

Level 3: Blessington



Proposed Variation No. 7 to Volume 2, Part 5 of the Wicklow County Development Plan 2022-2028:

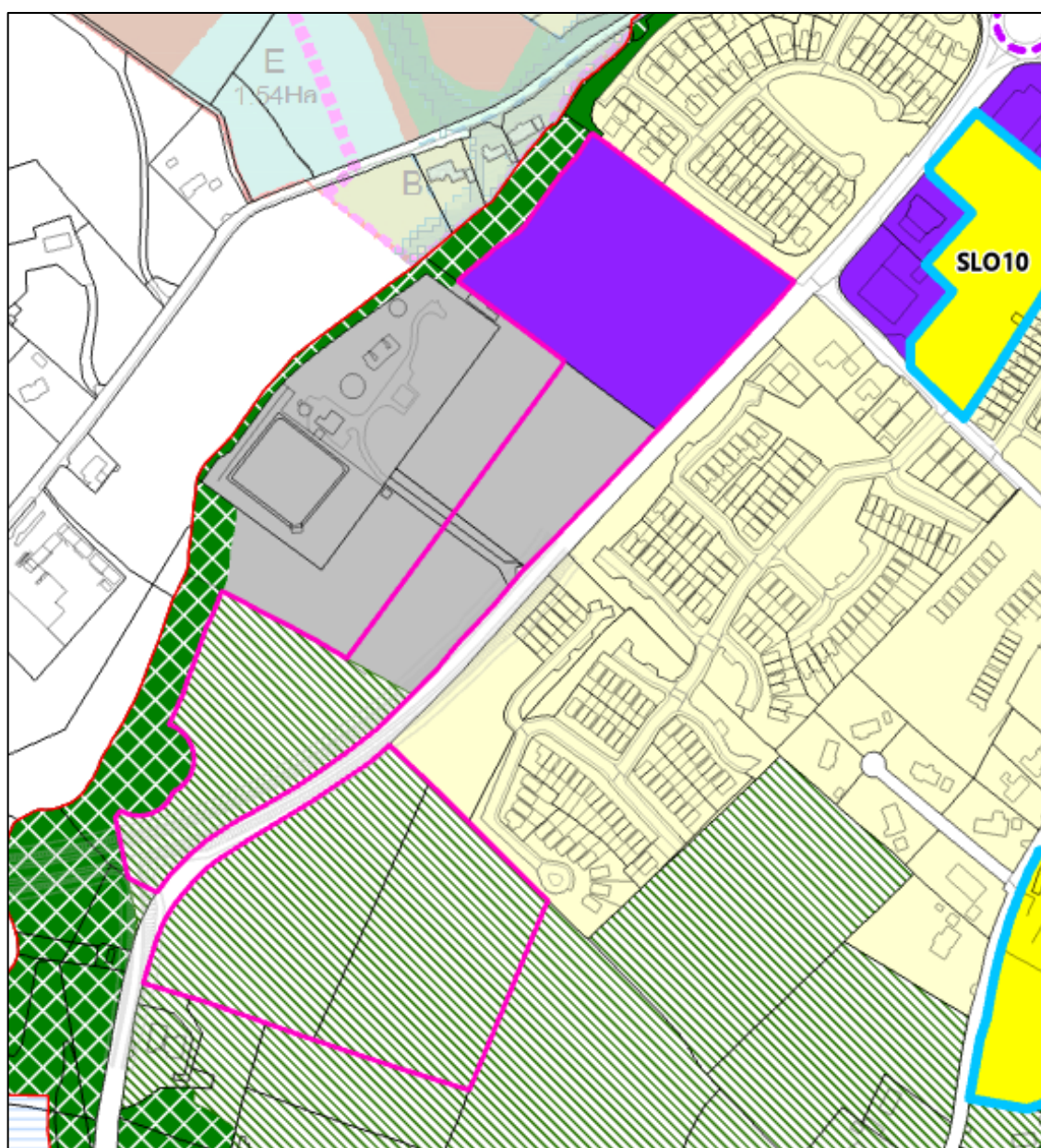
Blessington Local Area Plan

Proposed Variation Number	ID	Location	Area	R	AOS	OS1/2	CE	Other
BLS 1	180	Blessington	9.4	7.1	2.3			

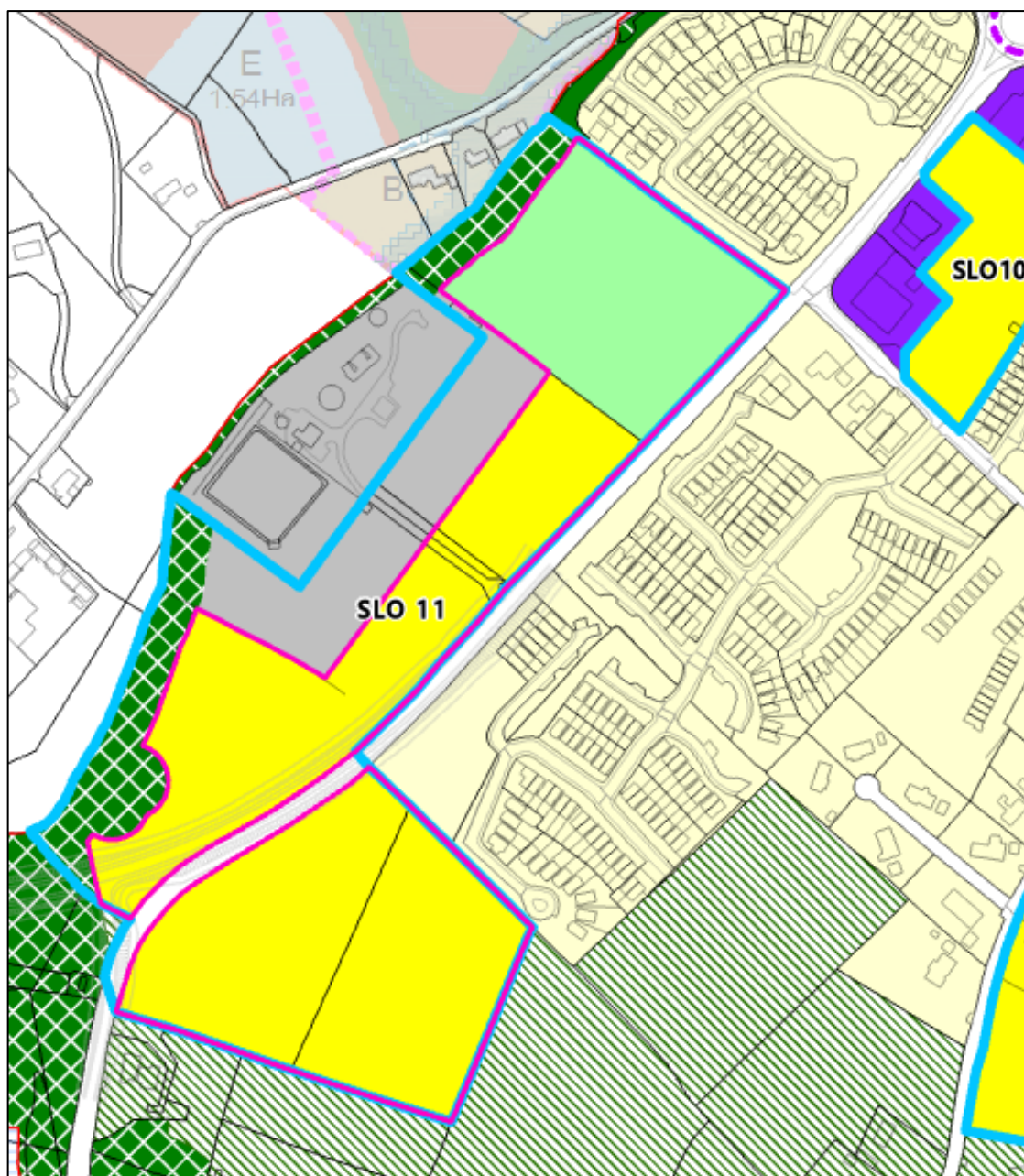
Note: This table states the new/uplift in zoning as a result of the Proposed Variation. Where an existing SLO is being amended, these figures may differ from those stated in the text; this is because the SLO will state the overall zonings contained in the area (i.e. both proposed zonings and land not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

PROPOSED VARIATION ID	BLS 1:
LOCATION	BURGAGE MORE (WEST)
SUBMISSION NUMBER	180
ZONING CHANGE	YES
NEW SLO / AA	YES
AMENDED SLO / AA	NO
PROPOSED ZONING CHANGE	
Change c. 2.3ha from E – Employment to AOS – Active Open Space	
Change c. 1.6ha from PU – Public Utility to RN – New Residential	
Change c. 5.5ha from AG - Agriculture to RN – New Residential	
MAP	

Change from:



Change to:



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

SLO11

This SLO is located in the townland of Burgage More and measures c. 12.7ha. This SLO is comprised of:

- c. 7.1ha zoned RN 'New Residential'.
- c. 2.3ha zoned AOS 'Active Open Space'.
- c. 1.6ha zoned PU 'Public Utility'.
- c. 1.3ha zoned OS2 'Natural Areas'.

Any development proposal shall comply with the County Development Plan, this Local Area Plan and the following:

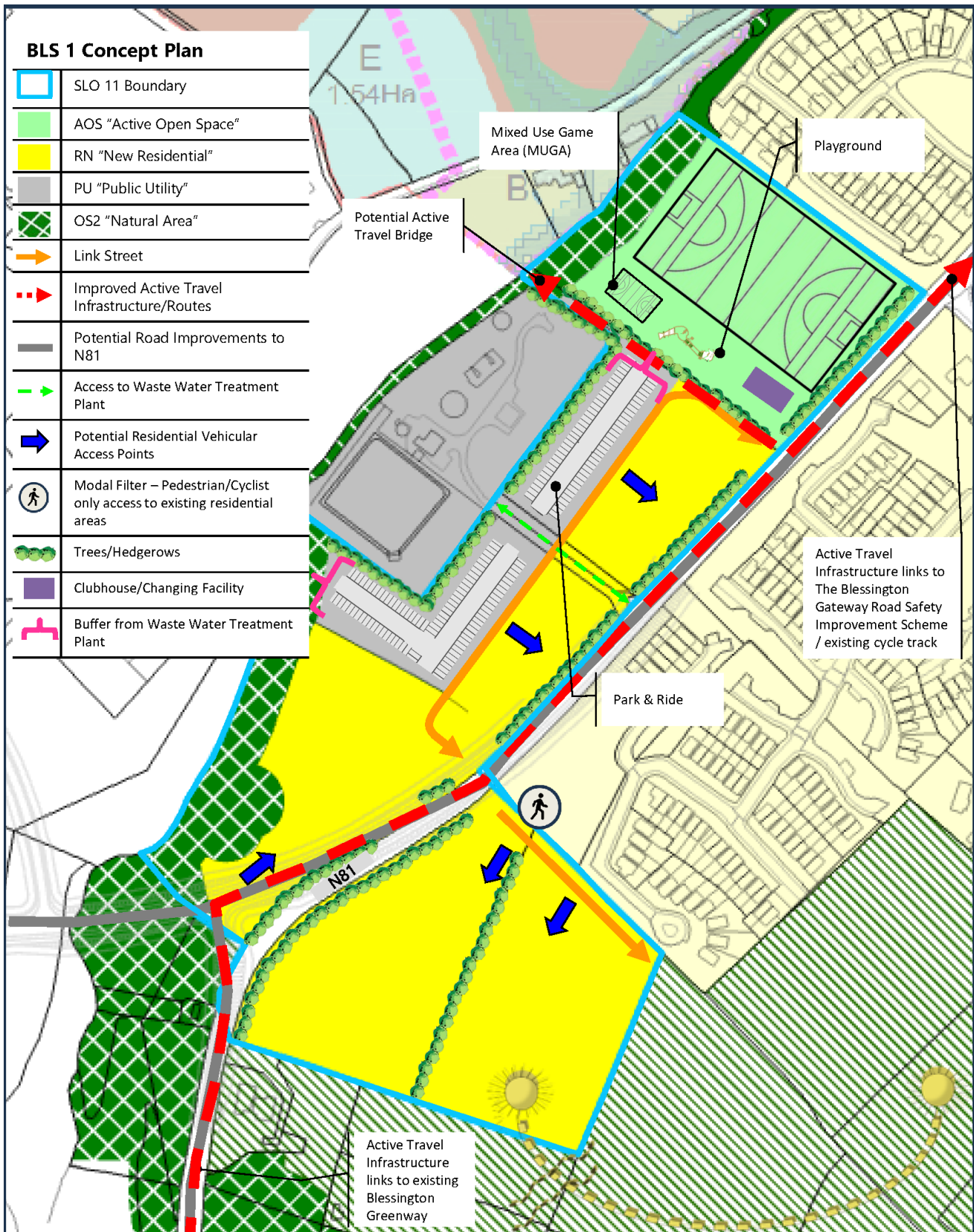
- The development shall provide for a new residential community well served by on-site facilities and well connected to the wider settlement, including high quality pedestrian and cycling links to existing schools, community infrastructure, transport services, recreational amenity and the Town Centre.
- A total area of c. 7.1ha is zoned for new housing development which shall including a wide range of housing types and sizes to meet the needs of all in society, including units suitable for older persons or people with accessibility needs. The residential amenity of dwellings on Kilmalum Road should be preserved, with planting/screening where necessary.
- An appropriate buffer (of a minimum of 50m) shall be maintained free from residential development around Blessington WWTP. Consultation with Uisce Éireann should be undertaken to ascertain any land needed for future expansion of the plant or any additional area needed as a buffer. The WWTP should be screened from the land with appropriate planting, etc.
- Any new residential development proposals for the RN lands shall be accompanied by proposals for the concurrent development of community sports facility on lands zoned AOS measuring not less than c. 2.3ha, of a design and layout, and including such facilities and support buildings, to be agreed with the Planning Authority but which shall include at a minimum:
 - Fully equipped playing pitches / courts / tracks (including MUGA (Mixed Use Games Area) of not less than 1,050sqm and a playground
 - A clubhouse/changing facility of not less than 200sqm
 - Adequate lighting and drainage to serve the facility.No dwelling units that may be permitted on foot of the RN zoning may be occupied until the community sports facilities are fully developed suitable for community use (including necessary buildings/structures, layout, drainage, surfacing, lighting, access and car parking) and is available for use.
- Any new residential development proposals for the RN lands shall be accompanied by proposals for the concurrent development of a Park & Ride of not less than 150 spaces on lands zoned PU 'Public Utility', of a design and layout to be agreed with the Planning Authority and TII (and taking into account any Uisce Eireann requirements). This should allow for bus services passing along the N81 to set down and return to the N81 easily and should include shelters for waiting passengers/bicycle parking.
- Primary vehicular access to these lands shall be via the N81, with no permanent or temporary vehicular access into the lands from adjacent existing residential areas. Such access from the N81 will be contingent on the following:
 - The lowering of the speed limit along this section of the N81 to 60 km/h or slower.
 - The provision of a number of safe vehicular access points into the lands (no direct access to individual dwellings from the N81).
 - Improvements to road alignments as necessary.
 - Continued access to Blessington WWTP in line with the requirements of Uisce Éireann.
 - The provision of safe active travel infrastructure, including segregated cycling infrastructure, along the N81 (and/or immediately behind the hedgerows along this route). This should link into the existing Blessington Greenway to the south and the Blessington Gateway Road Safety Improvement Scheme to the north, delivering a Local Greenway/Lakeside Amenity Feeder route as identified in this LAP (refer to Map No. 6A Active Travel Strategy).
 - Development having regard to, and not prejudicing the delivery of, the N81 Tallaght to Hollywood Cross Road Improvement Scheme.

- Development on these lands shall include link streets to allow for vehicular access to non-residential uses on the lands, to avoid such vehicular traffic passing along local streets with driveways/access to individual dwellings/etc. A link street shall also be delivered on that part of the landholding to the east of the N81, to allow for a potential future connection to the L-8858 at Burgage More.
- Development on these lands shall include active travel infrastructure within the lands to allow for a future crossing of the Deerpark Stream to Kilmalum Road (refer to Map No. 6A Active Travel Strategy). This link should connect to the other uses on the lands (including a safe crossing of the entrance to the WWTP where necessary). Pedestrian and cyclist permeability into adjacent existing residential areas should be maximised.
- Any development on these SLO lands shall protect the Deerpark watercourse by avoiding interference with the stream bed, banks and channel and maintaining a core riparian buffer zone of at least 25m along each side free from development, corresponding to the lands zoned OS2. Cycleway / footpath crossings over / through the OS2 corridor shall be minimised to that absolutely necessary for access; any such crossing shall be via a clean span bridge over the watercourse designed and built in accordance with Inland Fisheries Ireland guidance, that maintains its natural character.
- Hydrological assessment should be undertaken in relation to the existing spring on the lands, and any protective measures/restoration works shall be undertaken as part of the development of the lands.
- Maximum protection of mature trees and hedgerows will be expected throughout the SLO area; any application for development shall include the submission of a detailed tree and hedgerow survey prepared by a qualified arboriculturist, and shall detail and justify any mature tree or hedgerow removal proposed.
- Without exception, to require the provision of childcare facilities in all new residential developments comprising 75 houses or more (including local authority and social housing schemes). In accordance with Department of Environment, Heritage & Local Government guidelines, childcare places shall be provided at a ratio of 20 places per 75 residential units, having regard to cumulative effects of permitted development. The combination of childcare requirements into larger creche facilities (+100 places) will be supported where justification is provided.
 - Where such childcare facilities are required as part of new developments, they shall be:
 - designed from the outset as childcare facilities, with internal and external spaces meeting national standards for childcare use,
 - of such a location, design and scale as to ensure childcare use is viable, and
 - shall be provided ready for occupation upon the occupation of the 75th house in the development

Without substantial cause, it is the policy of the Planning Authority not to allow a change of use of these premises within five years of first occupation of the development.
- Development proposals shall be informed by detailed ecological surveying, including appropriate bird surveying, to develop an understanding of the potential for the lands to be used as an ex situ site for Special Conservation interests associated with the Poulaphouca Reservoir SPA. Where necessary, Appropriate Assessment shall be carried out and any mitigation measures required to fully prevent adverse effects on SCIs shall be integrated into the proposed development.
- Development proposals at these lands shall be informed by Archaeological Impact Assessment and appropriate design and mitigation measures shall be integrated into proposals to ensure no significant adverse effects on archaeological heritage, including the known Enclosure present at the lands (SMR Reference: WI005-045). Where appropriate, this Enclosure shall be preserved and development shall be suitably set back from this feature

BLS 1 Concept Plan

	SLO 11 Boundary
	AOS "Active Open Space"
	RN "New Residential"
	PU "Public Utility"
	OS2 "Natural Area"
	Link Street
	Improved Active Travel Infrastructure/Routes
	Potential Road Improvements to N81
	Access to Waste Water Treatment Plant
	Potential Residential Vehicular Access Points
	Modal Filter – Pedestrian/Cyclist only access to existing residential areas
	Trees/Hedgerows
	Clubhouse/Changing Facility
	Buffer from Waste Water Treatment Plant



Map No. 4A - Blessington Existing Land Use Zoning Objectives



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

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

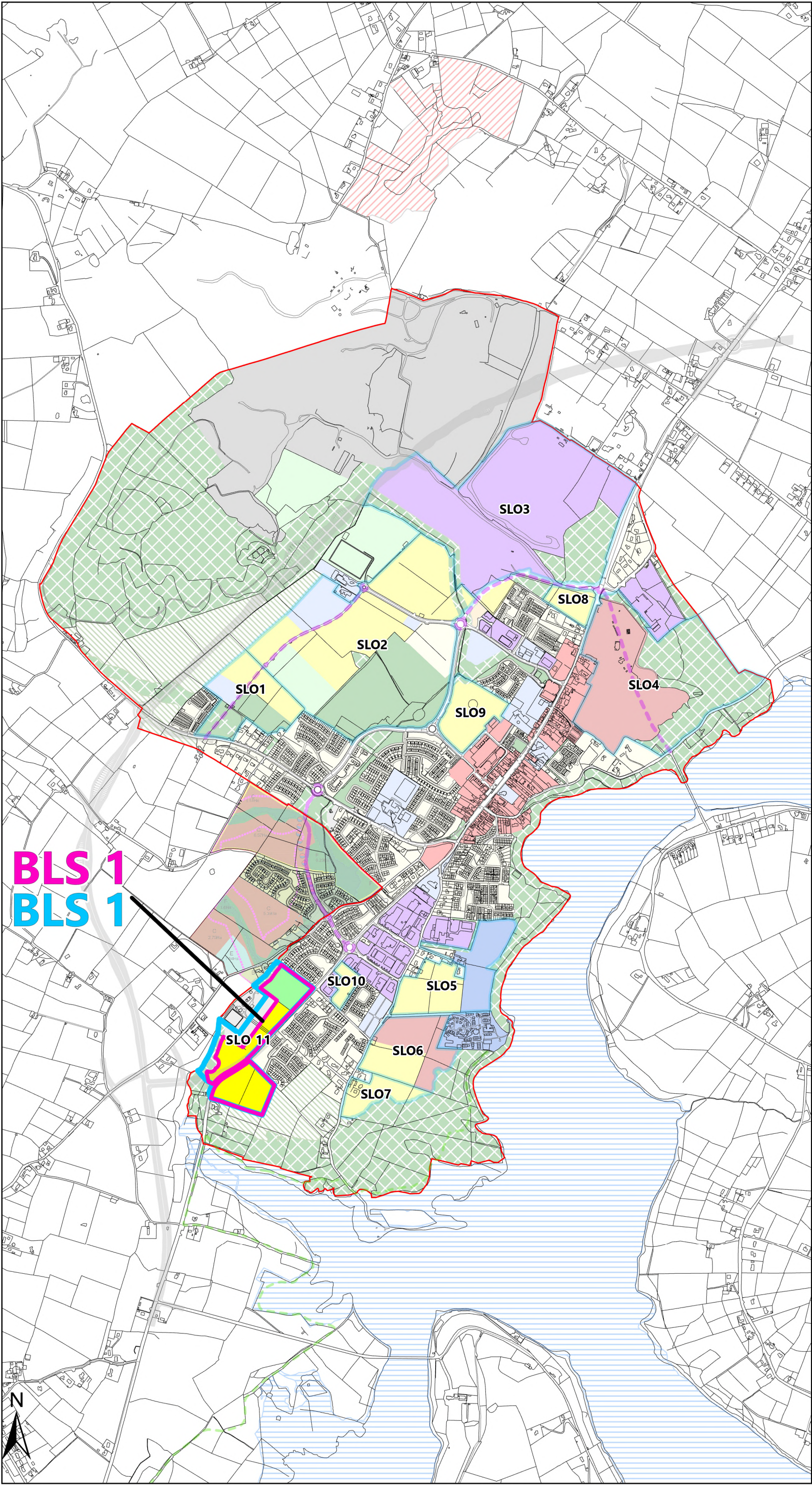


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Scale NTS

BLS1



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

Map No. 4B - Blessington
Proposed Land Use
Zoning Objectives



- Rezoning Boundary
- Specific Local Objective (SLO)
- Settlement Boundary
- RN: New Residential
- RE: Existing Residential
- TC: Town Centre
- SLC: Small Local Centre
- MU: Mixed Use
- PU: Public Utility
- CE: Community & Education
- T: Tourism
- EX: Extractive Industry
- E: Employment
- AOS: Active Open Space
- OS1: Open Space
- OS2: Natural Areas
- AG: Agriculture
- Road Objectives
- Blessington Greenway
- Preferred Route Alignment N81
- Tallaght to Hollywood Cross Road Improvement Scheme
- SPA - Special Protection Area
- SAC - Special Area of Conservation

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

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

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

WICKLOW COUNTY
DEVELOPMENT PLAN
2022-2028



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