

Level 2: Wicklow

Town - Rathnew



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

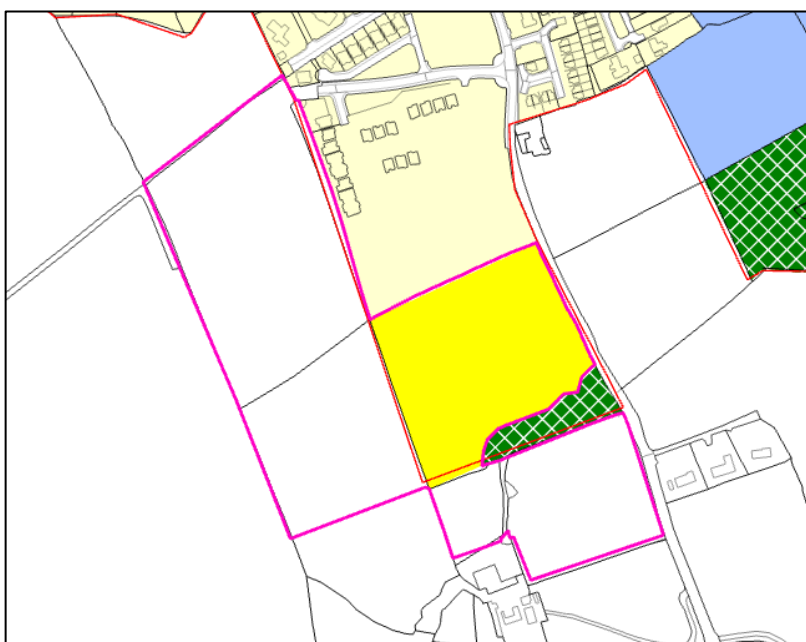
Wicklow Town-Rathnew Local Area Plan

Proposed Variation Number	ID	Location	Area	R	AOS	OS1/2	CE	Other
WR 1	11/18	Dunbur	11.9	7.9		0.9		3.1 RN to RE
WR 2	77	Ballynerrin North	16.9	14.8	2.1			
WR 3	110	Ballynerrin Lw	0.4	0.4				
WR 4	121	Broomhall	3.8	1.5				2.3 RN to RE
WR 5	123	Merrymeeting	3.6	3.4		0.1		0.1 PU
WR 6	131	Dunbur Lw	18.0	10.4	2.7	4.9		
WR 7	148/160	Kirvin Hill	5.9	5.9				
WR 8	183	Ashtown Lane	9.7	9.2		0.5		
WR 9	185	Ballynabarney	3.3	3.3				
WR 10	186	Dunbur	3.9	3.2		0.7		

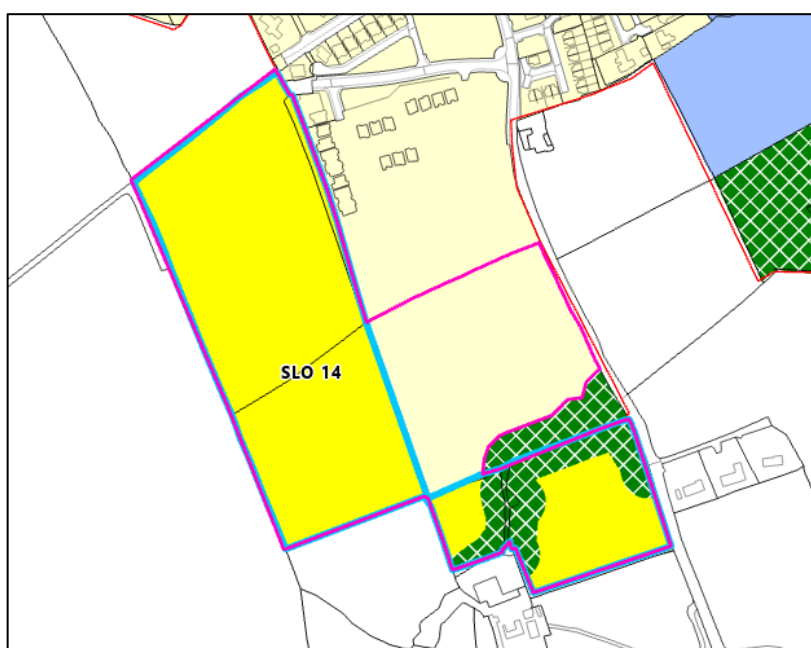
Note: This table states the new/uplift in zoning as a result of the Proposed Variation. Where an existing SLO is being amended, these figures may differ from those stated in the text; this is because the SLO will state the overall zonings contained in the area (i.e. both proposed zonings and land not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

PROPOSED VARIATION ID	WR 1
LOCATION	BALLYGUILLE MORE
SUBMISSION NUMBER	11, 18
ZONING CHANGE	YES
NEW SLO / AA	YES
AMENDED SLO / AA	NO
PROPOSED ZONING CHANGE	
Change c. 7.9ha from unzoned to RN – New Residential	
Change c. 0.9ha from unzoned to OS2 – Natural Areas	
Change c. 3.1ha from RN – New Residential to RE – Existing Residential	
MAP	

Change from:



Change to:



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

SLO14

This SLO is located in the townland of 'Ballyguile More', south of Wicklow Town and is accessed via local road L-5103. The overall SLO measures c. 8.8ha. This SLO shall be delivered as a residential and open space development in accordance with the following criteria:

- The development shall provide for a new residential community well served by on-site facilities and well connected to the wider settlement, including high quality pedestrian and cycling links to existing schools, community infrastructure, transport services, recreational amenity areas and retail in Wicklow Town;
- A total area of c. 7.9ha is zoned for new housing development which shall include a wide range of house types and sizes to meet the needs of all in society, including units suitable for older persons or people with accessibility needs.
- In designing the development of residential areas attention shall be paid to mitigating the visual impact of the development on the higher lands and maintaining views from Wicklow Head. Development shall be of a design and layout that is appropriate to the topography of the site and the necessity to ensure there is a visual transition between these development lands and the unzoned agricultural lands to the south and west.
- Any residential development proposals for the RN lands shall be accompanied by proposals for the concurrent development of a MUGA (Mixed Use Games Area) of not less than 1,050sqm and a playground. No dwelling units that may be permitted on foot of the RN zoning may be occupied until this facility is fully developed and is available for community use (including necessary structures, layout, drainage, surfacing, lighting, access).
- Lands zoned OS2 located along watercourse shall be reserved free of all development, shall be left in a natural condition and shall not be interfered with during any construction or operational phases of any development (with a long term goal for the provision of an uninterrupted natural corridor along this watercourse from Ballyguile More and Dunbur Lower). Suitable design and mitigation measures will be incorporated into development proposals at these lands to avoid and prevent significant adverse effects on the Dunbar Lower stream and its riparian zone situated along the northern boundary of the site.
- Maximum retention of mature trees and hedgerows will be expected throughout the SLO area; any application for development shall include the submission of a detailed tree and hedgerow survey prepared by a qualified arboriculturist, and shall detail and justify any mature tree or hedgerow removal proposed.
- Without exception, to require the provision of childcare facilities in all new residential developments comprising 75 houses or more in this SLO (including local authority and social housing schemes). In accordance with Department of Environment, Heritage & Local Government guidelines, childcare places shall be provided at a ratio of 20 places per 75 residential units, having regard to cumulative effects of permitted development. The combination of childcare requirements into larger creche facilities (+100 places) will be supported where justification is provided.

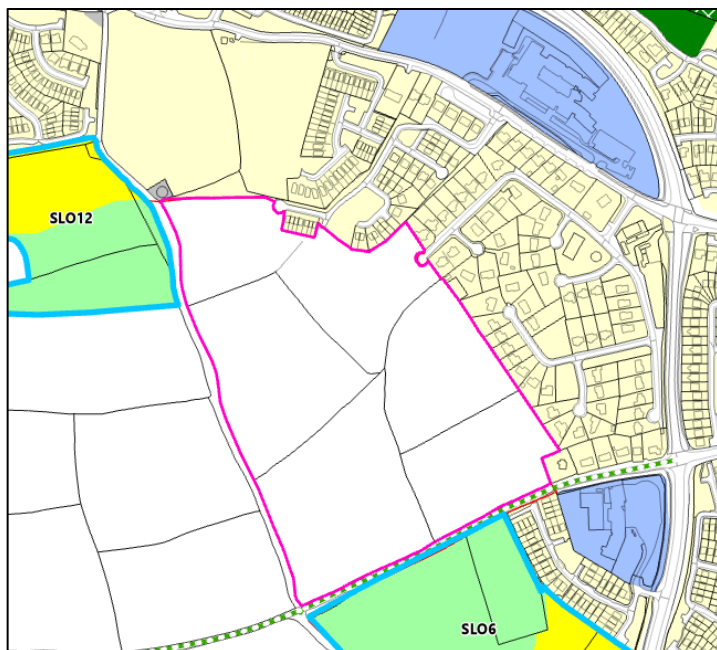
Where such childcare facilities are required as part of new developments, they shall be:

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

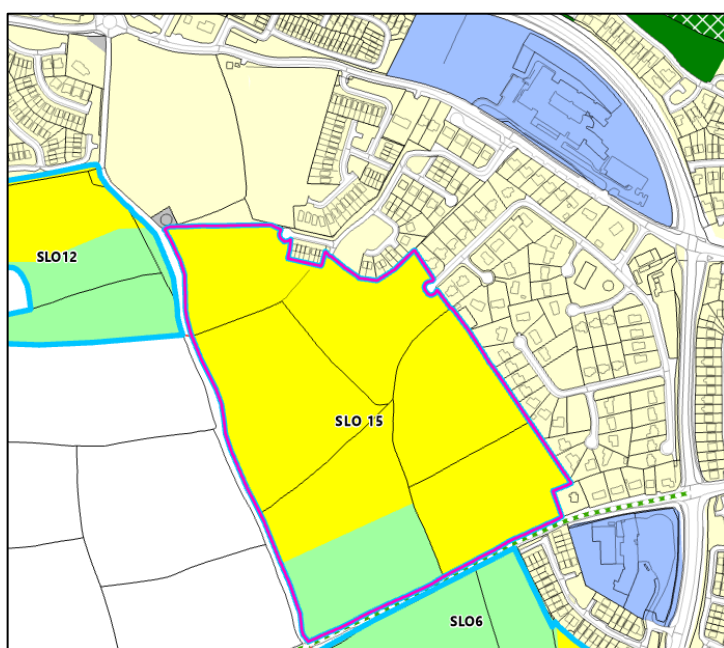
Without substantial cause, it is the policy of the Planning Authority not to allow a change of use of these premises within five years of first occupation of the development.

PROPOSED VARIATION ID	WR 2
LOCATION	BALLYNERRIN NORTH
SUBMISSION NUMBER	77
ZONING CHANGE	YES
NEW SLO / AA	YES
AMENDED SLO / AA	NO
PROPOSED ZONING CHANGE	
Change c. 14.8ha from unzoned to RN – New Residential	
Change c. 2.1ha from unzoned to 'AOS – Active Open Space'	
MAP	

Change from:



Change to:



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

SLO15

This SLO is located in the townland of Ballynerrin and measures c. 16.9ha. The SLO comprises lands zoned 'New Residential' (RN) and 'Active Open Space' (AOS).

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 areas and retail in Wicklow Town and Rathnew.
- A total area of c.14.8ha is zoned for new housing development which shall include a wide range of house types and sizes to meet the needs of all in society, including units suitable for older persons or people with accessibility needs.
- In designing the development of residential areas attention shall be paid to mitigating the visual impact of the development on the higher lands and maintaining views towards / of Ballynerrin from the north and east. Development shall be of a design and layout that is appropriate to the topography of the site and the necessity to ensure there is a visual transition between these developed lands and the unzoned agricultural lands to the south of the site.
- Any development in this SLO shall include the provision of a new distributor link road through the SLO from L-1098 (Merrymeeting – Friarshill Road) to the L-5099 (Rocky Road) to facilitate access to the new developments from the existing road network and to achieve good traffic circulation in the area.
- Any residential development proposals for the RN lands shall be accompanied by proposals for the concurrent development of playing pitches / courts / tracks on lands zoned AOS measuring not less than 2.1ha, of a format to be agreed with the Planning Authority but which shall include at a minimum:
 - Surfaced and equipped playing pitches / courts / tracks
 - a 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 these AOS lands are fully developed suitable for sports use (including appropriate layout, drainage, lighting, access, service buildings and car parking) and are available for community use.

- Without exception, to require the provision of childcare facilities in all new residential developments comprising 75 houses or more in this SLO (including local authority and social housing schemes). In accordance with Department of Environment, Heritage & Local Government guidelines, childcare places shall be provided at a ratio of 20 places per 75 residential units, having regard to cumulative effects of permitted development. The combination of childcare requirements into larger creche facilities (+100 places) will be supported where justification is provided.

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

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

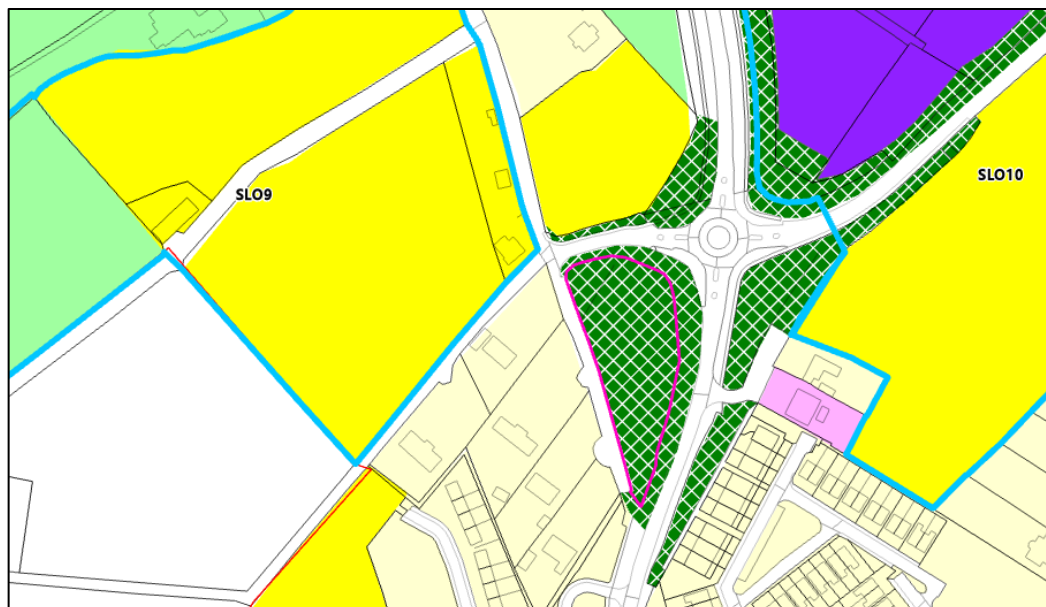
Without substantial cause, it is the policy of the Planning Authority not to allow a change of use of these premises within five years of first occupation of the development.

- The development shall include the provision of a development 'centre', that provides a local community 'focal point', that clusters / combines the required community facilities set out in these objectives. This centre shall also include any other local services as needed by the future residents of the SLO (including small scale convenience retail, retail services), which shall be determined following the carrying out of a Social Infrastructure Audit and a Retail Impact Assessment of the area, that examine in particular the accessibility of existing local services and local convenience shops by foot / cycling to future residents of this SLO.

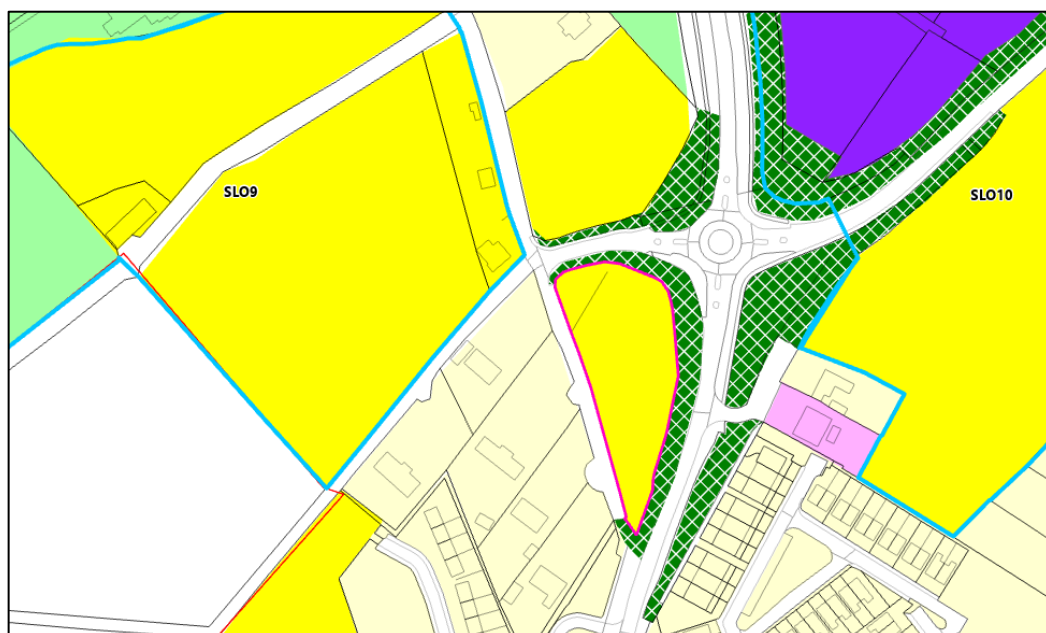
- The design and layout of the overall SLO, in particular the residential element, shall address and provide for passive supervision of the public open space areas. At no point should the design or layout allow for housing backing onto such public open space areas.
- Any development on these lands shall be so designed and constructed to maximise tree and hedgerows retention; any application for development shall include the submission of a detailed tree survey prepared by a qualified arboriculturist, and shall detail and justify any mature tree removal proposed.

PROPOSED VARIATION ID	WR 3
LOCATION	BALLYNERRIN LOWER
SUBMISSION NUMBER	110
ZONING CHANGE	YES
NEW SLO / AA	NO
AMENDED SLO / AA	NO
PROPOSED ZONING CHANGE	
Change c. 0.4ha from OS2 - Natural Areas to RN – New Residential	
MAP	

Change from:

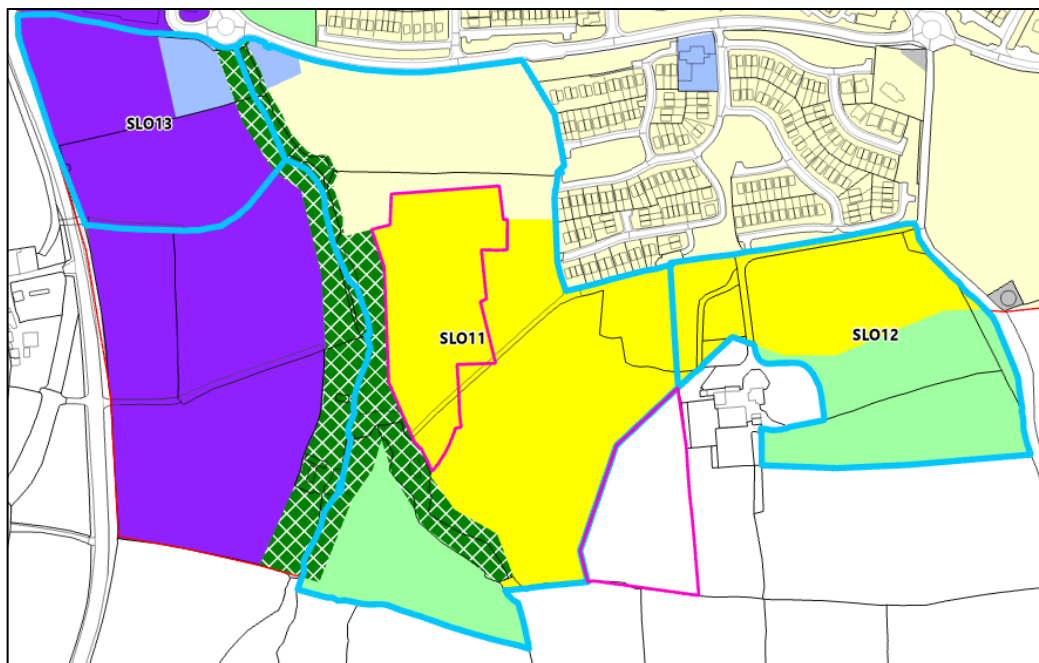


Change to:

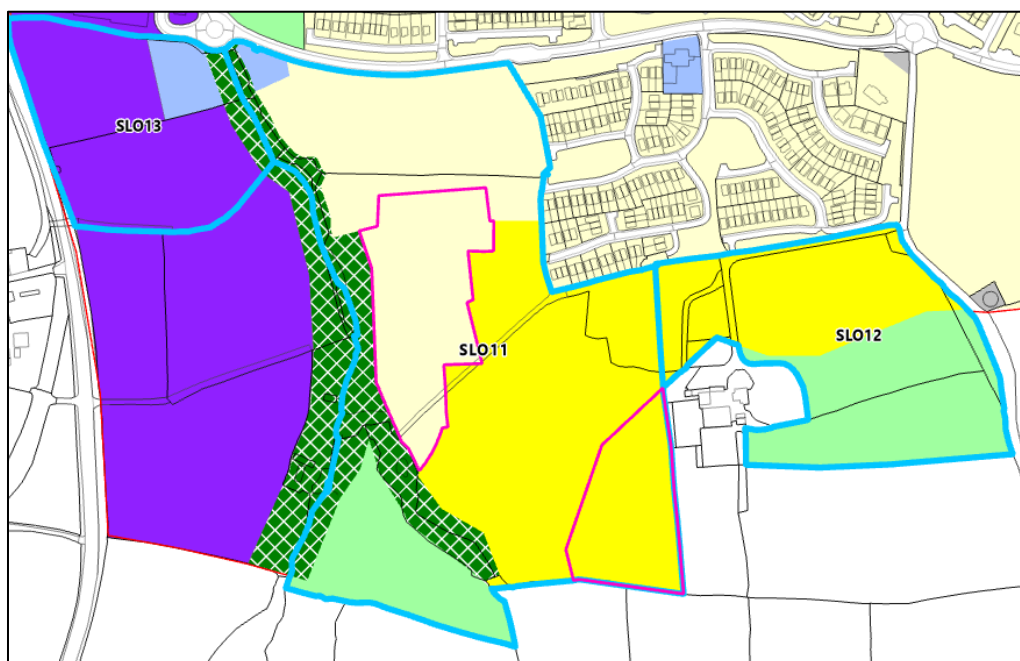


PROPOSED VARIATION ID	WR 4
LOCATION	BROOMHALL
SUBMISSION NUMBER	121
ZONING CHANGE	YES
NEW SLO / AA	NO
AMENDED SLO / AA	YES (SLO11)
PROPOSED ZONING CHANGE	
Change c. 2.3ha from RN – New Residential to RE – Existing Residential	
Change c. 1.5ha from unzoned to RN – New Residential	
MAP	

Change from:



Change to:



Amend 'SLO 11 – Specific Local Objective' as follows:

This SLO is located in the townland of Broomhall and measures c. ~~14.1ha~~ **c. 15.9ha**. This SLO comprises lands zoned:

- **c. 5.6ha zoned** 'Existing Residential' (RE)
- **c. 6.6ha zoned** RN 'New Residential' (RN)
- **c. 0.1ha zoned** 'Community / Education' (CE)
- **c. 1.9ha zoned** 'Natural Areas' (OS2),
- **c. 1.7ha zoned** 'Active Open Space' (AOS).

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

- Any residential development proposals for the RN lands shall be accompanied by proposals for the concurrent development of playing pitches / **courts / tracks** on lands zoned AOS measuring not less than 1.7ha **of a format to be agreed with the Planning Authority but which shall include at a minimum:**
 - **Surfaced and equipped playing pitches / courts / tracks**
 - **a 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 these AOS lands are fully developed suitable for sports use (including appropriate layout, drainage, lighting, access, **service buildings** and car parking) and are available for community use;
- Any development on these lands shall make provision for possible future pedestrian / cycling connectivity between Friarshill and Rocky Road;
- Lands identified as OS2 shall be retained and maintained in a natural condition; no development proposed on foot of this plan shall interfere with river / stream beds, banks and channels and shall maintain a core riparian buffer zone of at least 25m; the only development that will be considered across this area is that which provides access to the AOS area. No piping of watercourses will be permitted – crossing shall be clear span and designed and built in accordance with Inland Fisheries Ireland guidance.
- **Without exception, to require the provision of childcare facilities in all new residential developments comprising 75 houses or more in this SLO (including local authority and social housing schemes). In accordance with Department of Environment, Heritage & Local Government guidelines, childcare places shall be provided at a ratio of 20 places per 75 residential units, having regard to cumulative effects of permitted development. The combination of childcare requirements into larger creche facilities (+100 places) will be supported where justification is provided.**

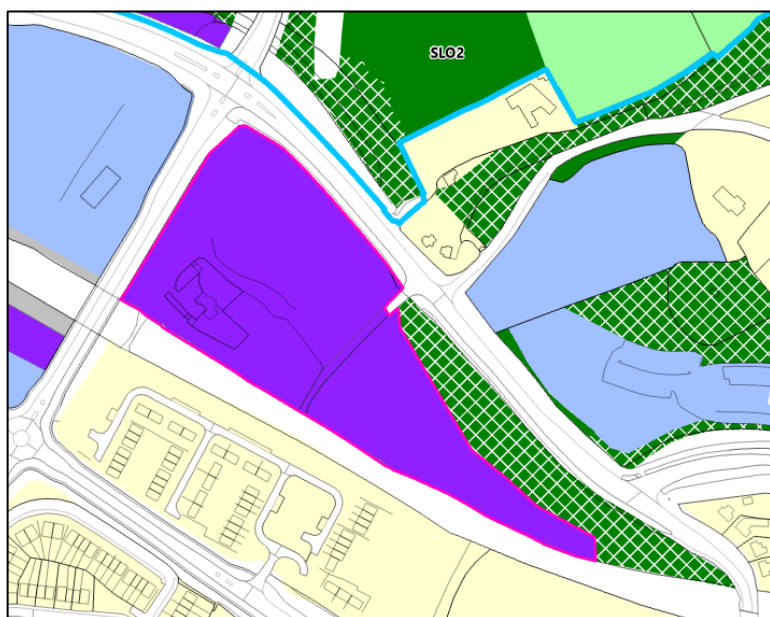
Where such childcare facilities are required as part of new developments, they shall be:

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

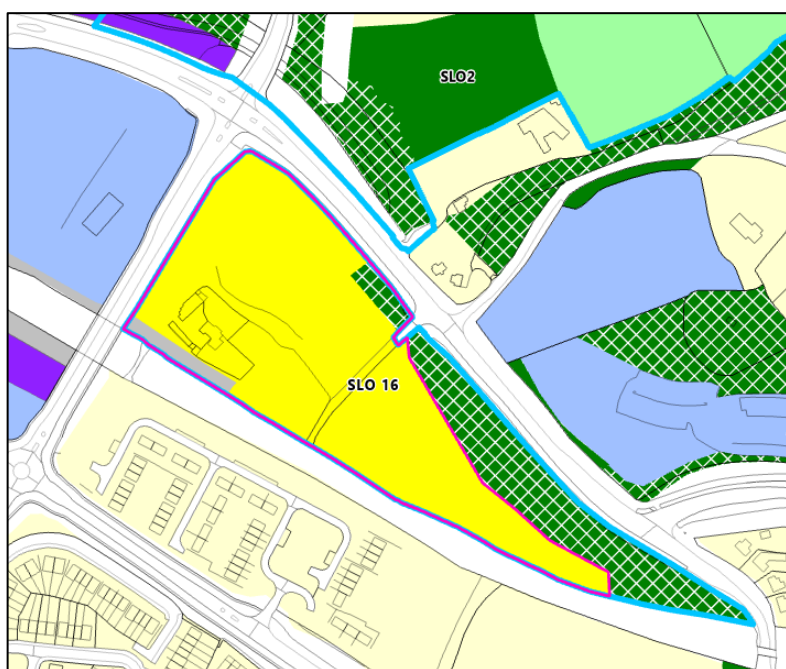
Without substantial cause, it is the policy of the Planning Authority not to allow a change of use of these premises within five years of first occupation of the development.

PROPOSED VARIATION ID	WR 5
LOCATION	MERRYMEETING
SUBMISSION NUMBER	123
ZONING CHANGE	YES
NEW SLO / AA	YES
AMENDED SLO / AA	NO
PROPOSED ZONING CHANGE	
Change c. 3.4ha from E – Employment to RN – New Residential	
Change c. 0.1ha from E – Employment to OS2 – Natural Areas	
Change c. 0.1ha from E – Employment to PU – Public Utility	
MAP	

Change from:



Change to:



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

SLO16

This SLO is located in the townlands of Merrymeeing and Burkeen and measures c. 4.6ha. This SLO is comprised of:

- c. 3.4ha zoned RN 'New Residential'
- c. 1.1ha zoned OS2 'Natural Areas',
- c. 0.1ha zoned PU 'Public Utility'

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. 3.4ha is zoned for new housing development which shall include 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.
- Any residential development proposals for the RN lands shall be accompanied by proposals for the concurrent development of a MUGA (Mixed Use Games Area) of not less than 1,050sqm and a playground. No dwelling units that may be permitted on foot of the RN zoning may be occupied until this facility is fully developed and is available for community use (including necessary structures, layout, drainage, surfacing, lighting, access).
- Include a land reservation to facilitate the future provision of the Rathnew Inner Relief Road (RIRR), in particular alterations to its junction with the R750. The RIRR shall be developed in accordance with the delivery programme set out in the future Wicklow Town – Rathnew Local Transport Plan;
- Lands zoned OS2 located along the eastern boundary shall be reserved free of all development, shall be left in a natural condition and shall not be interfered with during any construction or operational phases of any development.
- 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.
- Development within the SLO will only be considered where the development surface water drainage arrangements accord with Wicklow County Council's Sustainable Urban Drainage (SUDs) Policy **and** an overall Surface Water Management Plan for the area which addresses the capacity of the area network and obviates flood risk in the area around the R750.
- Any application for development shall include the submission of a detailed archaeology and heritage assessment of existing structures / features on the site, prepared by a qualified professional and shall detail conservation measures if required. The removal of any historic features shall be robustly justified.
- Reserve land zoned PU 'Public Utility' to facilitate the future provision of a future train station, in accordance with the adjoining lands to the west, and allow for the future use of the existing railway underpass.
- Without exception, to require the provision of childcare facilities in all new residential developments comprising 75 houses or more in this SLO (including local authority and social housing schemes). In accordance with Department of Environment, Heritage & Local Government guidelines, childcare places shall be provided at a ratio of 20 places per 75 residential units, having regard to cumulative effects of permitted development. The combination of childcare requirements into larger creche facilities (+100 places) will be supported where justification is provided.

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

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

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

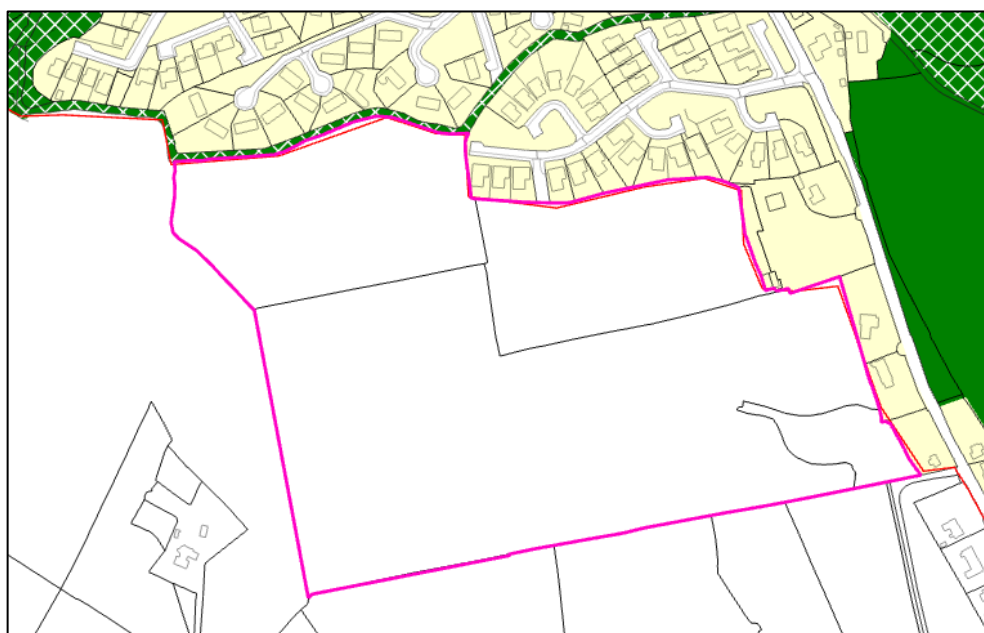
PROPOSED VARIATION ID	WR 6
LOCATION	DUNBUR LOWER
SUBMISSION NUMBER	131
ZONING CHANGE	YES
NEW SLO / AA	YES
AMENDED SLO / AA	NO

PROPOSED ZONING CHANGE

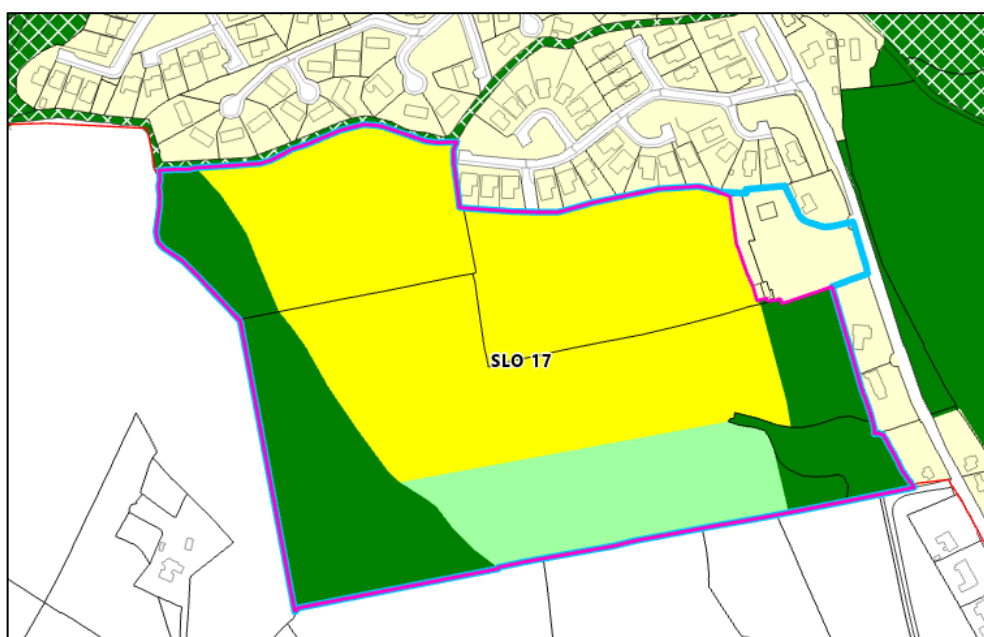
Change c. 10.4ha from unzoned to RN – New Residential
Change c. 2.7ha from unzoned to AOS – Active Open Space
Change c. 4.9ha from unzoned to OS1 – Open Space

MAP

Change from:



Change to:



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

SLO17

This SLO is located in the townland of 'Dunbur Lower' south of Wicklow Town and is accessed via regional road R750. The overall SLO measures c. 18.9ha as shown below. This SLO shall be delivered as a residential and open space development in accordance with the following criteria:

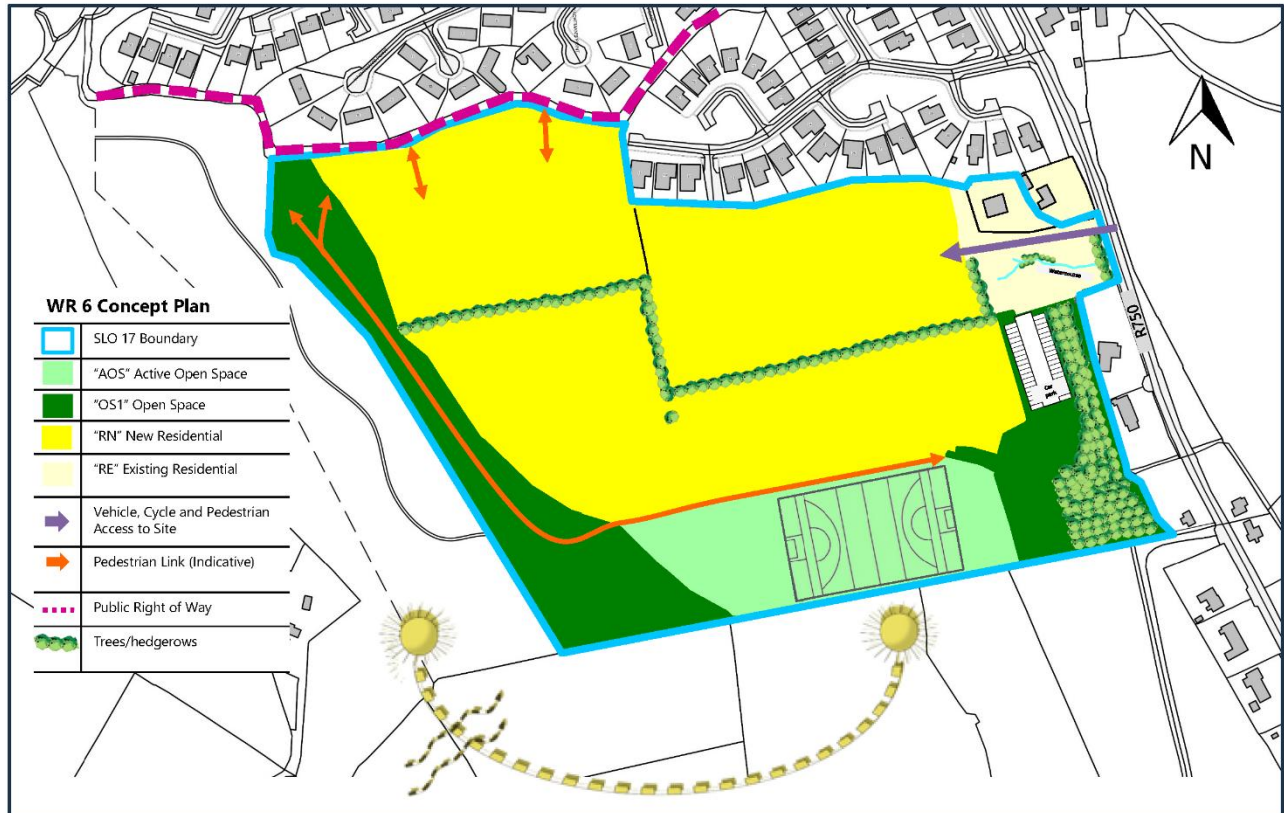
- The development shall provide for a new residential community well served by on-site facilities and well connected to the wider settlement, including high quality pedestrian and cycling links to existing schools, community infrastructure, transport services, recreational amenity areas and retail in Wicklow Town.
- A total area of c. 10.4ha is zoned for new housing development which shall include a wide range of house types and sizes to meet the needs of all in society, including units suitable for older persons or people with accessibility needs.
- In designing the development of residential areas attention shall be paid to mitigating the visual impact of the development on the higher lands. Development shall be of a design and layout that is appropriate to the topography of the site and the necessity to ensure there is a visual transition between these development lands and the unzoned agricultural lands to the south and west, and zoned OS2 lands east of the site.
- Development within the RE zone on the eastern part of the SLO shall be designed to preserve the existing trees and watercourse insofar as is possible.
- The 'open space' zoned lands shall be developed as follows:
 1. Lands zoned AOS shall be developed for active sport use 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:
 - Surfaced equipped playing pitches / courts / tracks of not less than 2.7ha
 - A clubhouse/changing facility of not less than 200sqm
 - Adequate lighting and drainage to serve the facility.
 2. Lands zoned OS1 located along the eastern boundary shall be laid in a manner to be agreed with the Planning Authority, but which shall include at a minimum:
 - a minimum 25m wide heavily planted tree belt between the eastern boundary of the SLO and the adjoining houses on the coast road;
 - a car park of not less than 50 spaces (serving this area and the AOS lands adjacent);
 - the remaining OS1 land shall be developed as a park / recreation area, including a playground, a MUGA (Mixed Use Games Area) of not less than 1,050sqm, tracks and features / furniture.
 3. Lands zoned OS1 to the west of the SLO shall be developed as amenity parkland, with appropriate landscaping, which provides for pedestrian links between the AOS zone and the public Right-Of-Way to the north, and potential future connections to the west.
- No dwelling units that may be permitted on foot of the RN zoning may be occupied until these community open space areas (including sports facility) are fully developed and are available for community use (including necessary buildings/structures, layout, drainage, surfacing, lighting, access and car parking).
- The development shall include the provision of a development 'centre', that provides a local community 'focal point', that clusters / combines the required community facilities set out in these objectives. This centre shall also include any other local services as needed by the future residents of the SLO (including small scale convenience retail, retail services), which shall be determined following the carrying out of a Social Infrastructure Audit and a Retail Impact Assessment of the area, that examine in particular the accessibility of existing local services and local convenience shops by foot / cycling to future residents of this SLO.
- Maximum retention of mature trees and hedgerows will be expected throughout the SLO area; Any proposed development shall take account of Public Right of Way (PROW4), preserve it and ensure it remains open and usable as a public amenity throughout the construction and occupation stages of the development.
- Any application for development shall include the submission of a detailed tree and hedgerow survey prepared by a qualified arboriculturist, and shall detail and justify any mature tree or hedgerow removal proposed.
- Without exception, to require the provision of childcare facilities in all new residential developments comprising 75 houses or more in this SLO (including local authority and social housing schemes). In accordance with

Department of Environment, Heritage & Local Government guidelines, childcare places shall be provided at a ratio of 20 places per 75 residential units, having regard to cumulative effects of permitted development. The combination of childcare requirements into larger creche facilities (+100 places) will be supported where justification is provided.

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

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

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

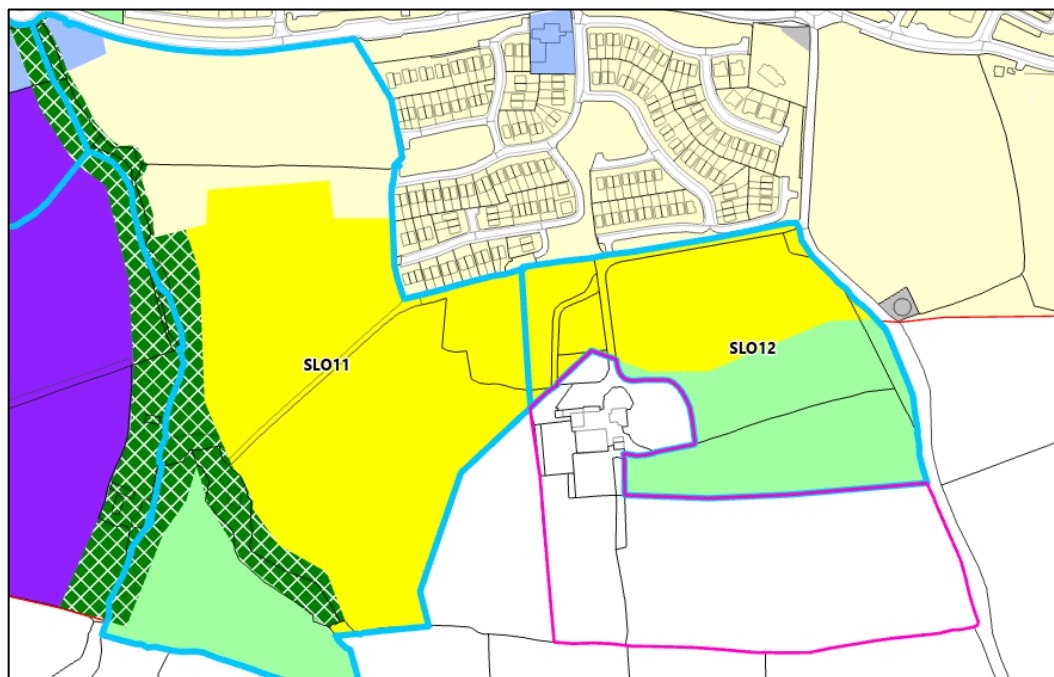


PROPOSED VARIATION ID	WR 7
LOCATION	SOUTH OF KIRVIN HILL AND HAWKS BAY
SUBMISSION NUMBER	148, 160
ZONING CHANGE	YES
NEW SLO / AA	NO
AMENDED SLO / AA	YES (SLO12)
PROPOSED ZONING CHANGE	

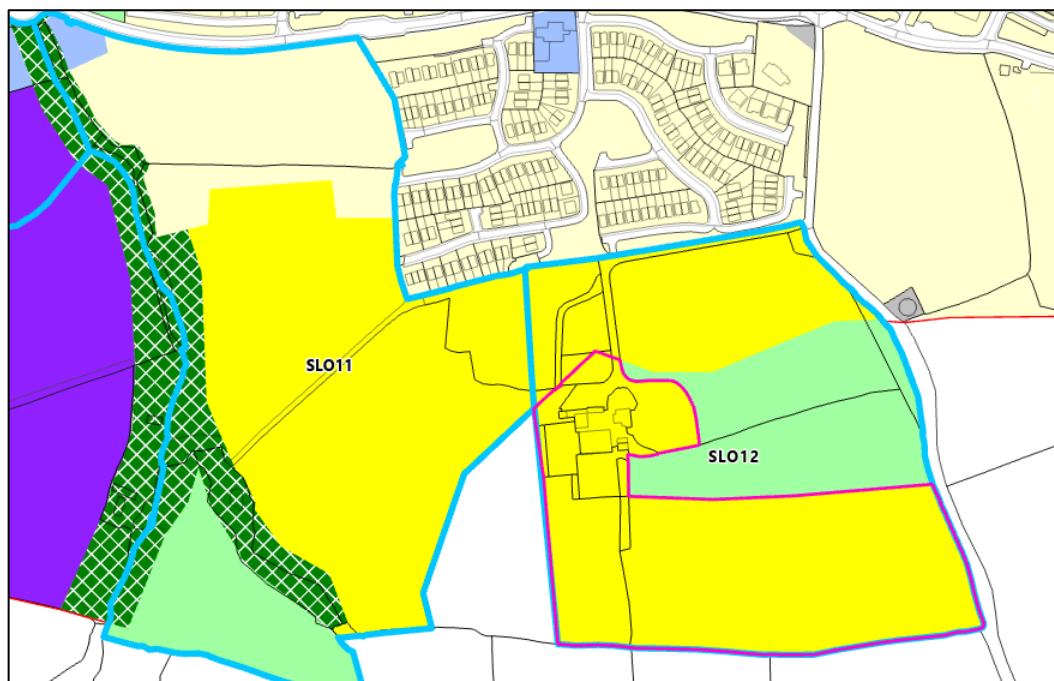
Change c. 5.9ha from unzoned to RN – New Residential

MAP

Change from:



Change to:



Amend 'SLO 12 – Specific Local Objective' as follows:

SLO12

This SLO is located in the townland of Broomhall, south of the Kirvin Hill and Hawks Bay developments and measures c. 11.4ha ~~5.5ha~~. The SLO comprises lands zoned:

- c. 8.6ha RN 'New Residential' (RN).
- c. 2.8ha AOS 'Active Open Space' (AOS)

As of 2026, development has already been permitted and is underway on an area of c. 5.5ha including 87 unit residential development and sports facility (pitch and clubhouse).

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

- ~~▪ Any residential development proposals for the RN lands shall be accompanied by proposals for the concurrent development of playing pitches on lands zoned AOS measuring not less than 2.8ha;~~
- ~~▪ No dwelling units that may be permitted on foot of the RN zoning may be occupied until these AOS lands are fully developed suitable for sports use (including appropriate layout, drainage, lighting, access, and car parking) and are available for community use;~~
- No further dwelling units that may be permitted on foot of the RN zoning may be occupied until
 - the AOS lands are fully developed suitable for sports use (including appropriate layout, drainage, lighting, access, service buildings and car parking) and are available for community use;
 - a MUGA (Mixed Use Games Area) of not less than 1,050sqm and a playground are developed and are available for community use. These facilities may be located in the AOS zone where adequate space is available.
- The design and layout of the overall SLO, in particular the residential element, shall address and provide for passive supervision of the public open space areas. At no point should the design or layout allow for housing backing onto such public open space areas.
- Any development on these lands shall make provision for possible future pedestrian / cycling connectivity between Friarshill and Rocky Road.
- Any application for development shall include the submission of detailed archaeology, heritage and landscape assessments prepared by a qualified professional, and shall detail conservation measures. The removal of any historic features shall be robustly justified.
- Development of these lands shall retain and conserve historic structures at Broomhall House and gardens, in particular the traditional stone outbuildings, historic boundary walls and the original core of the farmhouse. These structures shall be integrated into any development of the site, sensitively adapted for reuse where feasible. Development shall adopt a heritage-led layout that incorporates surviving historic structures as focal points and respects the alignment of the boundary wall. The completed development shall include on-site interpretation, available to the public, outlining the layered development history of Broomhall. The design of new structures adjacent to the historic structures shall be appropriate to the character of the historic structures, referencing traditional building vernacular.
- 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.
- In designing the development of residential areas attention shall be paid to mitigating the visual impact of the development on the higher lands. Development shall be of a design and layout that is appropriate to the topography of the site and the necessity to ensure there is a visual transition between these development lands and the unzoned agricultural lands to the south of the site.
- Without exception, to require the provision of childcare facilities in all new residential developments comprising 75 houses or more in this SLO (including local authority and social housing schemes). In accordance with Department of Environment, Heritage & Local Government guidelines, childcare places shall be provided at a ratio of 20 places per 75 residential units, having regard to cumulative effects of permitted development. The combination of childcare requirements into larger creche facilities (+100 places) will be supported where justification is provided.

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

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

PROPOSED VARIATION ID	WR 8
LOCATION	ASHTOWN LANE
SUBMISSION NUMBER	183
ZONING CHANGE	YES
NEW SLO / AA	NO
AMENDED SLO / AA	YES

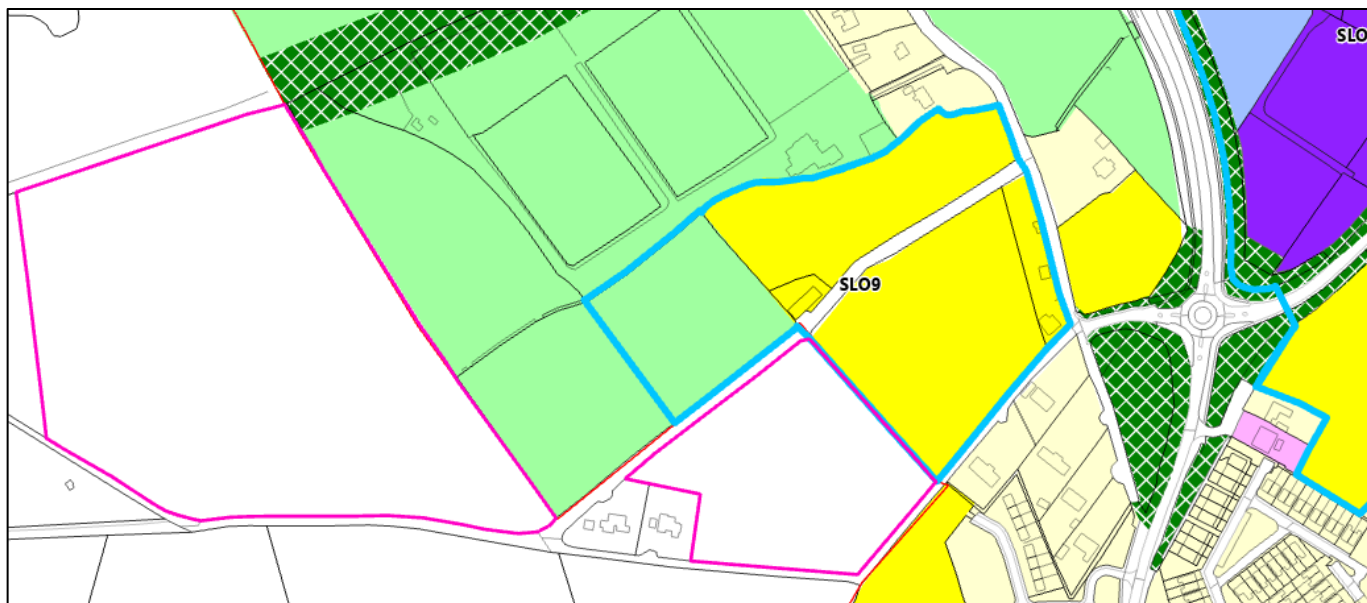
PROPOSED ZONING CHANGE

Change c. 9.2ha from unzoned to RN – New Residential

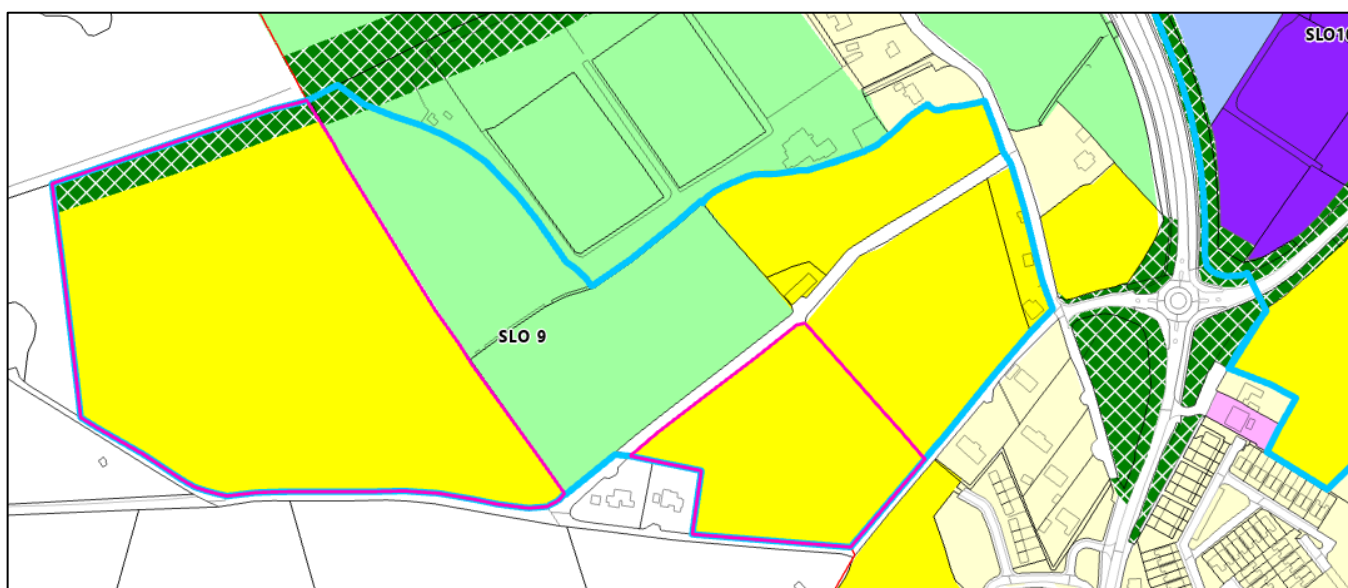
Change c. 0.5ha from unzoned to OS2 – Natural Areas

MAP

Change from:



Change to:



Amend 'SLO 9 – Specific Local Objective' as follows:

SLO9

This SLO is located in the townland of Hawkestown Lower on Ashtown Lane and measures c. ~~5ha~~ 18.1ha. The SLO comprises lands zoned 'New Residential' (RN), and 'Active Open Space' (AOS) and 'Natural Areas' (OS2).

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 areas and retail in Wicklow Town and Rathnew.
- A total area of c. 12.9ha is zoned for new housing development which shall include a wide range of house types and sizes to meet the needs of all in society, including units suitable for older persons or people with accessibility needs. Development shall be of a design and layout that is appropriate to the topography of the site and an appropriate visual transition to the unzoned agricultural lands to the west of the SLO.
- This SLO and the access roads therein shall be so laid out and designed as to provide for an alternative vehicular access to Wicklow RFC from Ashtown Lane.
- Any residential development proposals for the RN lands shall be accompanied by proposals for the concurrent development of playing pitches / courts / tracks on lands zoned AOS measuring not less than ~~1ha~~ 4.3ha, of a format to be agreed with the Planning Authority but which shall include at a minimum:
 - Surfaced and equipped playing pitches / courts / tracks
 - A clubhouse/changing facility of not less than 200sqm
 - a MUGA (Mixed Use Games Area) of not less than 1,050sqm and a playground
 - 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 these AOS lands are fully developed suitable for sports use (including appropriate layout, drainage, lighting, access, service buildings and car parking) and are available for community use.
- Any development on these lands shall be so designed and constructed to maximise tree and hedgerows retention; any application for development shall include the submission of a detailed tree survey prepared by a qualified arboriculturist, and shall detail and justify any mature tree removal proposed.
- Without exception, to require the provision of childcare facilities in all new residential developments comprising 75 houses or more in this SLO (including local authority and social housing schemes). In accordance with Department of Environment, Heritage & Local Government guidelines, childcare places shall be provided at a ratio of 20 places per 75 residential units, having regard to cumulative effects of permitted development. The combination of childcare requirements into larger creche facilities (+100 places) will be supported where justification is provided.

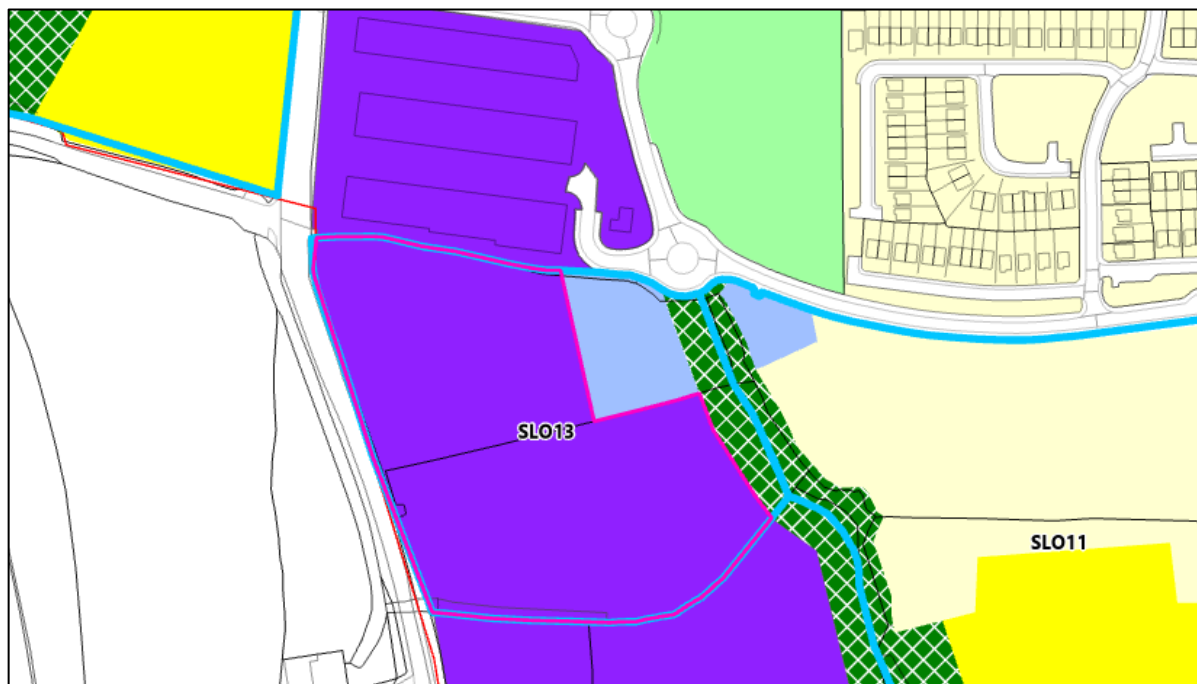
Where such childcare facilities are required as part of new developments, they shall be:

 - 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.

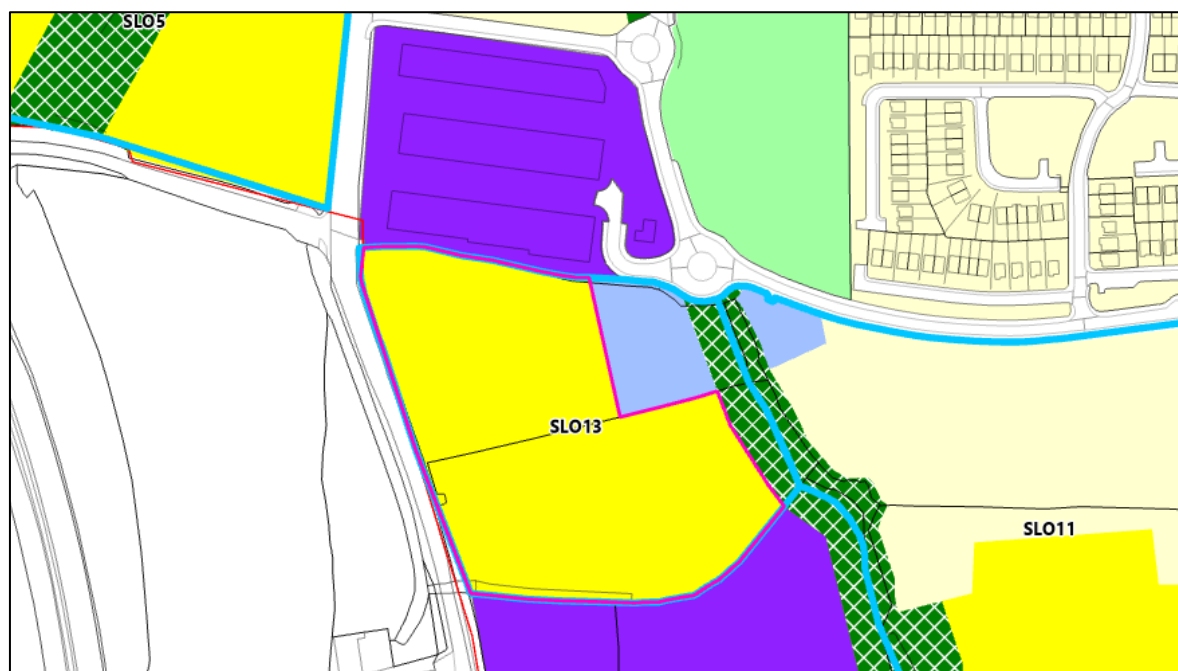
Without substantial cause, it is the policy of the Planning Authority not to allow a change of use of these premises within five years of first occupation of the development.
- Suitable design and mitigation measures will be incorporated into development proposals at these lands to avoid and prevent significant adverse effects on the Ashtown stream and its riparian zone situated along the northern boundary of the site.

PROPOSED VARIATION ID	WR 9
LOCATION	BALLYNABARNY
SUBMISSION NUMBER	185
ZONING CHANGE	YES
NEW SLO / AA	NO
AMENDED SLO / AA	YES (SLO13)
PROPOSED ZONING CHANGE	
Change c. 3.3ha from E – Employment to RN – New Residential	
MAP	

Change from:



Change to:



Amend 'SLO 13 – Specific Local Objective' as follows:

SLO13

This SLO is located in the townland of Ballynabarny and measures c. ~~3.2ha~~ **c. 4ha** The SLO comprises lands zoned '~~Employment' (E),~~ '**Residential' (RN),** Community / Education' (CE) and 'Natural Areas' (OS2).

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 areas and retail in Rathnew.
- A total area of c. 3.3ha is zoned for new housing development which shall include a wide range of house types and sizes to meet the needs of all in society, including units suitable for older persons or people with accessibility needs. Development shall be of a design and layout that is appropriate to the topography of the site.
- Any ~~employment~~ **residential** development proposals for the ~~E~~ **RN** lands shall be accompanied by proposals for the concurrent development of an indoor community / sport facility **and an outdoor multi-functional area (including a playground)** on lands zoned CE measuring not less than 0.4ha; **of a format to be determined and agreed with the Planning Authority following the carrying out of a Social / Community Assessment.**
- No ~~more than 50% of the employment~~ **residential** units that may be permitted on foot of the ~~E~~ **RN** zoning may be occupied until this indoor community / sport facility is fully developed suitable for sports use (including appropriate structures, access and car parking) and are available for community use;
- Lands identified as OS2 shall be retained and maintained in a natural condition; no development proposed on foot of this plan shall interfere with river / stream beds, banks and channels and shall maintain a core riparian buffer zone of at least 25m.
- Any development on these lands shall be so designed and constructed to maximise tree and hedgerows retention; any application for development shall include the submission of a detailed tree survey prepared by a qualified arboriculturist, and shall detail and justify any mature tree removal proposed.
- The road layout within this SLO shall be so designed so as to allow for access to adjoining zoned lands to the south.
- Without exception, to require the provision of childcare facilities in all new residential developments comprising 75 houses or more in this SLO (including local authority and social housing schemes). In accordance with Department of Environment, Heritage & Local Government guidelines, childcare places shall be provided at a ratio of 20 places per 75 residential units, having regard to cumulative effects of permitted development. The combination of childcare requirements into larger creche facilities (+100 places) will be supported where justification is provided.

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

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

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

PROPOSED VARIATION ID	WR 10
LOCATION	CORPORATION LANDS DUNBUR
SUBMISSION NUMBER	186
ZONING CHANGE	YES
NEW SLO / AA	YES
AMENDED SLO / AA	NO

PROPOSED ZONING CHANGE

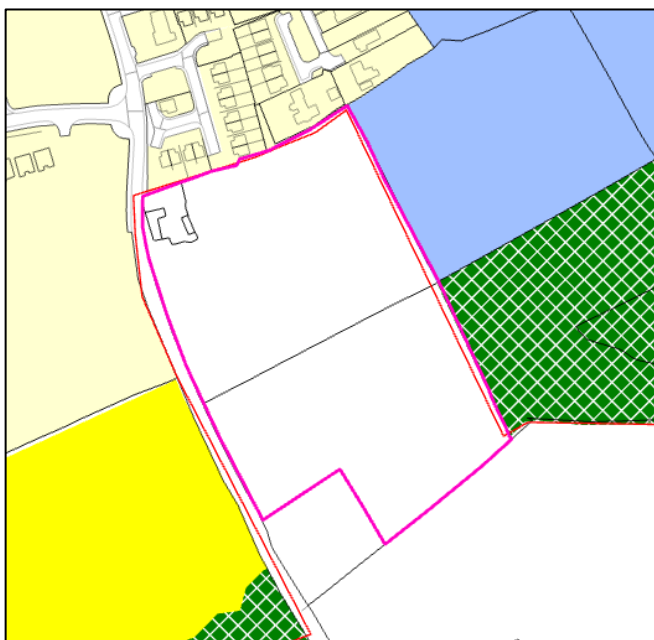
Change c. 3.2ha from unzoned to RN – New Residential

Change c. 0.3ha from unzoned to OS2 – Natural Areas

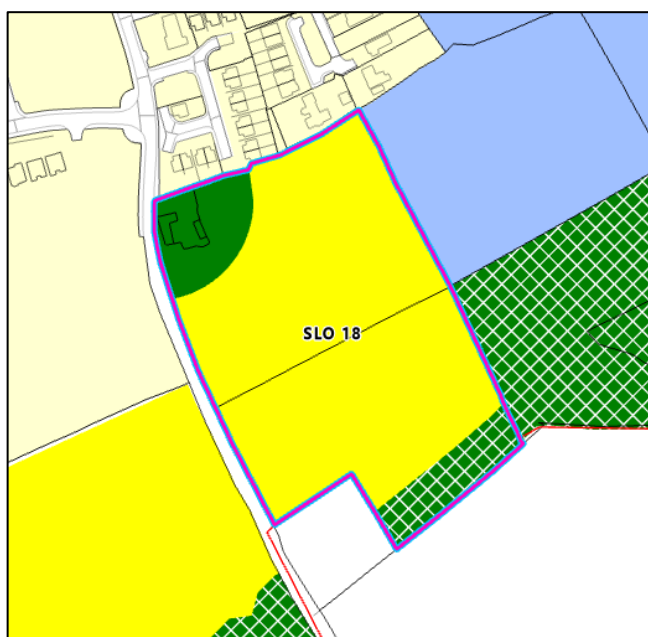
Change c. 0.4ha from unzoned to OS1 – Open Space

MAP

Change from:



Change to:



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

SLO 18

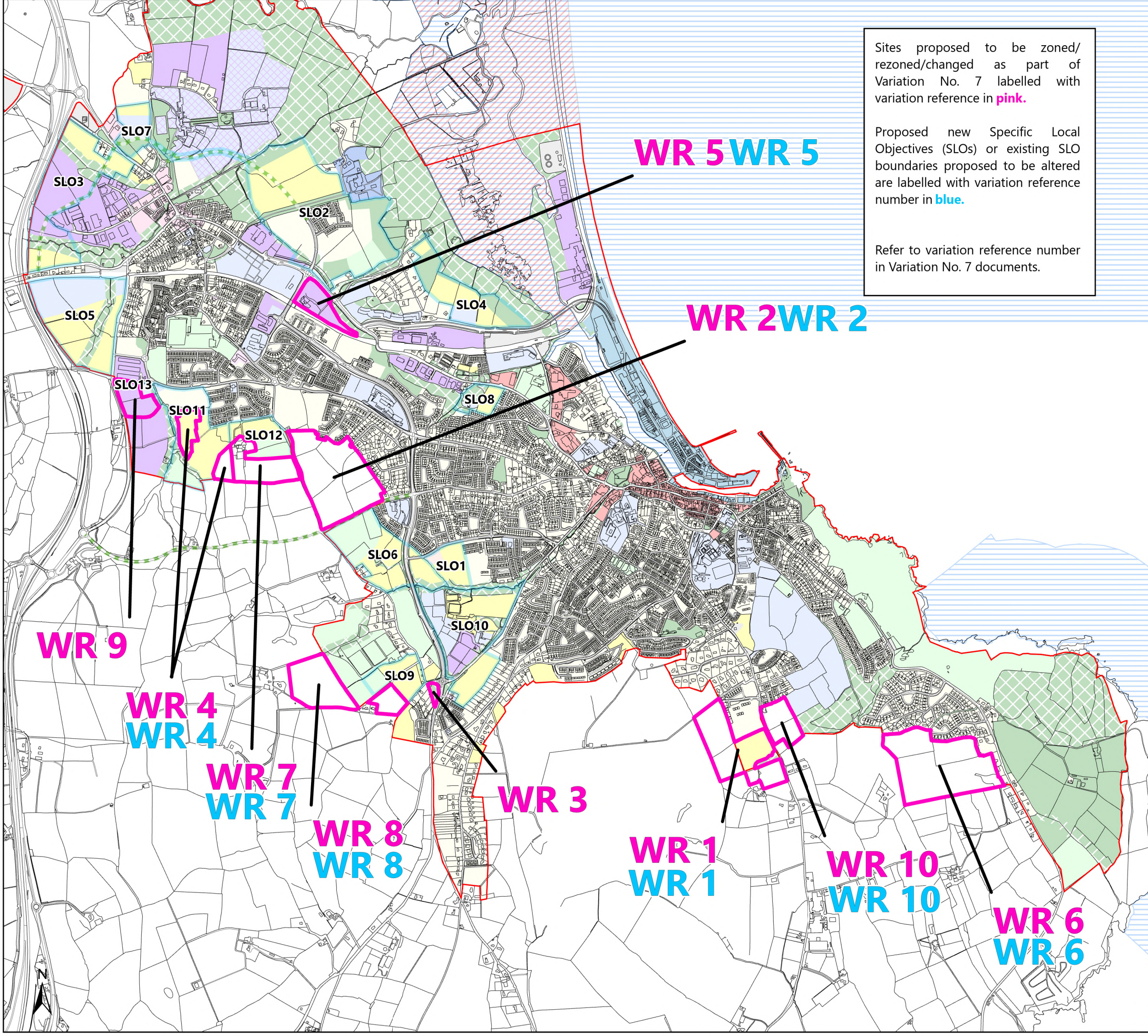
This SLO is located in the townland of 'Corporation Lands' in the Dunbur area, south of Wicklow Town and is accessed via local road L-5103. The overall SLO measures c. 3.9ha as shown below. This SLO shall be delivered as a residential and open space development in accordance with the following criteria:

- The development shall provide for a new residential community well served by on-site facilities and well connected to the wider settlement, including high quality pedestrian and cycling links to existing schools, community infrastructure, transport services, recreational amenity areas and retail in Wicklow Town;
- A total area of c. 3.2ha is zoned for new housing development which shall include a wide range of house types and sizes to meet the needs of all in society, including units suitable for older persons or people with accessibility needs. In designing the development of residential areas attention shall be paid to mitigating the visual impact of the development on the higher lands. Development shall be of a design and layout that is appropriate to the topography of the site and the necessity to ensure there is a visual transition between these development lands and the unzoned agricultural lands to the south and zoned OS2 lands east of the site.
- Lands zoned OS2 located along the southern boundary (watercourse) shall be reserved free of all development, shall be left in a natural condition and shall not be interfered with during any construction or operational phases of any development (with a long term goal for the provision of an uninterrupted natural corridor along this watercourse from Ballyguile More and Dunbur Lower).
- Lands zoned OS1 surrounding the Protected Structure 'The Cholera House' shall be provided as a public 'heritage park'. This park shall include the provision of a small visitor car park / viewing area (not larger than c. 400sqm) and a community playground. The location, layout and design of the car park / viewing area/ playground and any landscaping, pathways, furniture etc shall take in account the results of archaeological / heritage assessment of the SLO which shall be carried out before any development commences. Stabilisation works are to be undertaken to the Protected Structure.
- Maximum retention of mature trees and hedgerows will be expected throughout the SLO area; any application for development shall include the submission of a detailed tree and hedgerow survey prepared by a qualified arboriculturist, and shall detail and justify any mature tree or hedgerow removal proposed;
- No residential units may be occupied until the public 'heritage park' and visitor car park / viewing area and playground are completed and available for public use.
- Without exception, to require the provision of childcare facilities in all new residential developments comprising 75 houses or more in this SLO (including local authority and social housing schemes). In accordance with Department of Environment, Heritage & Local Government guidelines, childcare places shall be provided at a ratio of 20 places per 75 residential units, having regard to cumulative effects of permitted development. The combination of childcare requirements into larger creche facilities (+100 places) will be supported where justification is provided.

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

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

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



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

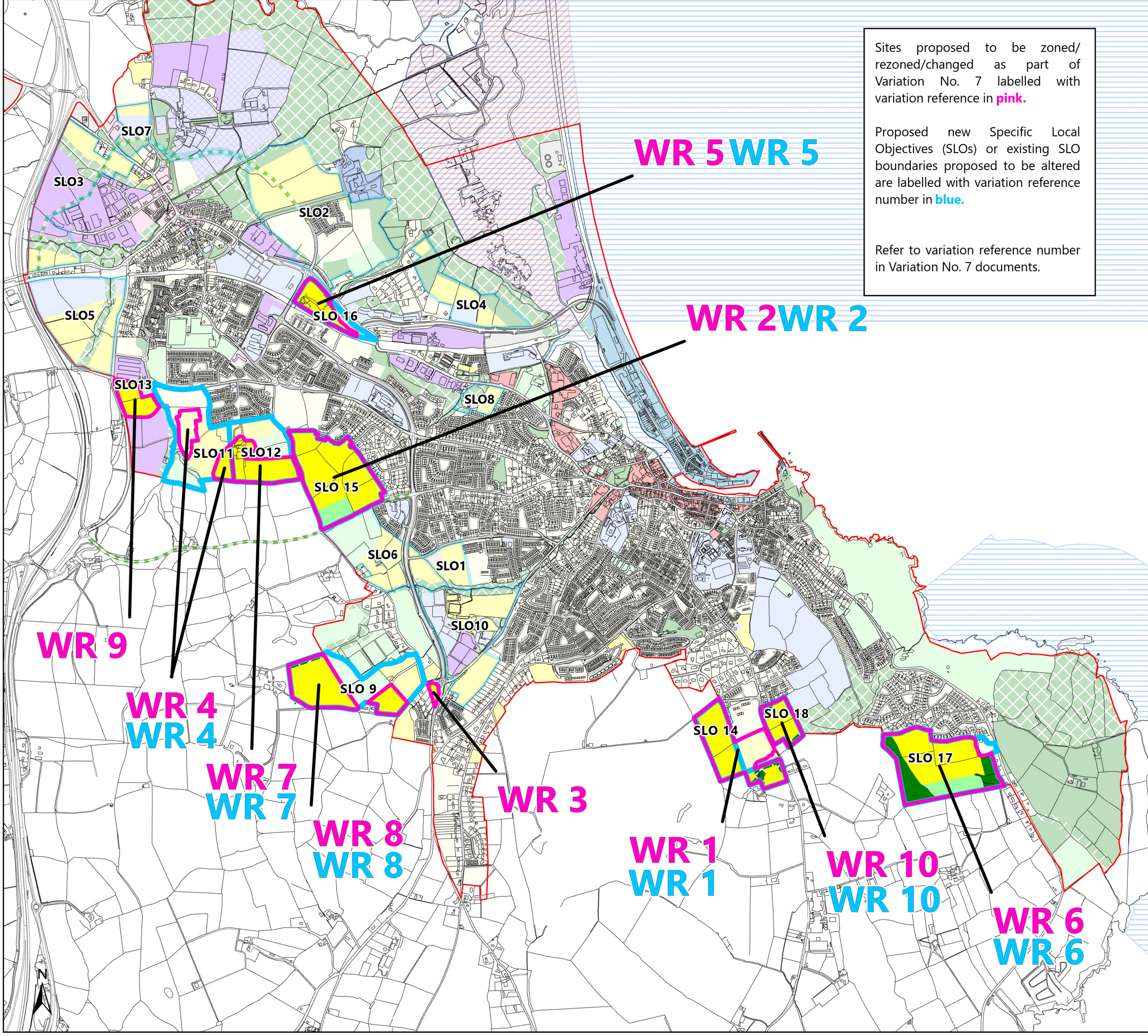
Proposed new Specific Local Objectives (SLOs) or existing SLO boundaries proposed to be altered are labelled with variation reference number in **blue**.

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



- LEGEND**
- Rezoning Boundary
 - Specific Local Objective (SLO)
 - Settlement Boundary
 - RN: New Residential
 - RE: Existing Residential
 - TC: Town Centre
 - VC: Village Centre
 - NC: Neighbourhood Centre
 - LSS: Local Shops & Services
 - PU: Public Utility
 - CE: Community & Education
 - T: Tourism
 - WZ: Waterfront Zone
 - E: Employment
 - CC: Wicklow County Campus
 - AOS: Active Open Space
 - OS1: Open Space
 - OS2: Natural Areas
 - Road Objectives
 - SAC - Special Area of Conservation
 - SPA - Special Protection Area





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

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



- LEGEND**
- Rezoning Boundary**
 - Specific Local Objective (SLO)**
 - Settlement Boundary**
 - RN: New Residential**
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