support the proposed amendment.

Volume 2 Part 1 Level 4 Plans Rathdrum	Proposed Amendment No. 107
--	----------------------------

Proposed	Cllr S Bourke
Seconded	

Section 4.4 Economic Development & Employment

Add new objective as follows:

(New text in **red** and deleted text in **blue strikethrough**)

Economic Development & Employment Objectives

RT6 Subject to compliance with the Retail Planning Guidelines and the sequential test, lands zoned for new employment (E – Employment) at Corballis Upper may be considered for the development of a supermarket.

Reason	To provide sufficient retail choice for consumers in Rathdrum
---------------	---

CE initial response:

The CE is considered that the proposed amendment would potentially undermine the primacy of the town centre of Rathdrum, the optimal location for new retail development and therefore is not supportive of the proposed amendment.

Volume 2 Part 1 Level 4 Plans Rathdrum	Proposed Amendment No. 108
--	----------------------------

Proposed	Cllr S Bourke
Seconded	

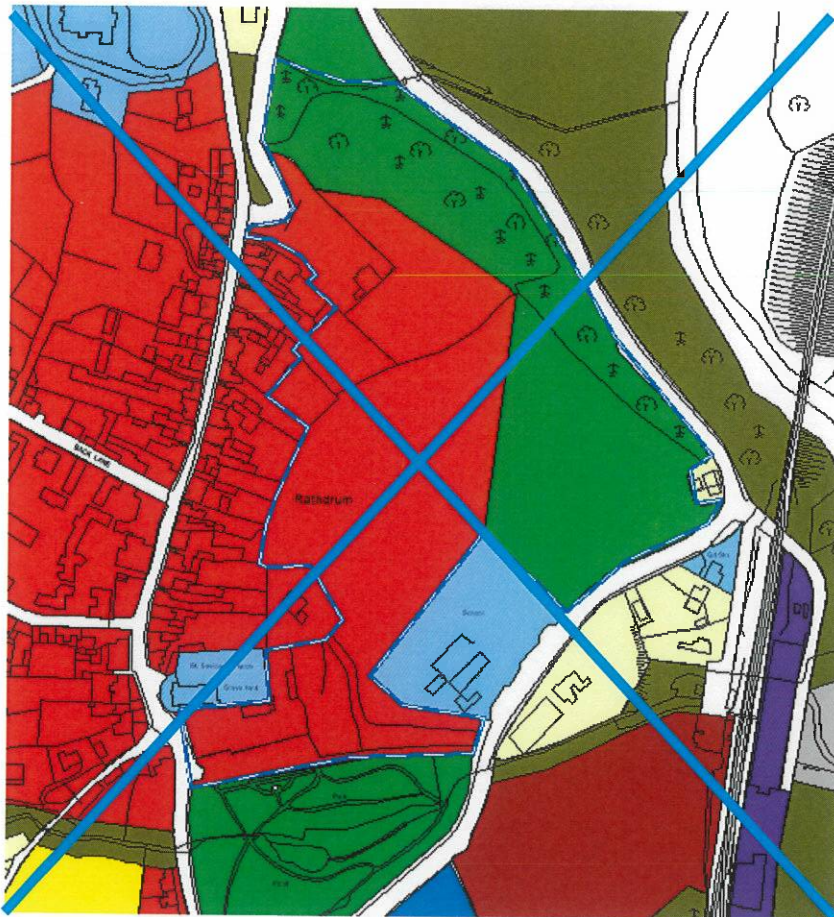
Section 4.9 Action Area Plans & Mixed Use Zones

Amend text as follows:

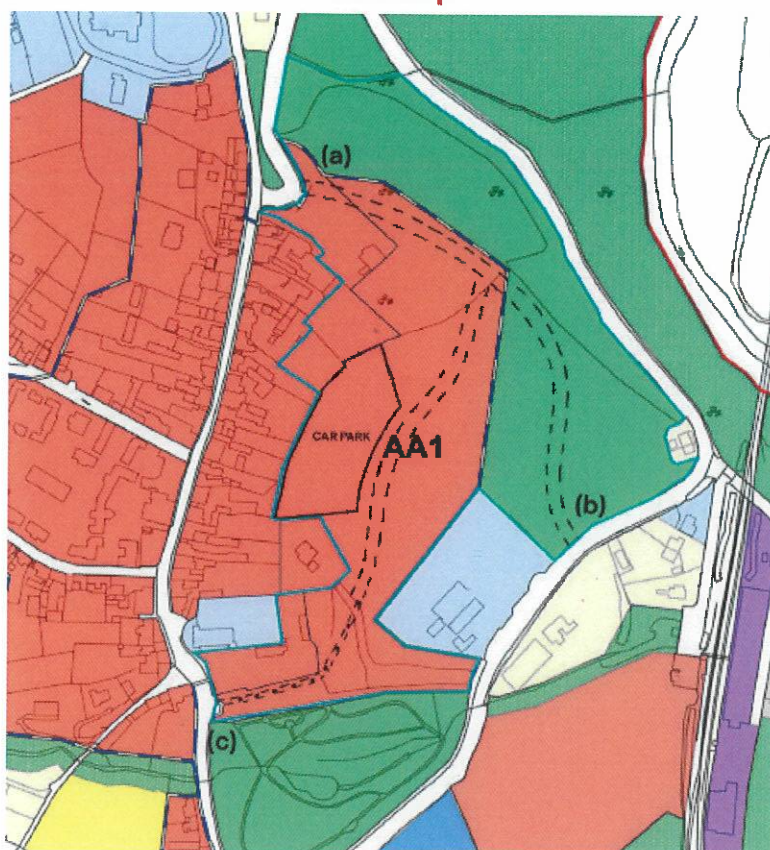
(New text in **red** and deleted text in **blue-strikethrough**)

Action Area 1 Lands to the east of Main Street

Omit this map



New map



These lands measures c. 7.2ha and are located to the east of the Main Street. There are no access routes into these lands at present, with new access possible from (a) the road frontage on the NW boundary (old VEC site), (b) through the car park to the south; while the lands have frontage onto the regional road to the east and south, access at these locations would not be feasible due to the steep slope of the bank between the site and the road to the east and the alignment of the road to the south. (b) via a new connection to the regional road to the south west, with pedestrian / cycle connectivity through the car park to the south.

This site is suitable for a mix of development types, including residential use and is the only location in the town centre where any new significant commercial / retail development could be accommodated. Within this 7.2ha block, approximately 3ha is zoned 'open space' while the remainder is zoned 'town centre'.

The development of these lands provide an opportunity to provide a new 'street' to the east of the Main Street, fronted by a mix of shops and residences; this street should form a complete loop from the Main Street and should incorporate a new town car park. This is the preferred location in the town for any larger scale retailing, such as a new supermarket. Any development proposals shall include a reservation of land along the rear boundaries of properties on the Main Street to ensure future access could be provided; all of these measures could contribute to the reduction of cars and car parking from the Main Street, thereby improving its overall character and level of amenity.

Reason	To ensure that the centrepiece public realm that is Parnell Park in not encroached unnecessarily.
---------------	---

CE initial response

While the CE notes the reason for the proposed amendment, it is considered that it is unwise to determine via the development plan the exact nature and route of the possible future access points that would be needed to support the opening up of this land, as that should be left for the project development and design stage, when detailed surveyed and traffic analysis can be carried out. In additional preliminary analysis of the potential route to the regional road has shown that in engineering terms, this route cannot be justified on traffic grounds, and would require significant and costly 'cut and fill' and extreme banking / retaining structures which would undermine its viability and result in a very destructive scar on the landscape of Rathdrum.

Therefore the CE does not support the proposed amendment.

Volume 2 Part 2 Level 5 Plans Ashford	Proposed Amendment No. 109
---	-----------------------------------

Proposed	Cllr. Shay Cullen
Seconded	Cllr. Irene Winters

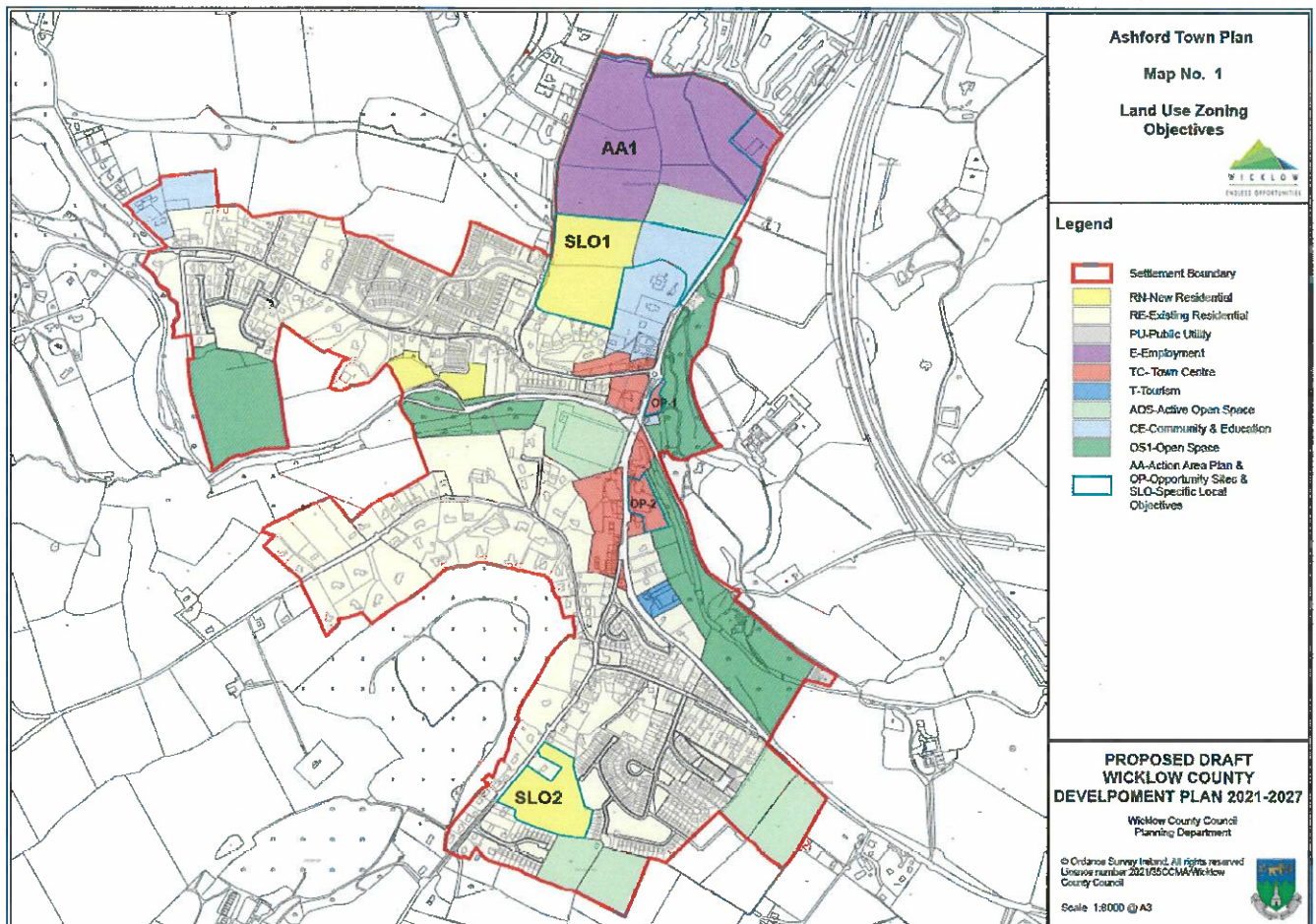
Section 2.7 Service Infrastructure Objectives

Add new objective:: (New text in **red** and deleted text in **blue strikethrough**)

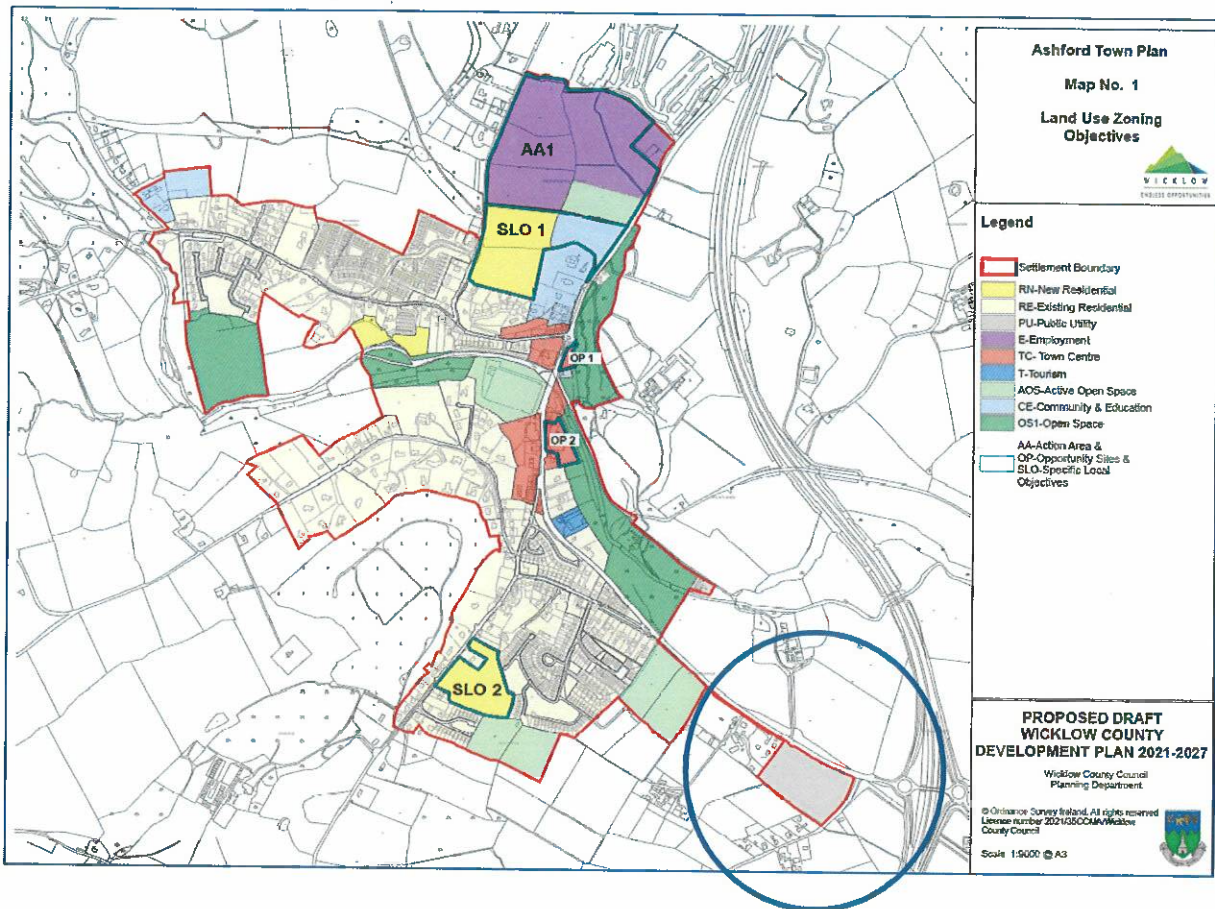
ASH10 To reserve lands zoned 'PU Public Utility' at Rossana Upper for the development of a park-and-ride facility.

Amend Ashford Map 1 as follows:

Change from:



Change to:



Proposed amendments:

- Extend plan boundary
- Zone new area PU Public Utility

Reason	To facilitate the provision of a park and ride facility.
---------------	--

CE's initial response

The CE has no objection to the proposed amendment.

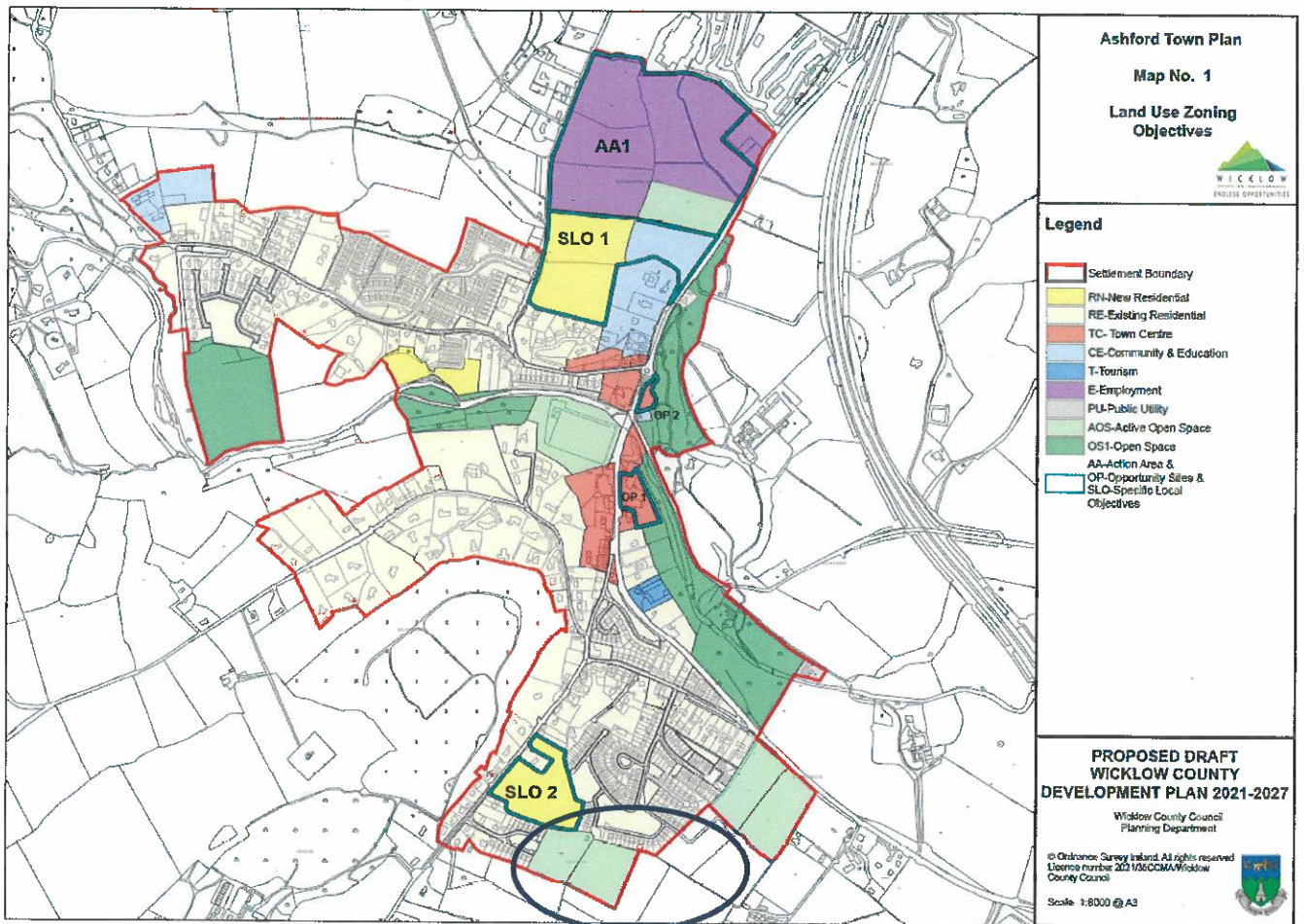
Volume 2 Level 5 Plans: Ashford	Proposed Amendment No. 110
------------------------------------	----------------------------

Proposed	Cllr. Gail Dunne
Seconded	

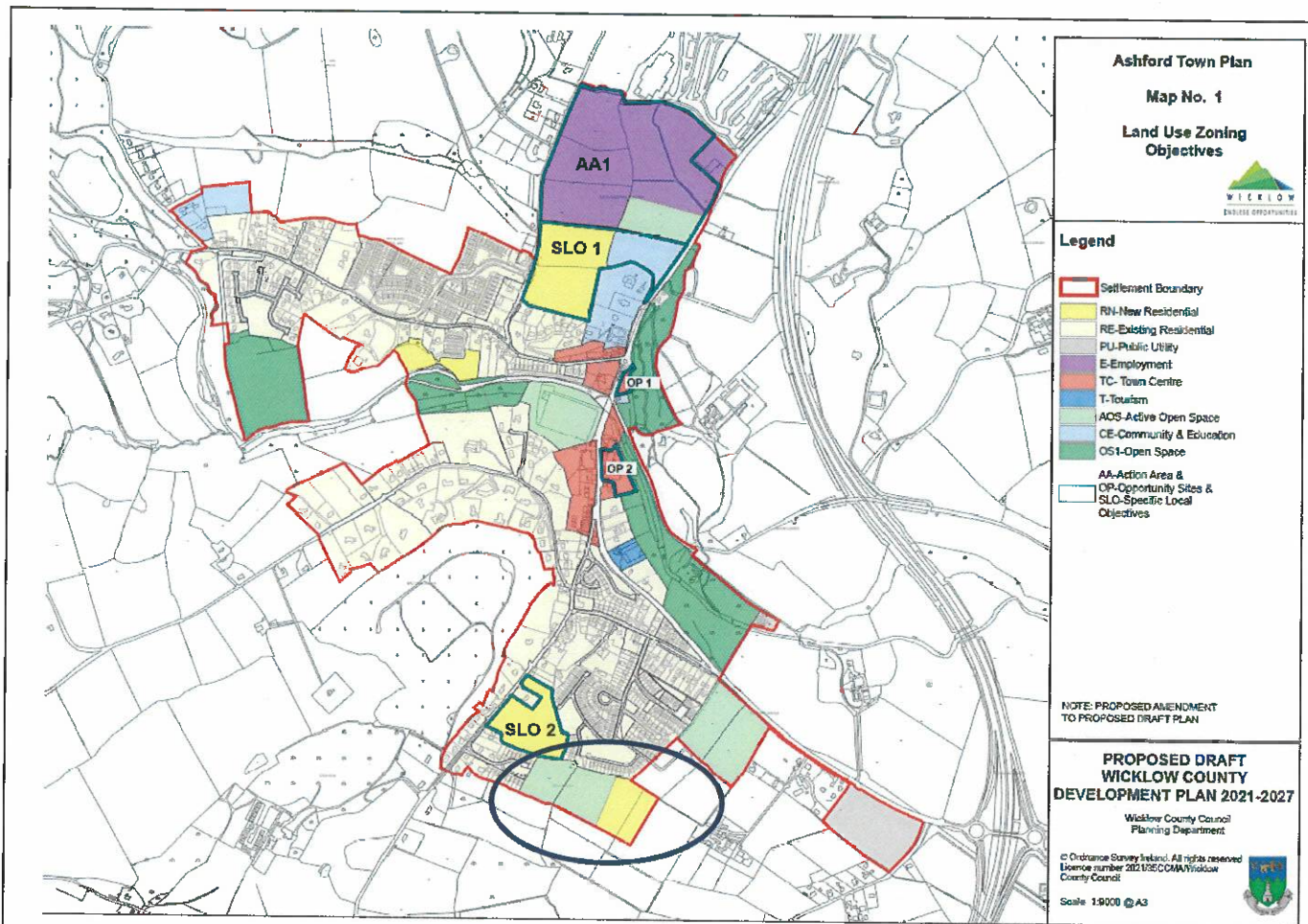
Ashford Town Plan

Map 1: Land Use Zoning Objectives

Change from:



Change to:



Proposed changes:

- Extend plan boundary
- Zone new area R-N (New Residential) – 2ha

Reason	To facilitate the delivery of new residential development and recreational facilities.
---------------	--

CE's initial response

While the CE notes the reason for the proposed amendment, the zoning of 2ha for new residential use would not result in the delivery of new recreational facilities unless the development of these lands was tied to the delivery of the adjacent AOS zoned lands, for example through a SLO objective, which has not been proposed, and therefore is not supportive of the proposed amendment in its current form.

In addition, the proposed amendment would potentially provide for housing growth in Ashford in excess of the Core Strategy growth target for the town, and likely conflict with NPO 9 of the National Planning Framework. Ashford has grown considerably in 2016-2021 period, with further development / applications in train, without a commensurate increase in community facilities.

Therefore the CE does not support the proposed amendment.

Volume 2 Part 2 Level 5 Plans Aughrim	Proposed Amendment No. 111
--	-----------------------------------

Proposed	Cllr S Bourke
Seconded	

Section 3.3 Residential Development

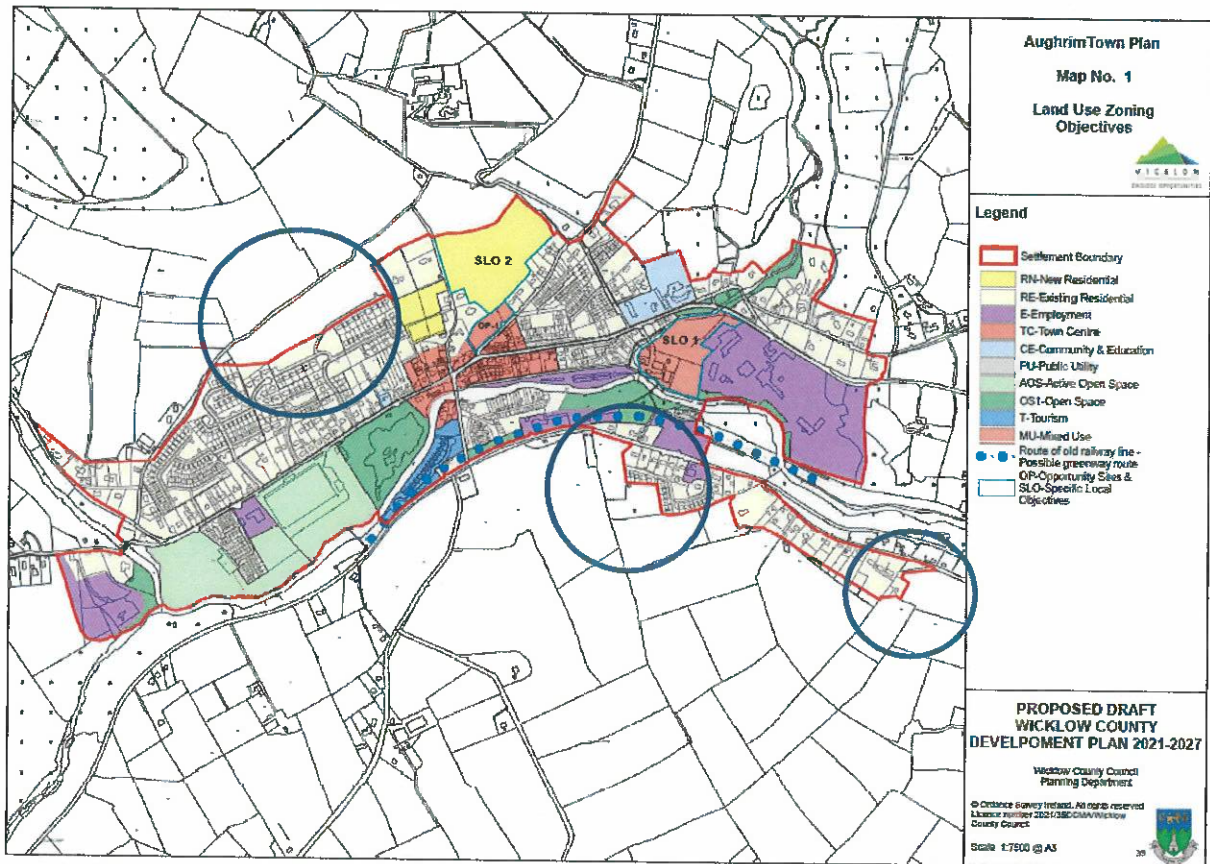
Add new objective: (New text in **red** and deleted text in ~~blue~~)

AUG3 On land zoned R-Special at Killacoran (1.1ha) to provide for residential development for a maximum of 4 units.

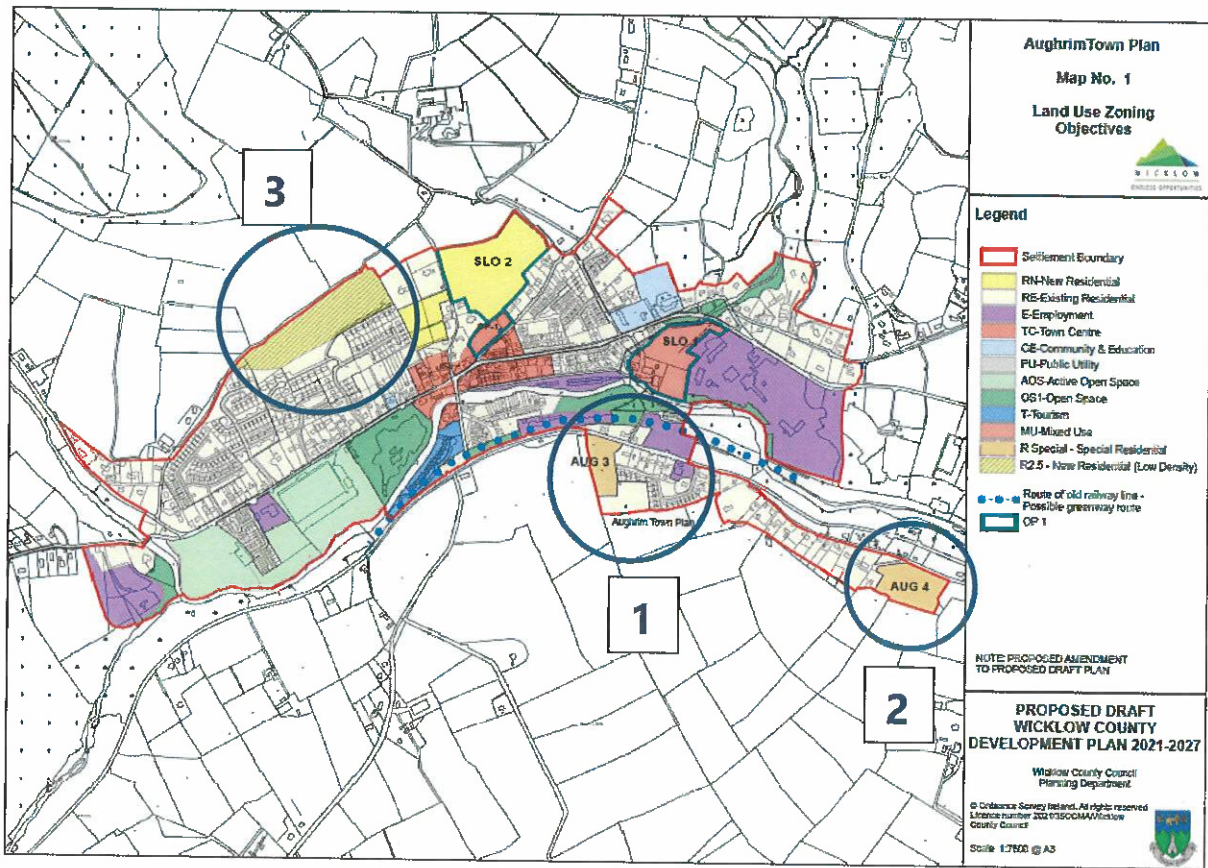
AUG4 On land zoned R-Special at Killacoran (1.7ha) to provide for residential development for a maximum of 4 units.

Amend Aughrim Map 1 as follows:

Change from:



Change to:



Proposed amendments:

1. AUG3 Extend plan boundary, zone one new area R-Special (1.1 ha)
Zone another new area RE (0.9ha)
2. AUG4 Extend plan boundary, zone one new area R-Special (1.7ha)
3. Extend plan boundary; zone new area (4.2ha) as R2.5 (low density 2.5/ha)

Reason	To ensure adequate variety of sites are available for housing needs.
---------------	--

CE initial response

While the CE notes the reason for the proposed amendments, the resulting amount of zoned housing land in Aughrim would potentially allow housing growth to exceed the Core Strategy growth target for the town, and likely conflict with NPO 9 of the National Planning Framework.

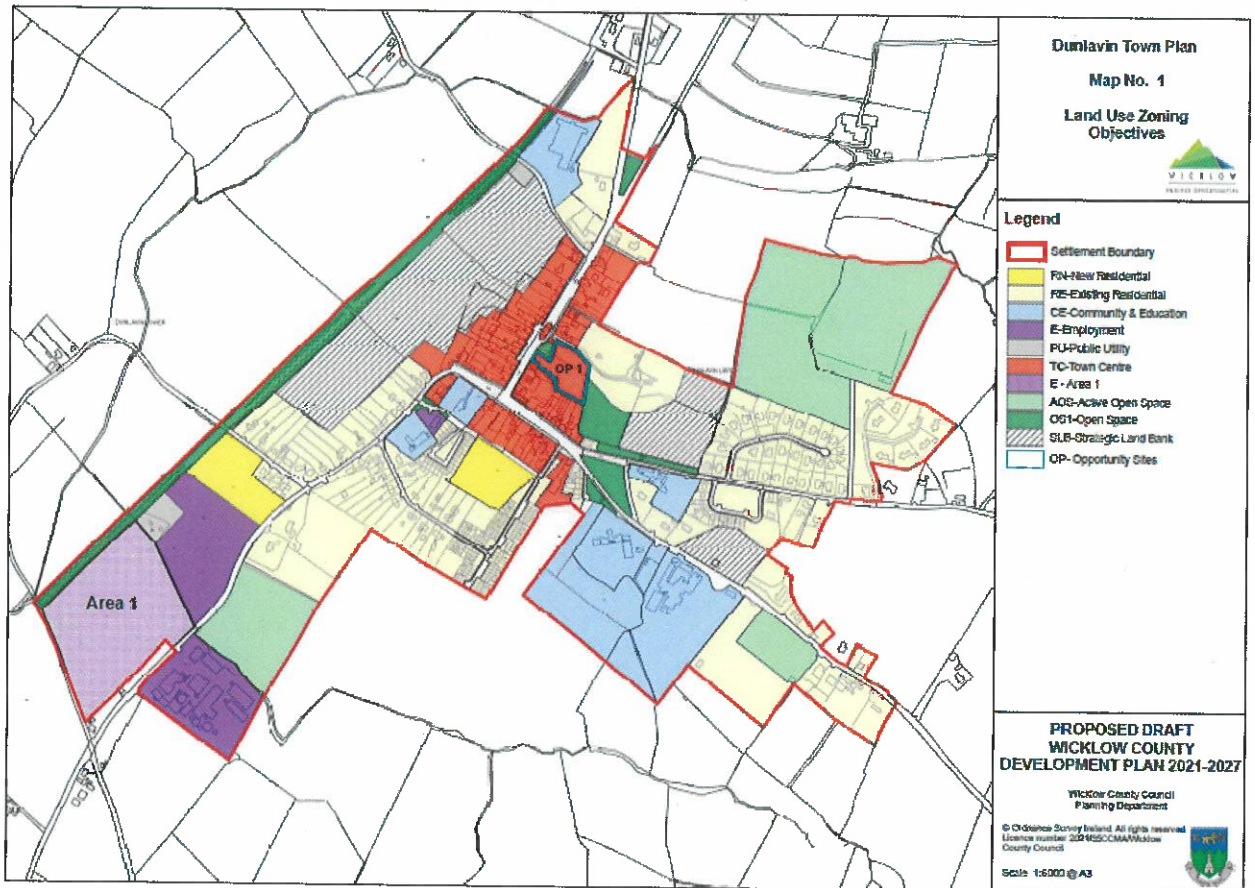
Therefore the CE does not support the proposed amendments.

Volume 2 Level 5 Plans Town name: Dunlavin	Proposed Amendment No. 112
--	-----------------------------------

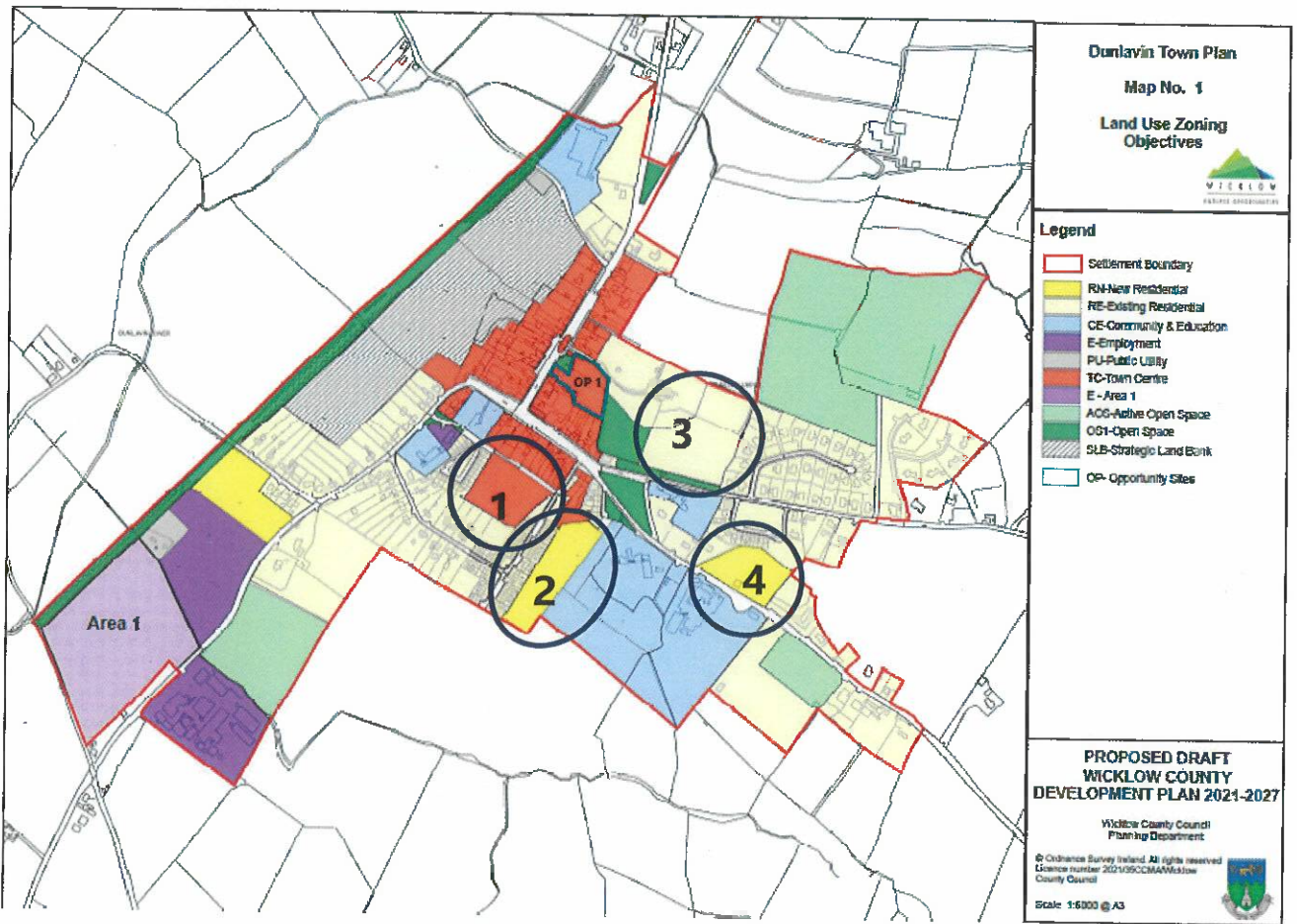
Proposed	Cllr. A. Cronin
Seconded	

Amend Map 1, Land Use Zoning Objectives as follows:

Change map from:



To:



Proposed map changes

1. Change R-N to TC
2. Extend plan boundary and zone land R-N (New Residential)
3. Change SLB to RE (Existing Residential)
4. Change SLB to R-N (New Residential)

Reason	To increase opportunities for private housing development in the town and enable local people to continue living in their community.
---------------	--

CE's initial response

While the CE notes the reason for the proposed amendments, the resulting amount of zoned housing land in Dunlavin would potentially allow housing growth to exceed the Core Strategy growth target for the town, and likely conflict with NPO 9 of the National Planning Framework. Therefore the CE does not support the proposed amendments.

Volume 2 Part 2 Level 5 Plans Tinahely	Proposed Amendment No. 113
--	-----------------------------------

Proposed	Cllr V Blake
Seconded	Cllr J Mullen

Part 1

Section 6.3 Residential Development

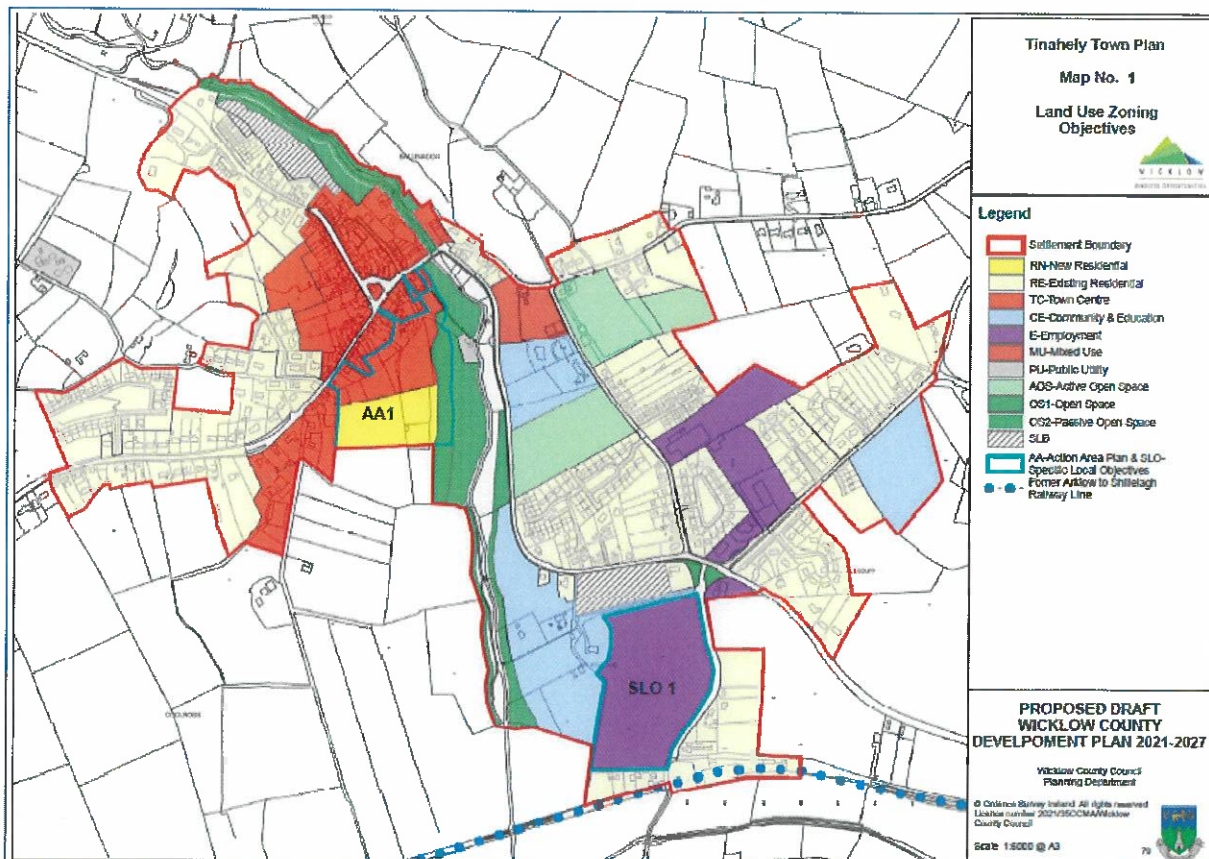
Add new objective: (New text in **red** and deleted text in **blue-strikethrough**)

TIN4 On land zoned R-Special at Tinahely Td (1ha) to provide for residential development for a maximum of 4 additional units.

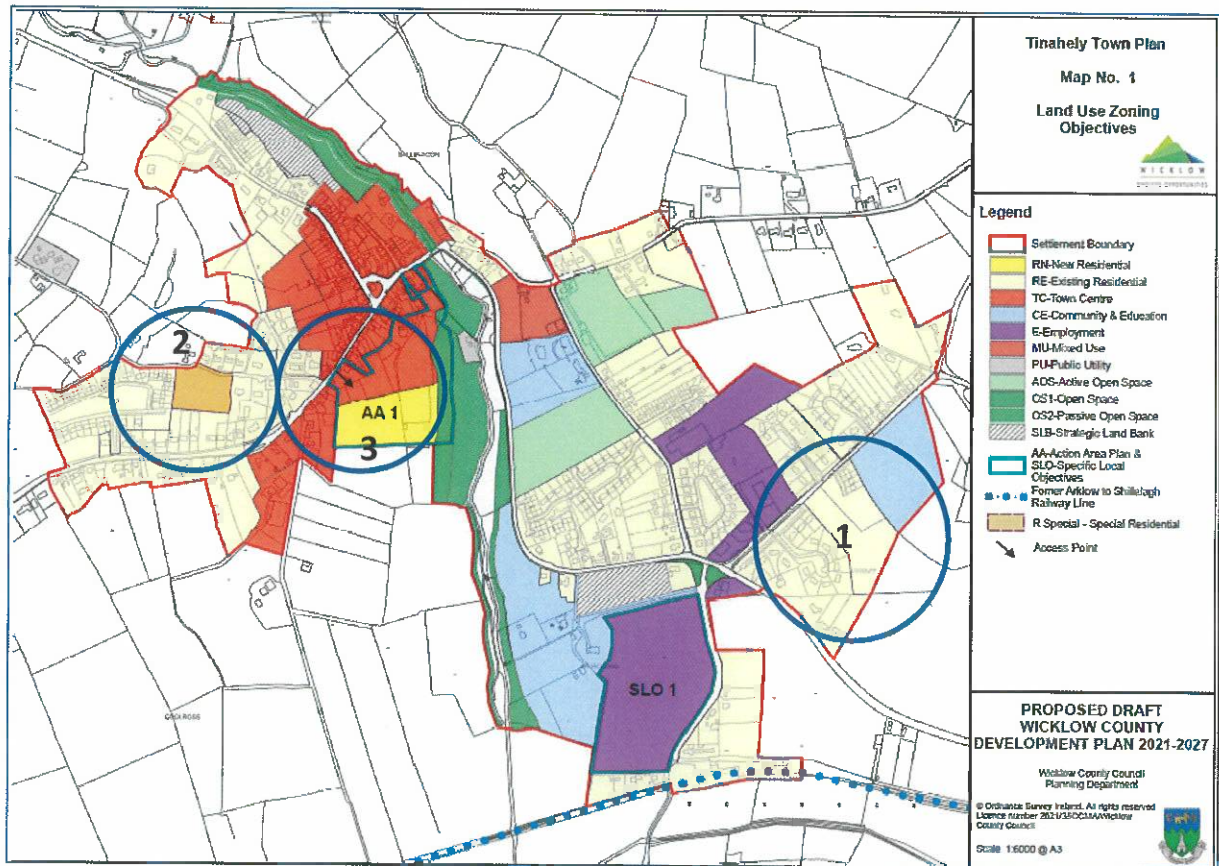
Part 2

Amend Tinahely Map 1 as follows:

Change from:



Change to:



Proposed amendments:

1. Lugduff Td: Extend plan boundary; zone new area RE (1.6ha)
2. Tinahely Td: Extend plan boundary; zone new area R – Special (1ha)
3. Action Area 1: Mark principle access point

Reason	Area 1 Lugduff Td: This site was granted permission for 24 houses in 2006. To date this site has been substantially developed and a number of houses are currently under construction, WCC has also purchased a number of houses on the site and have expressed an interest in further houses. To date services have been provided on this site including footpaths water, sewerage and lighting. Area 2 Tinahely Td: Planning permission was recently granted for 1 house on part of this site and the remaining site should be included for 4 additional houses. Action Area 1: This action area is presently landlocked for development as per previous Council proposals a road is provided at this location in order for any development to take place.

CE's initial response

Areas 1 & 2: While the CE notes the reason for the proposed amendments, the resulting amount of zoned housing land in Tinahely would potentially allow housing growth to exceed the Core Strategy growth target for the town, and likely conflict with NPO 9 of the National Planning Framework. Therefore the CE does not support the proposed amendments.

Area 3: The CE has no objection to the proposed amendment.

Volume 2 Level 6 Plans: Introduction	Proposed Amendment No. 114
---	----------------------------

Proposed	Cllr Derek Mitchell
Seconded	

Part 1.2.1 Zoning Objectives

Amend text as follows:

(New text in red and deleted text in blue strikethrough)

TERTIARY LANDS: PERIPHERAL ZONE
Vision: To protect and provide for agriculture and amenity in a manner that protects the physical and visual amenity of the area and demarcates the urban and rural boundary.
<p>Objectives:</p> <ul style="list-style-type: none"> ▪ Allow for agricultural development and other rural uses, and amenity uses such as playing fields and parks. ▪ To allow for new and improved community facilities and service infrastructure. ▪ To allow for the development of existing and new tourism developments, particularly those of a recreational nature and that are of a low buildings density format. ▪ To restrict the residential development in this area to low density (max 5/ha) single house developments and multi house developments not exceeding 4 units (other than social housing developments). Multi-house development shall only be considered where they share a single road entrance, are sufficiently clustered together and are designed to reflect the character of the settlement. ▪ To allow for social housing provided it is located in accordance with firm planning principles especially with respect to proximity to services and connectivity to the settlement core. ▪ <i>Support existing employment generating activities including small scale enterprise, tourist developments, and home based economic activity.</i> ▪ Prohibit development that would create an uneconomical or premature demand for infrastructural services.
<p>Reason: To ensure that existing employment generating activities in the tertiary zone are supported for further appropriate development.</p>

CE's initial response

The CE has no objection to the proposed amendment, which improves support for local employment and tourism activities.

Volume 2 Part 3 Level 6 Plans Roundwood	Proposed Amendment No. 115
---	-----------------------------------

Proposed	Cllr. Shay Cullen
Seconded	

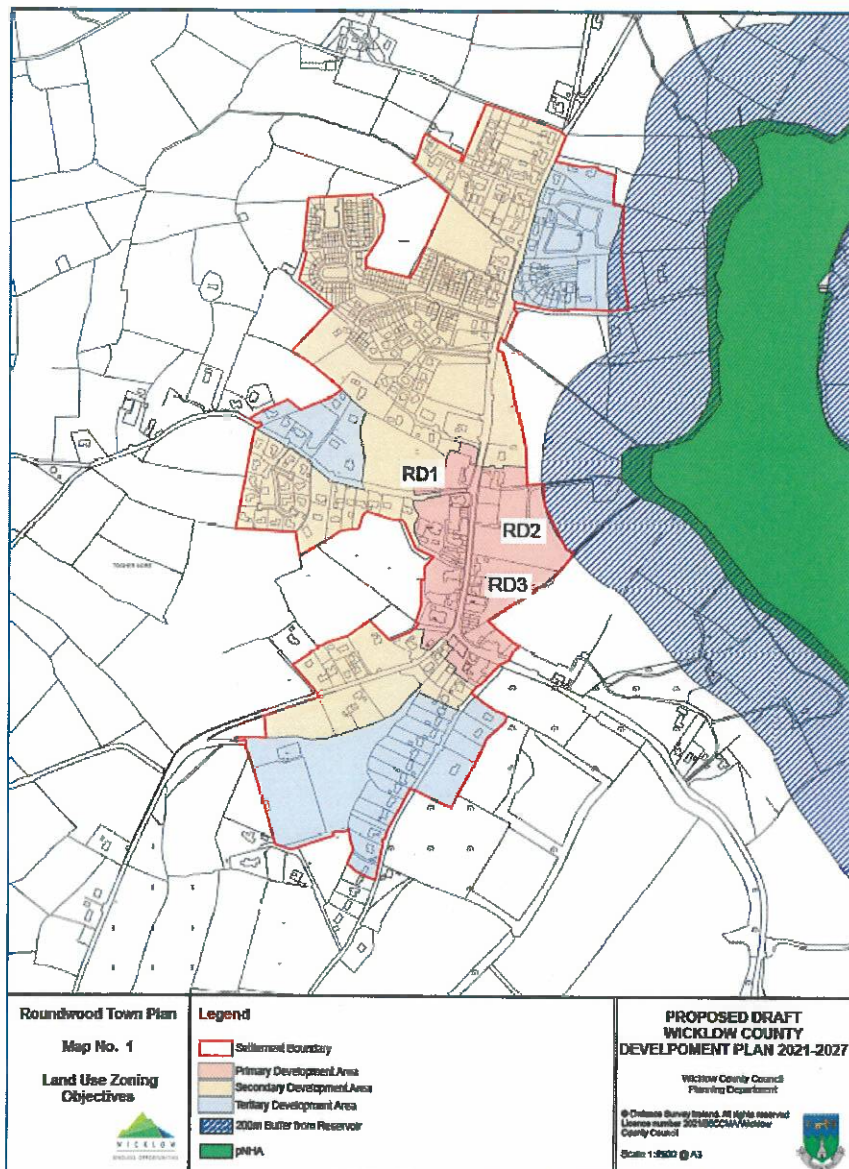
Section 5.3 Roundwood Specific Objectives

To include an additional text as follows: (New text in **red** and deleted text in **blue strikethrough**)

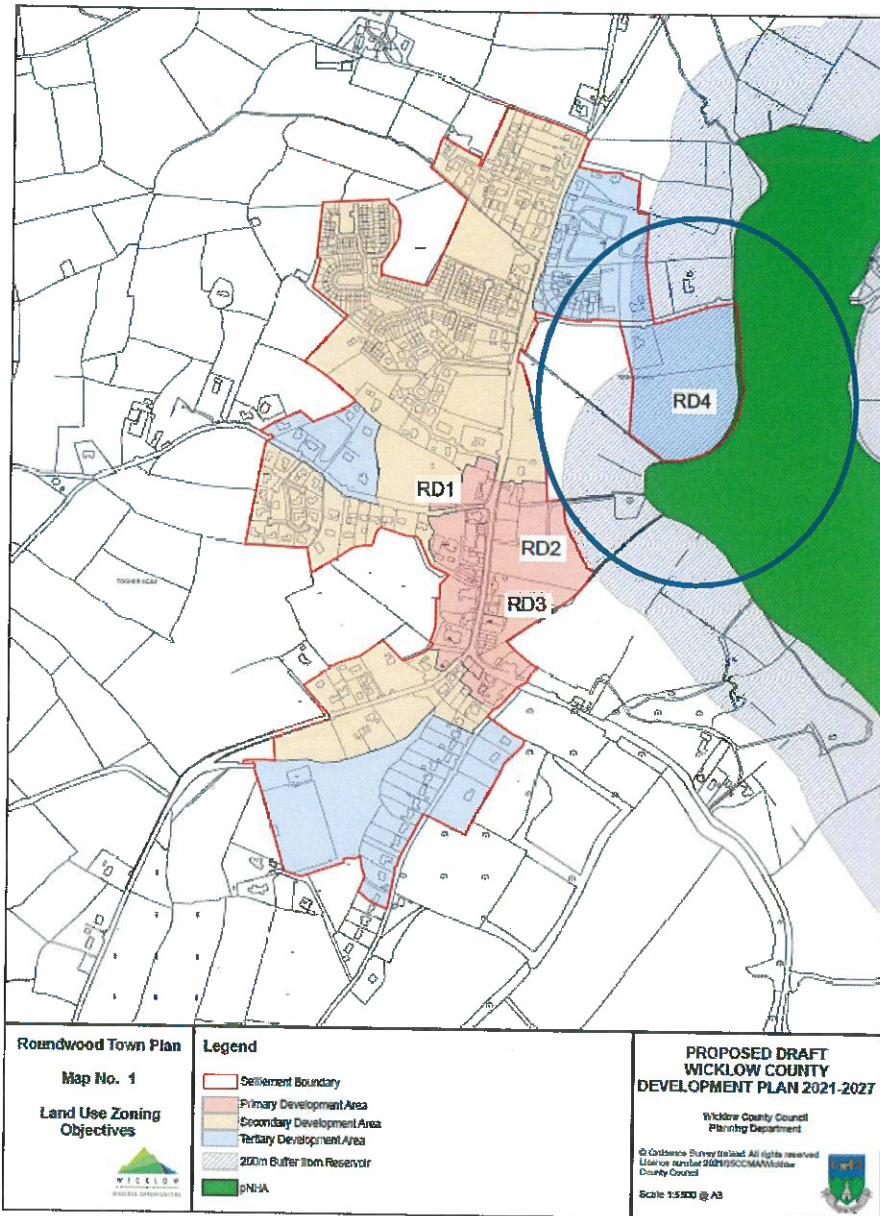
11. On the lands identified as **RD4** west of Waters Bridge on Map 1 (tertiary zone) to provide for tourism use only, strictly on the basis of the connection of any development to mains water and wastewater services, and no adverse impacts arising on the proximate Vartry Reservoir.

Amend Roundwood Map 1 as follows:

Change from:



Change to:



Proposed amendments:

- Extend plan boundary
- Zone new area 'tertiary zone' (blue)

Reason	To facilitate tourism development in Roundwood.
---------------	---

CE's initial response

While it is noted that the proposed zoning is for tourism use only, the CE is concerned that the proposed amendment (which includes the zoning of land not previously zoned) would result in the extension of the developed area of Roundwood into its rural hinterland, contrary to the overriding

goal for towns to consolidate and re-invigorate town centre. The sprawl of new development into the rural hinterland would undermine this objective.

There is also concern about the potential environmental impacts of such zoning in such close proximity to the Vartry Reservoir.

Therefore the CE does not support the proposed amendment.

Volume 2 Part 3 Level 6 Plans Shillelagh	Proposed Amendment No. 116
--	----------------------------

Proposed	Cllr V Blake
Seconded	

Part 1

Section 6.3 Shillelagh Specific Development Objectives

Amend Objectives 5 as follows: <New text in red and deleted text in blue-strikethrough>

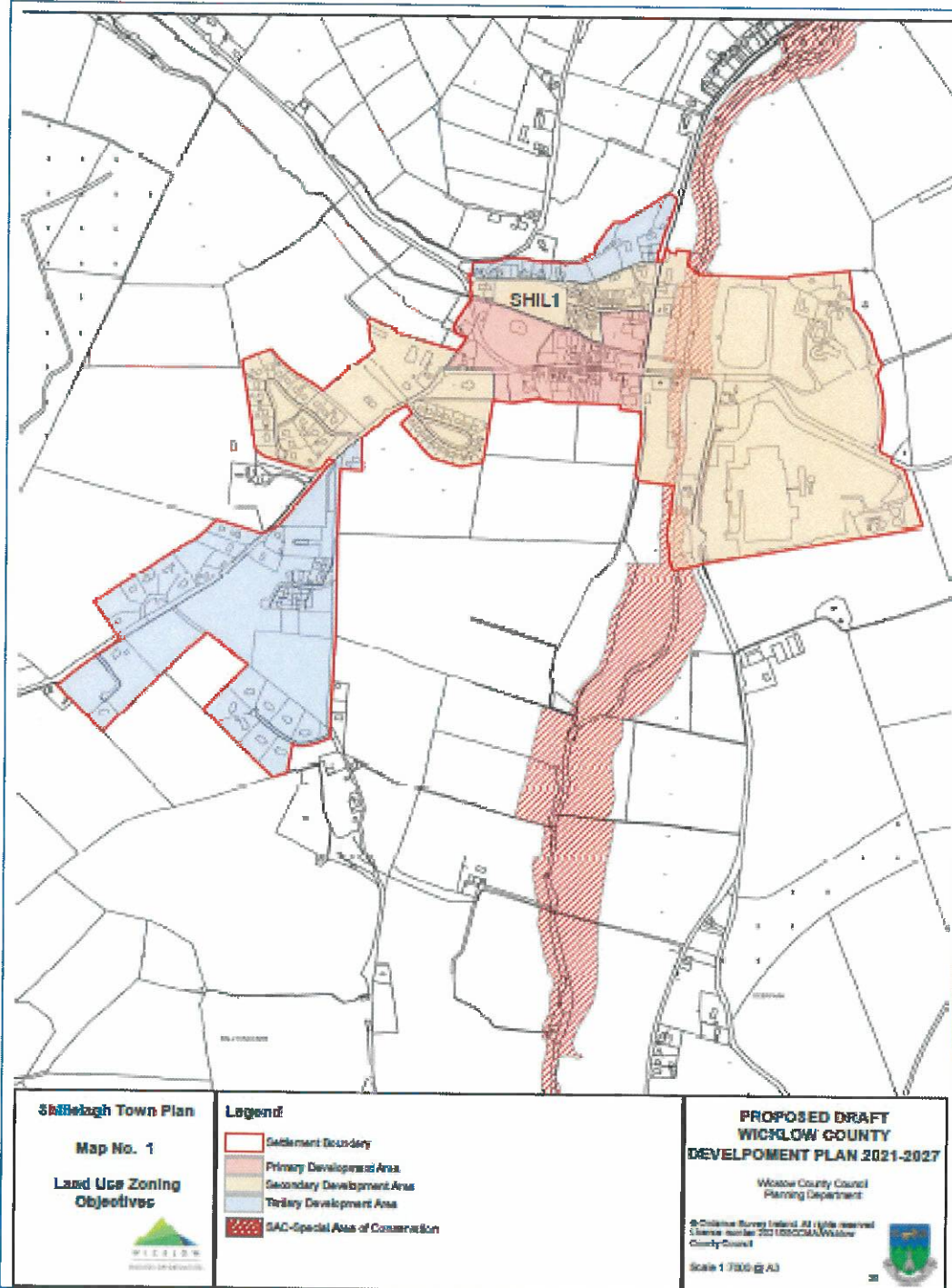
5. In the **Secondary Zone**

- (a) Preserve the use of Fair Green for recreational and active open space use.
- (b) To prevent development that might interfere with the delivery of a future Arklow – Shillelagh greenway along the route of the railway line and resist the removal or alteration of any remaining features (building, platforms, bridge etc) associated with the former railway.
- (c) To support and facilitate the continued operation and expansion of existing employment sites
- (d) Any proposal for development on lands within **SHIL1** shall be accompanied by a flood risk assessment and proposals for the appropriate upgrade and widening of the existing access roadway to the north. In the interests of protecting the visual amenity of the area, any future development proposal shall ensure the design, materials, layout, landscaping and screening proposals integrate the development, as far as is possible, with the natural features and landscape of the site. In this regard, particular attention shall be paid to ensuring that adequate screening of any proposed development is carried out along the southern boundary.
- (e) To reserve lands identified as SHIL2 for employment use.

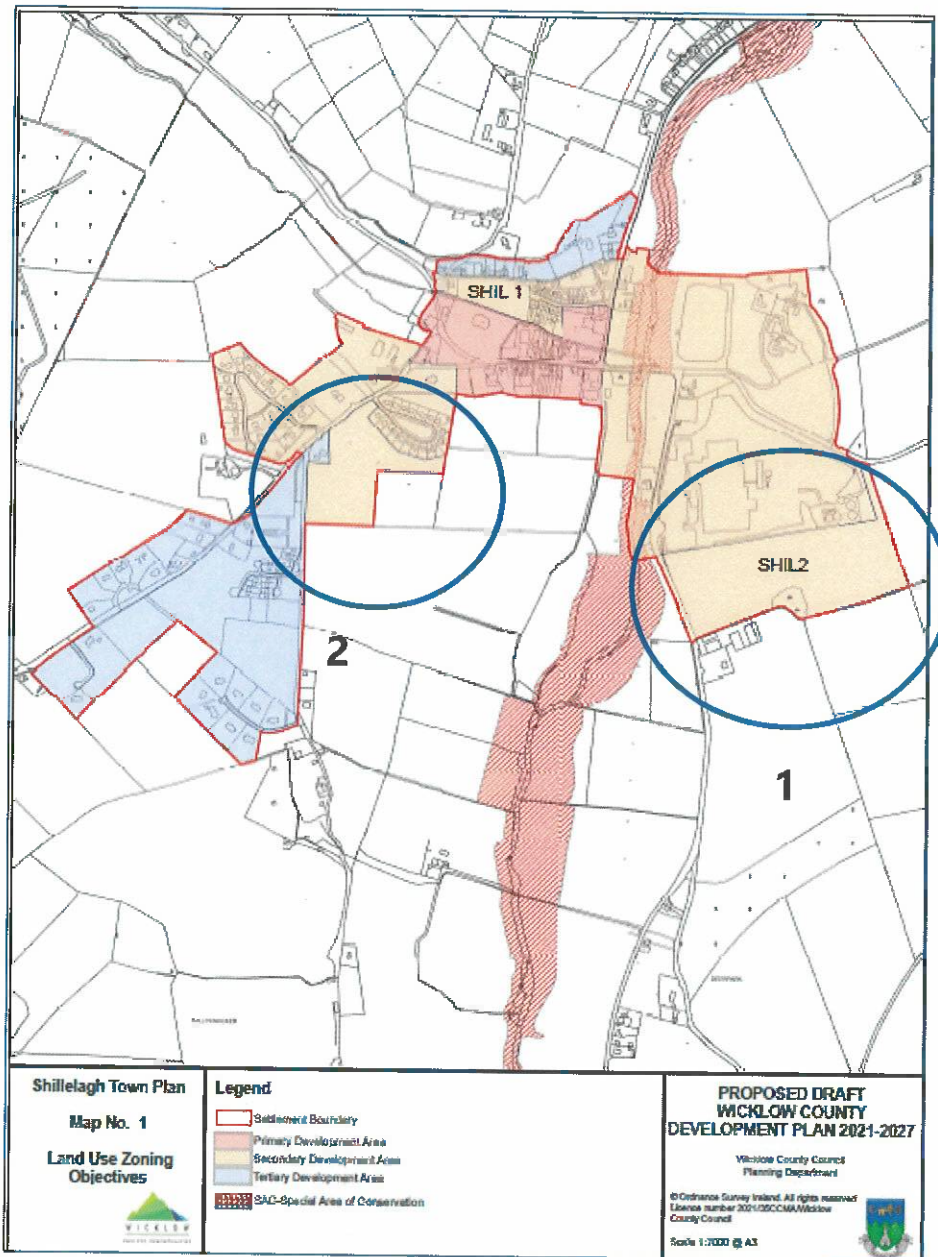
Part 2

Amend Shillelagh Map 1 as follows:

Change from:



Change to:



Proposed amendments:

1. **Coolattin Td:** Extend plan boundary; zone new area 'secondary zone'; identify as SHIL2.
2. **Ballard Td:** Extend plan boundary; zone new area 'secondary zone'

Reason	<p>Area 1 Coolattin Td: To provide for the expansion of Kerry Foods in Shillelagh</p> <p>Area 2 Ballard Td: Shillelagh has very limited scope for housing development and the continued zoning of this area would be important for future housing needs in the area.</p>
---------------	--

CE's initial response

Area 1 Coolattin Td: The CE has no objection to the zoning of additional land for employment use.

Area 2 Ballard Td: While the CE notes the reason for the proposed amendments, the resulting amount of zoned housing land in Shillelagh would potentially allow housing growth to exceed the Core Strategy growth target for the town, and likely conflict with NPO 9 of the National Planning Framework. Therefore the CE does not support the proposed amendment.