

Level 5: Tinahely



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

Tinahely Town Plan

Proposed Variation Number	ID	Location	Area	R	AOS	OS1/2	CE	Other
TY 1	23	Tinahely	2.8	2.8				
TY 2	191	Tinahely	3.2	1.5		1.3	0.4	

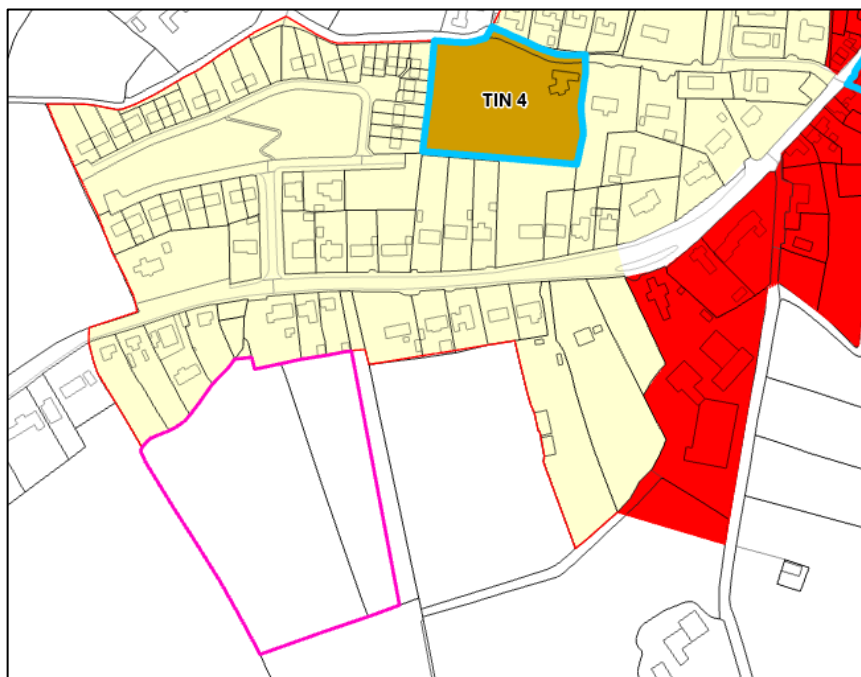
Note: This table states the new/uplift in zoning as a result of the Proposed Variation. Where an existing SLO is being amended, these figures may differ from those stated in the text; this is because the SLO will state the overall zonings contained in the area (i.e. both proposed zonings and land not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

PROPOSED VARIATION ID	TY 1
LOCATION	COOLROSS
SUBMISSION NUMBER	23
ZONING CHANGE	YES
NEW SLO / AA	YES
AMENDED SLO / AA	NO
PROPOSED ZONING CHANGE	

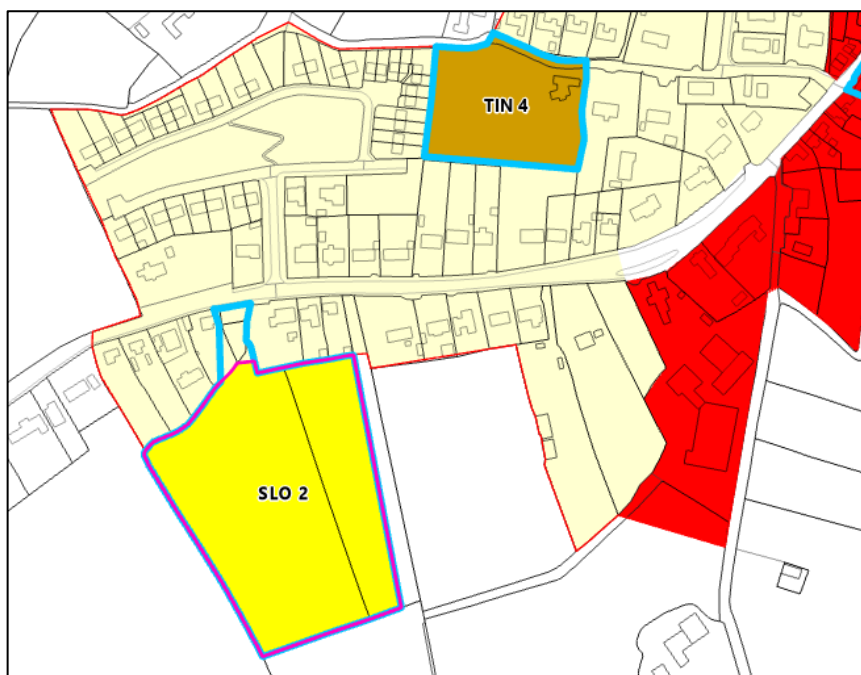
Change c. 2.8ha from unzoned to RN – New Residential

MAP

Change from:



Change to:



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

SLO 2

This SLO is located in the townland of Coolross and measures c. 2.9ha. This SLO is comprised of:

- c. 2.8ha zoned RN 'New Residential'.
- c. 0.1ha zoned RE 'Existing Residential'.

Any development proposal shall comply with the County Development Plan, this Town 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.
- 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. In designing the development of residential areas attention shall be paid to mitigating the visual impact of the development when viewed from the south and west, and in particular shall include appropriate boundary treatment and significant landscaping.
- Any residential development proposals for the RN lands shall be accompanied by proposals for the concurrent development of a community sports/recreation facility, 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:
 - A MUGA (Mixed Use Games Area) of not less than 1,050sqm
 - A playground of at least 500sqm.

No dwelling units that may be permitted on foot of the RN zoning may be occupied until this community sports facility is fully developed suitable for community sports use (including necessary buildings/structures, layout, drainage, surfacing, lighting, access and car parking) and is available for community use.

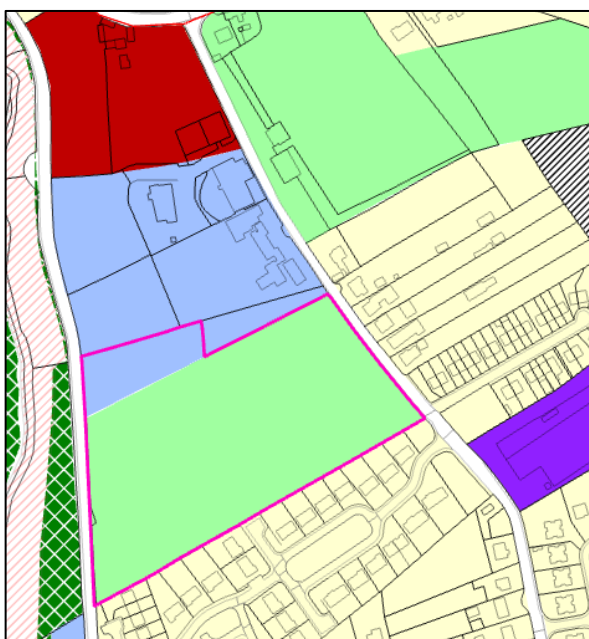
PROPOSED VARIATION ID	TY 2
LOCATION	LUGDUFF
SUBMISSION NUMBER	191
ZONING CHANGE	YES
NEW SLO / AA	YES
AMENDED SLO / AA	NO

PROPOSED ZONING CHANGE

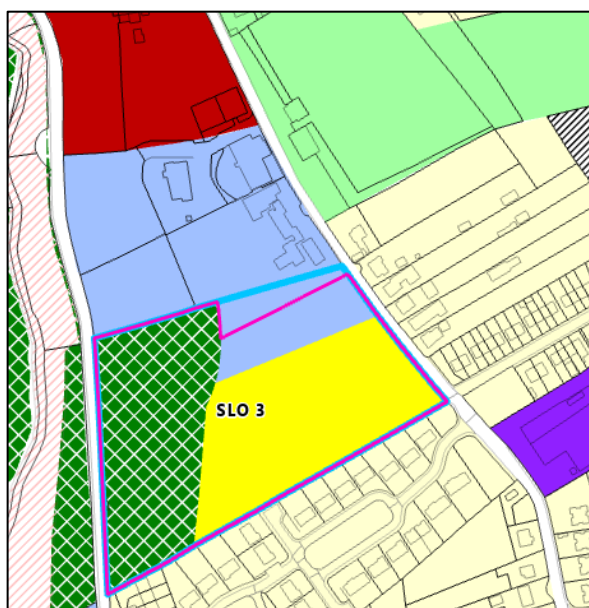
Change c. 1.5ha from AOS – Active Open Space to RN – New Residential
Change c. 0.4ha from AOS – Active Open Space to CE – Community & Education
Change c. 1ha from AOS – Active Open Space to OS2 – Natural Areas
Change c. 0.3ha from CE – Community & Education to OS2 – Natural Areas

MAP

Change from:



Change to:



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

SLO 3

This SLO is located in the townland of Lugduff and measures c. 3.3ha. This SLO is comprised of:

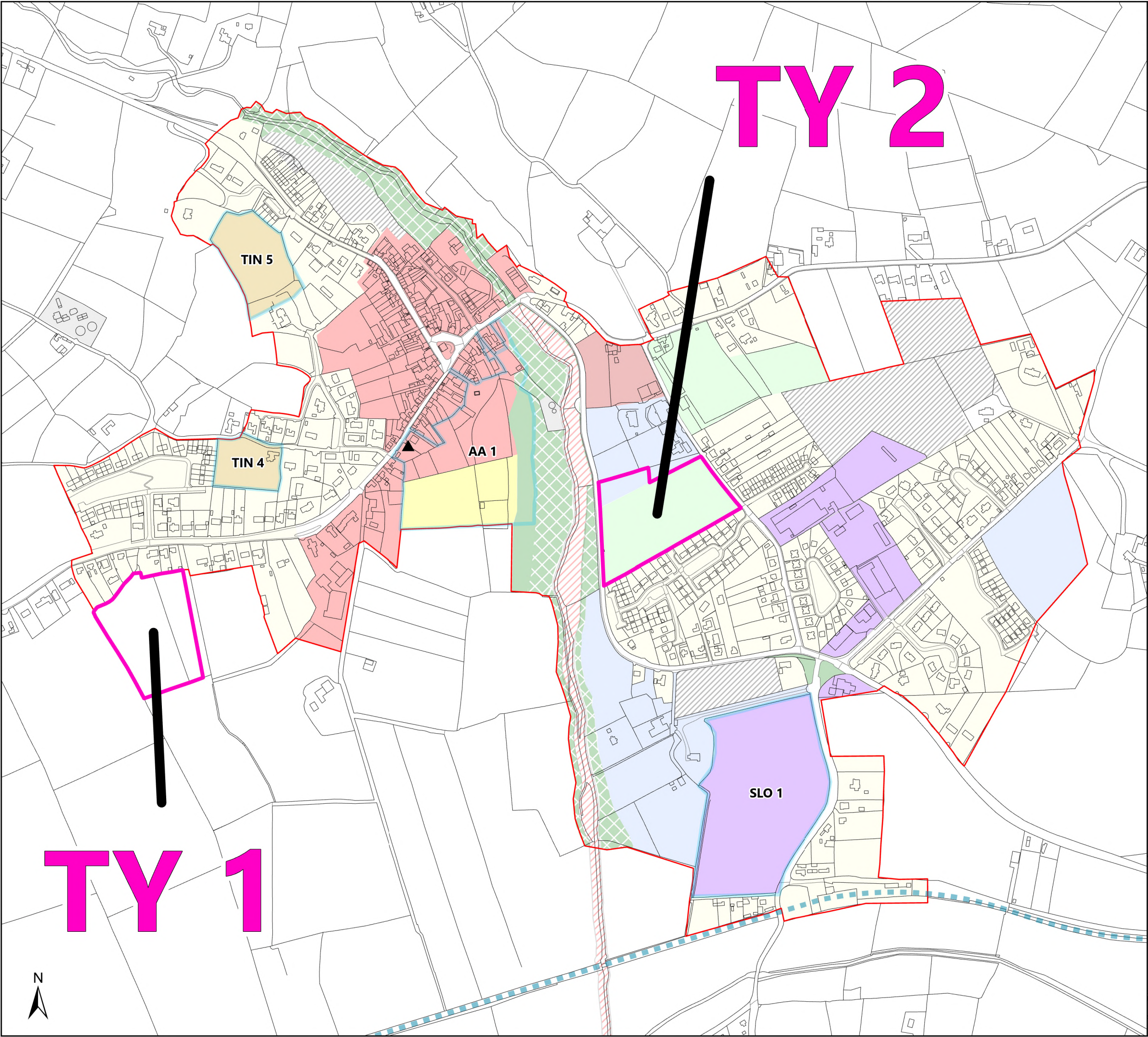
- c. 1.5ha zoned RN 'New Residential'
- c. 0.5ha zoned CE 'Community / Education'
- c. 1.3ha zoned OS2 'Natural Area'.

Any development proposal shall comply with the County Development Plan, this Town 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.
- Any residential development proposals for the RN lands shall be accompanied by proposals for the concurrent development of a community sports/recreation facility, 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:
 - A MUGA (Mixed Use Games Area) of not less than 1,050sqm
 - A playground of at least 500sqm.

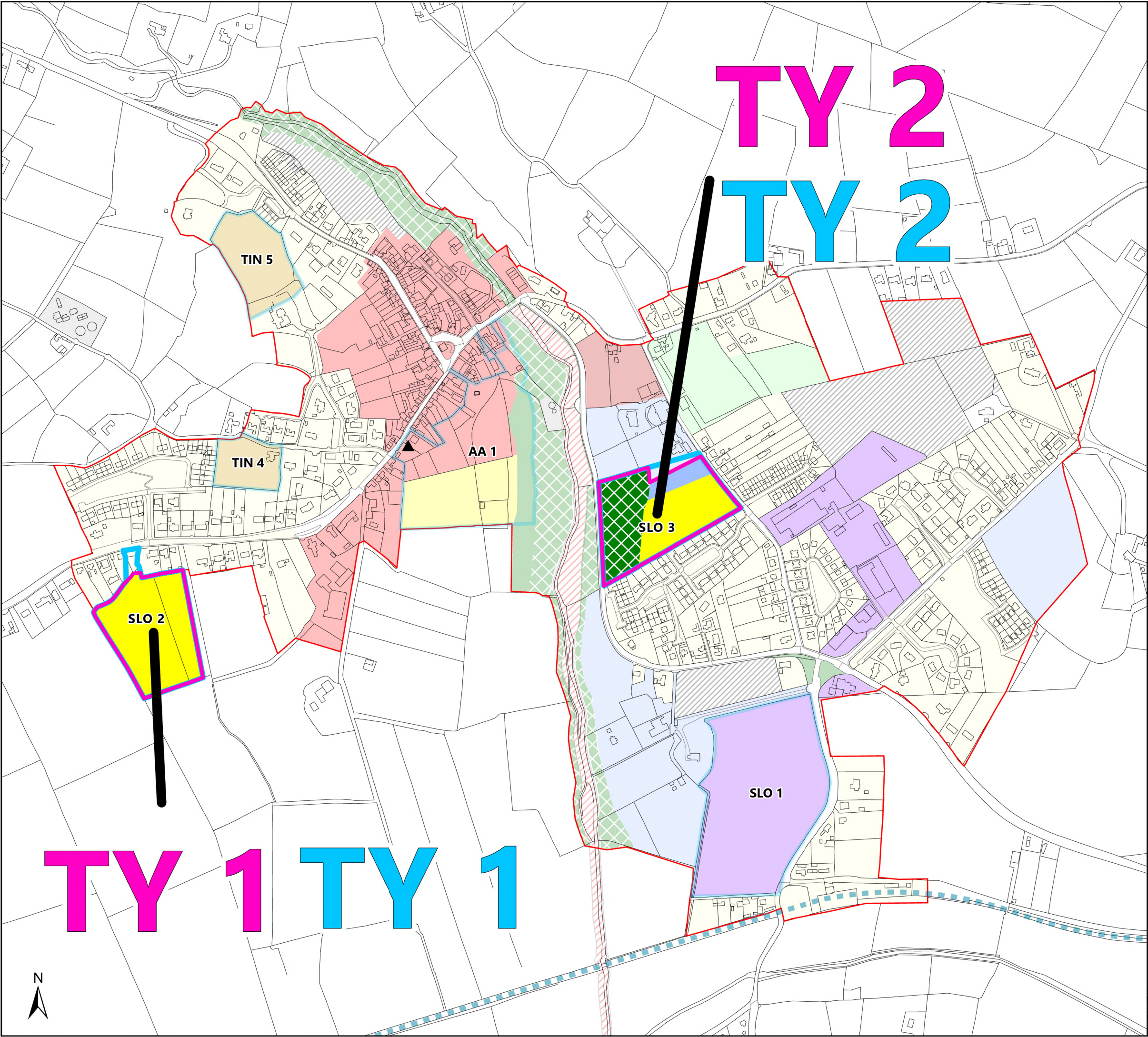
No dwelling units that may be permitted on foot of the RN zoning may be occupied until this community sports facility is fully developed suitable for community sports use (including necessary buildings/structures, layout, drainage, surfacing, lighting, access and car parking) and is available for community use.

- Lands measuring c. 0.5ha zoned for community and educational use be reserved for possible school expansion or other community uses. Permission will only be considered for community uses other than education facilities where it can be demonstrated that future school expansion needs (in light of the long term growth target for the settlement) would not be compromised by such use.
- Lands zoned OS2 shall be reserved free of all development and shall be left in a natural condition other than any essential utility infrastructure associated with the development.
- All proposed projects in this SLO shall have full regard to the Habitats Directive (with particular regard for the Slaney River Valley SAC), including being subject to Appropriate Assessment, as necessary, that identifies, addresses, and mitigates any adverse effects on the European Site. In doing so, proposed projects and associated Appropriate Assessment in this area shall, as relevant:
 - Be informed by appropriately targeted ecological and hydrogeological survey(s) and assessment(s) of the Qualifying Interests of the SAC.
 - Be subject to detailed hydrological/hydrogeological assessment which defines appropriate design/mitigation measures for maintaining the flow rate and quality of waters entering the SAC, including measures relating to the servicing and maintenance of surface water and wastewater systems.
 - Demonstrate the wastewater management proposals for development at these lands can effectively treat wastewater and manage treated water output through ground percolation. All Uisce Éireann and EPA requirements in relation to wastewater management shall be adhered to. Any project-level AA required shall be informed by detailed ground and groundwater impact assessment.
 - Give due consideration to any requirement for project level mitigation that arises from the surveying and assessment described above, ensuring that prescribed mitigation measures are proven, robust and address the need for certainty in achievement of mitigation of potentially adverse effects. Notably this should include a presumption to achieve significant net benefit to the features which may otherwise be impacted.
 - Includes measures for the protection of the Qualifying Interests of the nearby Slaney River SAC, depending on the outcomes of ecological surveying at these lands.



- LEGEND**
- Rezoning Boundary
 - Specific Local Objective (SLO)
 - Settlement Boundary
 - SAC - Special Area of Conservation
 - RN: New Residential
 - R Special: Special Residential
 - RE: Existing Residential
 - TC: Town Centre
 - MU: Mixed Use
 - PU: Public Utility
 - CE: Community & Education
 - SLB: Strategic Land Bank
 - E: Employment
 - AOS: Active Open Space
 - OS1: Open Space
 - OS2: Natural Areas
 - Route of old railway line - Possible Greenway Route
 - Access Point
- 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)
-  Unchanged SLOs
-  Settlement Boundary
-  SAC - Special Area of Conservation
-  RN: New Residential
-  R Special: Special Residential
-  RE: Existing Residential
-  TC: Town Centre
-  MU: Mixed Use
-  PU: Public Utility
-  CE: Community & Education
-  SLB: Strategic Land Bank
-  E: Employment
-  AOS: Active Open Space
-  OS1: Open Space
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-  Route of old railway line - Possible Greenway Route
-  Access Point

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

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