

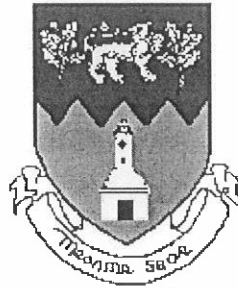
# Newtown- mountkenedy



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**NEWTOWNMOUNTKENNEDY**

**LOCAL AREA PLAN**

**2002**

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## **SECTION ONE                      INTRODUCTION**

### **1.1      Location**

Newtownmountkennedy (Newtown) is a small town situated in the north east of the county, on the coastal plane at the foot of the Wicklow Mountains about 35km south of Dublin city, and 16km north of Wicklow town.

The National Primary Route N11 (Dublin/Rosslare) formerly passed through the town. A by-pass was opened in 1990 and the N11 is now located 1km to the east. With the exception of the section of road between Kilmacanogue and the Glen of the Downs, which will be upgraded by 2003, there is a continuous dual carriageway from Dublin City to Timmore, making Newtown highly accessible.

### **1.2      Regional Context**

County Wicklow is one of the most rapidly growing counties in Ireland. Most of this growth is concentrated in the northern half of the county, adjoining the Dublin Metropolitan Area. The growth of the Dublin area has resulted in an overspill of population to the surrounding counties, including Wicklow. This in turn has led to the expansion of towns in the north of the county, particularly Bray and Greystones in the east and more recently Blessington in the west. As road infrastructure improves and land and property prices rise, the extent of the commuting zone around Dublin has continued to expand outwards from the centre. Thus, despite their distances from Dublin, Newtown, Newcastle, Kilcoole and Ashford, are highly accessible by car from Dublin resulting in considerable pressure for development.

Strategic Planning Guidelines for the Greater Dublin Area (SPG) have been prepared and have implications for the development of County Wicklow. The SPG distinguish between the existing built up areas of Dublin and its immediate environs (Metropolitan Area) and the Hinterland area. Separate development strategies were drawn up for each. Newtown is within the Hinterland and it is not identified as one of the regional development centres. The SPG expects the development of Newtown to meet local not regional need. In the County Plan's growth centre strategy Newtown is identified as a Primary Local Growth Centre, a settlement which by virtue of its existing social, economic and physical infrastructure, its location and past record as a dominant town, will offer the full range of social and economic facilities for its residents and its rural hinterland.

The Review and Update, April 2001 technical report on the SPG addresses towns (Newtown and Kilcoole included) which are in the Hinterland area but close to the boundary of the Metropolitan Area. This report acknowledges pressure for housing, evident political support for what's termed "significant additional residential land" at Newtown and Kilcoole, and the proximity of Kilcoole to rail transit.

### 1.3 Vision for the Future Development of Newtown

In formulating a vision for its future development the following issues are addressed:

(a) *The existing town*

The existing town is in need of investment to expand its range of services and employment opportunities and to improve its vitality. An increase in population is required to achieve the critical mass needed to attract investment. Additional private sector housing is needed to redress the social imbalance created by past over development of Local Authority housing. New developments need to be designed carefully to ensure that the character and integrity of the existing village are respected.

(b) *Infrastructural provision.*

Although ideally located to attract and accommodate population growth, to date the expansion of Newtown has been hindered by the absence of a satisfactory sewerage system. This constraint will continue unless finance is available to upgrade the sewerage system.

Plans for a regional sewerage treatment scheme to serve Newtown, Kilpedder, Kilcoole and Newcastle, to drain to a central treatment works at Leamore Lower were prepared in 1992. Funding has not been approved for this scheme.

As an interim measure, it is proposed to connect Newtown to the existing sewerage treatment works at Greystones where spare capacity of 12,000 p.e. is available. Water supply improvements including a new reservoir at Merepark will match sewerage upgrades.

With a 1996 population of 2,528 persons these sanitation improvements will allow for growth to the local growth centre strategy level.

(c) *County Development Plan – Part 1 Policy.*

The policy of the County Development Plan has prioritised the growth of towns to plan for future strategic infrastructural expenditure on water supply, sewerage, roads etc. Towns, villages and hamlets in the county are categorised as either primary or secondary local growth centres or villages. These centres are designated for either high, medium or low growth.

Newtown is a Primary Local Growth Centre with a high growth rate. The 1999 County Plan envisages a Newtown population of 6,000 persons by 2016, while the population of the county rises from 102,417 in 1996 to 144,500 by 2016.

The vision for Newtown, therefore, is for the population of the town to grow to approximately 6,000 persons by the year 2016 and for its commercial and industrial base to expand to meet the needs of this population.

#### **1.4 Plan Format and Formulation Process**

This is the Local Area Plan prepared by Wicklow County Council in accordance with the requirements for Plans set out in the Planning and Development Act 2000. It shall remain in force for six years.

In the text it may be referred to as “the Plan” or “this Plan”. In this Plan “The Council” or the “Planning Authority” shall mean Wicklow County Council.

The Plan shall have effect within the boundaries of map No. 1. The majority of the plan’s objectives are for implementation within 6 years of making the plan. The plan also reserves distributor road corridors for the long-term development of the town.

This Plan has been prepared following on from the Amended Draft Newtownmountkennedy Development Plan, which was not possible to complete under the Planning and Development Act, 2000. A comprehensive consultation process took place including the general consultations carried out before the Draft plan was adopted, the subsequent public display both at the Draft and Amended Draft stage, information evenings at the Community Hall, the submissions received subsequent to the display, the response of the Co. Manager to those submissions and the comments and resolutions of the elected Members.

#### **1.5 Plan Structure**

The Plan is divided into five sections as follows:

Section One	Introduction,
Section Two	The non-statutory survey and analysis,
Section Three	The Council’s development policy and objectives, and
Section Four	Action Area Plan.
Section Five	Likely Effects on the Environment

## SECTION TWO

## SURVEY AND ANALYSIS

## 2.1 Population

The population of Newtownmountkennedy in 1996 was 2,528 persons, representing an increase of 207 persons or 8.9% over the five-year inter census periods 1991-96. This is up from 6.3 % during the previous inter-census period 1986-91. The town grew by 39.8% in the five year period 1981 -86. The rate of population change since 1981 is illustrated in Table 1. The population of Newtown has consistently grown at a faster rate than the county as a whole.

Table 1 Population change in Newtown and Co. Wicklow 1981-96

<i>Year</i>	Newtown		County Wicklow	
	<i>Population</i>	<i>% Change</i>	<i>Population</i>	<i>% Change</i>
1981	1,561	-	87,449	-
1986	2,183	+ 39.8	94,542	+ 8.11
1991	2,321	+ 6.3	97,265	+ 2.9
1996	2,528	+ 8.9	102,417	+ 5.3

## 2.1.1 Age Structure

Changes in the structure of the population are evident in Table 2. There has been a significant decline in the population in the 0-14 age cohort in the 1991-1996 period with an increase in the older cohorts. This gradual ageing of the population over the 1991- 96 period matches national trends and reflects the declining birth rate.

While the population as a whole is ageing it remains 'young' with over a quarter of the population under the age of 14 and over 40% under the age of 24. Only 6.7% of the population is over 65 years of age. This age profile has implications for the social/community infrastructural needs of the area.

Table 2 Age profile of population of Newtown, 1981-96

<i>Age Cohort</i>	<i>Year</i>				<i>% Change</i>			<i>% of Total Pop.</i>
	1981	1986	1991	1996	1981-86	1986-91	1991-96	1996
0-14	517	737	765	686	42.6%	3.8%	-10.3%	27.1%
15-24	225	327	313	365	45.3%	-4.3%	16.6%	14.4%
25-44	514	745	776	922	44.9%	4.2%	18.8%	36.5%
45-64	192	247	314	386	28.6%	27.1%	22.9%	15.3%
65+	113	127	153	169	12.4%	20.5%	10.4%	6.7%
Total	1561	2183	2321	2528	39.8%	6.3%	8.9%	100.00%



### **2.1.2 Population Projections**

As outlined previously the decline in the population of the 0-14 age cohort since 1991 reflects declining birth rates at national level. It is expected that the current strength of the economy and the general increase in wealth associated with economic growth will result in some increase in the birth rate. This may reverse or at least slow down the decline in the population of the 0-14 age cohort in the short term and contribute to minor population growth.

Based on the population growth trends to date outlined in Table 1, Newtown has experienced an average annual growth rate of 64.5 persons over the last 15 years but the development of the town was artificially constrained by diminished house building due to the lack of an adequate sewerage treatment facility.

Newtown is designated as a Primary Local Growth Centre in the County Plan and, subject to the resolution of the infrastructural deficiencies, is the focus for development and population growth to 6,000 persons by 2016.

The 1996 population of Newtownmountkennedy was 2,528. This plan proposes to increase it by 2,000 persons to 4,528 by 2006/7. At 2.72 persons per household this requires 1,665 housing units, less the 749 extant in 1996 that is an extra 916. At a density of 8 units per acre Newtownmountkennedy requires 115 acres of land for new residential development. All new residential development will cater for local growth.

The extension of the distributor from R756 eastwards to the R772 will route regional traffic from Roundwood south of the town thereby diverting it off the deficient R756 section between Mountain View and St. Joseph's Church and away from the vicinity of the primary schools; in time this distributor will provide access to the proposed secondary school at Moneycarroll; significant early population growth will generate early demand for commercial residential services including improved shopping, all of them needed to upgrade the main street frontages. The issue of increased population will fall to be assessed and addressed at the next plan review. Within the town boundary there is a very adequate supply of land, zoned agriculture for the time being from which to select land for future development purposes if required at future plan reviews.

## **2.2 Housing**

In 1996 the number of households was 749, an increase of 18% in the five-year period since 1991, an average of 3.4 persons per household. As Table 3 indicates there has been a steady increase in the number of households in the period under consideration. This reflects national trends in household formation with headship rates rising as more families and single people set up independent homes.

Table 3 Number of households 1981-1996

<i>Year</i>	<i>No. of Households</i>	<i>% Change</i>
1981	387	
1986	576	+ 49%
1991	635	+ 10.2%
1996	749	+ 18.0%

The changing nature of the composition of households is indicated in Table 4.

Table 4 Composition of Private Households 1986-96

<i>Household Type</i>	<i>No. of Units</i>		<i>Actual change</i>	<i>% change</i>	<i>% of Total Households</i>	
	1986	1996			1986	1996
One person	68	109	+ 41	+ 60.3	11.8 %	14.6%
Couple	85	140	+ 55	+ 64.7	14.8%	18.7%
Couple / kids	324	357	+ 33	+ 10.2	56.3%	47.7%
Lone Parent	39	69	+ 30	+ 77.0	6.8%	9.2%
Couple / others	7	7	n/a	n/a	1.2%	0.9%
Couple/ kids/ others	21	29	+ 8	+ 38.0	3.6%	3.9%
Lone parent/ kids/ others	5	9	+ 4	+ 80.0	0.9%	1.2%
Multiple family units	3	4	+ 1	- 33.3	0.5%	0.53%
None family relatives	13	9	- 4	- 30.8	2.2%	1.2%
Persons not related.	11	15	- 4	- 36.4	1.9%	2.0%
<b>Total</b>	<b>576</b>	<b>749</b>	<b>+ 173</b>	<b>+ 30.0</b>		

Note: Others can include children over the age of 15, relatives or non-relatives.

Despite a growth of 10% in size over the 1986-96 period the conventional couple and children household category is declining in significance within the population as a whole.

The number of households will continue to rise in the future in line with the increase in population and such households will be smaller in size. The SPG estimate household formation size for the Greater Dublin Area at 2.72 and this will decline even further from 2006 to 2.9 persons per household with implications for the type and the number of houses to be provided.

### 2.2.1 Social Housing Needs

Five new houses were constructed in Newtown on an infill site at Mountain View Estate, under the 1997 housing programme. No new houses were proposed under the 1998 or 1999 programmes. The Council does not own any further housing land in Newtown and will need to acquire some to meet its housing needs in the area. In 1999 there were 39 applicants on the housing list. It is envisaged that these will be housed by way of new house building in green field sites and suitable infill development.

A number of new measures have been recently introduced by Government to try and alleviate the difficulty of first time house purchasers. These measures, in addition to other local authority initiatives (i.e. purchase of private sites, joint ventures, etc.) will continue to be pursued by the Council to ensure that all residents, particularly those who are local to the area, are properly housed.

### 2.3 Employment and Industry

Table 5 illustrates the economic status of the population of Newtown, *aged 15 and over*, for the period 1991 - 1996 and compares it with the County in 1996.

In 1996 Newtown had a labour force of 1,110 persons or 60.3% of its total population, which although in line with the trends for the county, would indicate quite a high level of economic dependency. Some 49.2% of the economically active population in Newtown were *at work* in 1996 while 11.1% were *unemployed* or *first job seekers*. The proportion *at work* was in line with trends in the county as a whole but the level of *unemployment/first job seekers* is slightly higher in Newtown than in the county as a whole. It is also evident that Newtown has a lower proportion of *students* and *retired persons* but a higher proportion of persons classified as *unable to work*.

Table 5 Persons aged 15 and over by principal economic status (1991-1996)

Principal Economic Status	Newtown				County	
	No per year		% of Total		No.	%
	1991	1996	1991	1996	1996	1996
At work	681	906	43.8	49.2	36,423	47.2
1st Job seekers	30	-*	1.9	-	-	-
Unemployed	160	204	10.3	11.1	6,177	8.0
Student	92	161	5.9	8.7	9,131	11.8
Home Duties	369	328	23.7	17.8	16,308	21.2
Retired	99	121	6.4	6.6	6,832	8.9
Unable to work	124	122	8.0	6.6	2,227	2.9
Other	1	-**	0.06	-	-	-
<b>Total</b>	<b>1,556</b>	<b>1,842</b>	<b>100.0</b>	<b>100.0</b>	<b>77,098</b>	<b>100.0</b>

\* 1996 *1<sup>st</sup> Job seekers* figure included with *Unemployed* figure.

\*\* 1996 *Others* figure included with *Unable to work* figure.

Given Newtown's proximity to the main employment centres of North Wicklow and Dublin, it is to be expected that some residents will commute to work outside of the area as Newtown itself has a small employment base. A survey of local businesses spread across the manufacturing, retail and services sector undertaken in May 1998, indicated that there were 190 persons in full time employment in the town and 24 in part time employment. It can be assumed that most of these persons are from the Newtown area. The level of local employment equates to approximately one quarter of the work force.

The fact that most of the residents of the area travel outside the area for work is further illustrated by the travel to work data contained in the 1991 census which indicates that 67% of those at work or in full time education travel between 5 and 29 miles each day on their outward journey. Table 6 provides a breakdown of employment by sector for people who *reside* within Newtown. As evidenced from the local employment survey most of this employment is located elsewhere in County Wicklow or in Dublin.

Table 6 Persons at work by industry 1991-1996

<i>Industry</i>	<i>1991</i> <i>(LF = 871)</i>	<i>1996</i> <i>(LF = 1,110)</i>
Agriculture / Forestry / Fishing	27	26
Mining	0	4
Manufacturing	138	154
Building	67	75
Electricity / Gas	2	11
Commerce	187	255
Transport / Communications	33	71
Public Administration	47	45
Professional	102	146
Others	78	119
<b>Total</b>	<b>681</b>	<b>906</b>

LF = Labour Force

It is essential in terms of the future development of Newtown that serviced lands are available for industrial / commercial development to ensure residents can obtain employment locally rather than having to commute to other areas. If Newtown's role is to be solely a commuter one, this would be detrimental to the overall sustainable development of the county and would be contrary to the objectives of the SPG. In order that Newtown does not remain a commuter town with the attendant difficulties that this brings with it, it may be necessary to phase the release of residential lands in line with employment type use developments within the area. Some 31ha are already zoned for employment type uses to the north of Newtown at Kilpedder and it is anticipated that this will serve the Newtown and Kilpedder populations.

## 2.4 Piped Infrastructure

### 2.4.1 Water

In common with the rest of north Wicklow, Newtown is supplied with water from the Dublin Corporation water works at Vartry, Roundwood. It is understood that the Corporation water main is able to meet its 8,000 (p.e.) future water supply needs.



Newtown, the Garden Village, Kilpedder and Newcastle do not have any water storage facilities and take water via several separate connections directly from the trunk main along its route from Roundwood to the reservoir in Stillorgan. The Newtown regional water supply scheme proposes an integrated water supply scheme to serve the above areas and Kilcoole. The scheme proposes a single connection to the Corporation water main at Newtown and the construction of reservoirs at Merepark and East Hill. New distribution mains and pump houses will also be necessary. The new connection would also serve the two existing reservoirs at Kilcoole serving Kilcoole and Newcastle.

Stage I of the regional water supply scheme needs to be implemented immediately to cater for the initial population expansion of the Newtown area and the rest of the Region. Stage II would need to be implemented once the population of the region exceeds 12,500.

A site for a reservoir at Merepark has been acquired. The reservoirs proposed top water level (TWL) of 132m OD will permit two storey housing at ground elevations up to 117m. OD with single storey a little higher (say up to 120m OD).

#### **2.4.2 Sewerage**

A primary settlement tank constructed in 1932, which is completely inadequate for existing effluent loadings, serves Newtown. This lack of capacity of the existing tank has curtailed the development of the town for many years.

Plans have been prepared for a regional sewerage treatment plant to serve the Newtown, Kilpedder, Kilcoole and Newcastle areas and drain to a single treatment works at Leamore Lower. Partial funding has been received for this scheme and work has commenced on putting the package together.

In the interim it is proposed to connect Newtown to the sewerage treatment works at Greystones as a temporary measure.

### **2.5 Educational Facilities**

#### **2.5.1 Primary Schools**

Newtown has two primary schools and enrolments are outlined in Table 7. Enrolments peaked in 1986 and declined in the period to 1996 but increased again in 1997.

St Joseph's Boys National School occupies two sites; the old school building which has five classrooms (three of which are vacant) and the new school, which has four classrooms. The new school was originally planned as a sixteen-classroom unit but to date only four have been constructed. There is sufficient land around the new school to build a further twelve classrooms. This would absorb most of the open space on the site and additional lands for play areas etc. would be required.

St Brigid's Girl's National School is an eight-classroom school and has three spare classrooms but no room to extend the school building on site and very little play area around the school.

Table 7 School Enrolments 1981-2000

<i>Year</i>	<i>St Joseph's</i>	<i>St. Brigid's</i>	<i>Total</i>
1981	191	191	382
1986	218	213	431
1991	206	177	383
1996	161	133	294
1997	173	140	313
1998	164	130	294
1999	174	130	304
2000*	175	125	300

\* The enrolment figures for 2000 are for June and not September.

With an existing total of seventeen classrooms between the two schools, they can accommodate a total of approximately 510 pupils. St Joseph's has space to build a further twelve classrooms which could cater for an additional 360 pupils if additional land for play areas etc., is acquired. Based on a target population of 4,528 persons and the assumption that approximately 20% will be of primary school going age, it is estimated that primary school places for 906 children will be required. The need for some extra classrooms and for associated playing areas requires some additional land.

### 2.5.2 Secondary School

Newtown does not have a secondary school so pupils attend various schools in the area. In the short term it is likely that Newtown will be served by the proposed new secondary school at Kilcoole. However in time a secondary school may be needed in Newtown and a site of 10 acres at Moneycarroll is reserved for this purpose.

## 2.6 Community Facilities

Community facilities in Newtown include a community centre beside St Joseph's Boys School, a parish sports field to the rear of St. Joseph's and a GAA pitch and clubhouse at Ballinahinch. Facilities in the community centre comprise a large hall, meeting rooms and changing rooms and are well used. In light of the proposed expansion of the town, additional community facilities including additional playing pitches and indoor sports and recreation facilities will be required.

### 2.6.1 Public Library

At present Newtown has a part time library service, which operates from an empty classroom at St. Joseph's School. The Council owns a site opposite the St. Joseph's Church, at Main Street, where it is intended to build a library. Plans for the provision of a library building submitted to the Department of Education await approval.

## **2.7 Urban Form/Townscape and Amenity**

Newtown is of a protracted linear form extending from Killadreenan to the south to Season Park to the north. Essentially the town comprises one main street, which forks at the northern end to connect to the N11. There are links from the main street to Kilcoole via the regional road (R-772-12), to Newcastle via local road (L 5050-17) and to Roundwood via regional route R756. The commercial and residential core of the town is located at the northern end. The southern half includes a strip of council built cottages fronting the road, Newcastle Hospital and a garage/petrol station. Most residential accommodation occurs in two estates, Season Park and Mountain View with 400 dwellings between them, with a further 220 dwellings at the Garden Village on the remote side of the N11.

Most of the buildings on the main street date from the 19th and early 20th century and are of simple vernacular style. The main buildings of note in the town include the two churches, Newcastle Hospital and the former RUC barracks which is in poor repair. Many of the buildings are well presented while others are in need of improvement and maintenance. There's an area of dereliction opposite the Townhouse public house. Permission has recently been granted for the redevelopment of this site. There are other infill sites on Main Street, which invite early development.

The eastern side of Main Street has not realised its full potential. Some insensitive development on this side detracts from the overall amenity of the streetscape. There are a number of other commercial uses including warehousing and vehicle servicing outlets on the Main Street, which could be more appropriately relocated to an industrial area.

It is important that the design and finish of new developments within the town centre have regard to the scale and character of the existing streetscape and that the Main Street retains and reinforces its prominence as the commercial core of Newtown.

## **2.8 Archaeological Sites**

There are two recorded monuments within the town boundary. These are the ruins of a church, a graveyard and the site of a holy well. Both monuments are located at Killadreenan, near Newcastle Hospital.

## **2.9 Transport and Communications**

Newtown is located 1km west of the National Primary Route N11 (also Euro route E01: Dublin to Rosslare) and has excellent access by car to it. The street network within the town is generally good with the exception of that section of the Roundwood regional road R765 near St Brigid's School which is narrow, poorly aligned and has a dangerous junction with the access road leading to Sycamore Drive and Mountain View housing estates. In general there is sufficient on street car parking provision to cater for present needs although parking of large commercial vehicles on the main street in connection with existing businesses can be problematic. Provision of off street car parking as part of any new commercial development in the town will be essential as no off street parking areas presently exist. A street improvement/traffic calming scheme might improve visual amenity levels, improve parking discipline and pedestrian amenity and safety.

### **2.9.1 Public Transport**

North County Wicklow is within the remit of the Dublin Transportation Initiative, which promotes development in areas which are, or can be, served by public transport to reduce private car use.

The public transport services in Newtown are poor. There are no bus links to the railway stations at Kilcoole, from where there is one daily rail connection to Dublin or to Bray and Greystones where there is a DART Service. Although Dublin Bus does not serve the town there are nine daily bus connections with Bus Éireann on the Dublin to Rosslare Route

Census data from 1991 indicates that 29 % of households in Newtown did not have a car in 1991 while 55% of households had one car and 14.5% had 2 cars. The main mode of transport to work in 1991 was the private car, with 43.5% travelling in their own car while a further 10.8% travelled as passengers in private cars, with 21.8% of people using the bus service.

It is clear that public transport services will have to be upgraded significantly as part of the development of Newtown, particularly given that in 1991 about 67% of the workforce in Newtown commute to the Dublin Metropolitan Area on a daily basis.

### **2.10 Public Open Space - Passive and Active**

Apart from small incidental areas within housing estates, Newtown does not have any significant areas of passive public open space. Coillte has recently transferred approx. 2 acres of woodland north of the town to the Council and this is being developed as a public park. In view of the expected growth in the population there is a need for a large centrally located public park to cater for the active and passive recreational needs of the population.

The parish sports field is located near St. Joseph's school. The GAA club has a pitch and clubhouse at Ballinahinch. Additional playing fields are required to cater for the increased population.

Areas of public open space will be required as part of the integrated development of areas zoned for residential use, which will accord with the open space standards of the County Development Plan 1999.

### **2.11 Retail Facilities**

Newtown functions as a local service centre. It has a limited range of retail facilities with a total of 17 retail outlets of which 15 outlets provide convenience goods and two outlets providing comparison goods. In total there is approximately 1,000 square meters of retail floor space available in the town. A small number of shops are currently vacant. It is likely that there's significant leakage of expenditure to Greystones / Bray and Dublin where more extensive shopping facilities are available.



As the population of the town grows it will be necessary to expand the retail base of the town to provide for a full range of retail services. It is essential that such expansion builds on the existing commercial core of the village rather than locating on the outskirts of the village. Lands to the rear of existing properties along the Main Street can be developed in the future. Some additional land with direct frontage onto the public road will also be required.

## **SECTION THREE DEVELOPMENT POLICY AND OBJECTIVES**

### **3.1 Introduction**

This section of the plan outlines the Council's policy on specific aspects of the future development of Newtown with specific objectives to be carried out during the life of this Plan.

### **3.2 Implementation Of Objectives**

The objectives set out below which require the carrying out of works and the expenditure of public funds are subject to:

1. All the necessary permissions, approvals and subventions being forthcoming from the EU, State, Semi State and other sources, to support and finance the securing of the objectives,
2. Additional finances required by the Council being made available having regard to the overall commitments of the Council, and
3. The Council receiving contributions towards such expenditure from developments benefiting from their works.

### **3.3 Expansion of the Town**

It is recognised that the location of the town adjacent to the N11 and the Dublin Metropolitan Area will result in considerable development pressure and opportunities when the deficiencies in service infrastructure are remedied. It is further recognised that development needs to be phased over the plan period and directed to the optimum locations to enhance the town and to protect its amenities.

#### **Policy**

- a) To seek the integrated and balanced growth of the town to a population of approximately 6,000 persons by 2016 and to ensure that the expansion is nucleated around the town core to promote the redevelopment of under utilised land, to avoid expansion into high amenity rural areas and to optimise the use of existing facilities and resources,
- b) To provide for the towns social, educational and economic functions and for the preservation and improvement of its amenities, and
- c) To ensure impediments to the growth of the town are removed and that sufficient infrastructural services are provided and sufficient land is allocated for future development. In particular, the Council will ensure that road infrastructure and other infrastructural improvements and community facilities match new development and that housing development will be phased to correspond to the provision of these improvements.

- d) To preserve and enhance natural habitats, including all watercourses.

### **3.4 Social Housing**

#### **Policy**

- a) It is the policy of the Council to enable every household to have an affordable dwelling of good quality, suited to its needs, in a good environment and as far as possible at a tenure of its choice.
- b) It is the policy of the Council to promote and encourage the provision of housing accommodation in accordance with the proposals contained in the document 'Social Housing – The Way Ahead' (Department of the Environment, 1995) and to obtain an element of social housing in all new residential development areas.

#### **Objectives**

- a) To acquire land or buildings within Newtown for the purposes of providing housing and community facilities including for local housing need.
- b) To provide serviced sites for development by private individuals.
- c) To ensure the provision of a wide range of house types and sizes in all new developments to cater for the differing needs of the population, including the provision of sheltered housing for the elderly and affordable housing for the local populace.
- d) To seek a minimum of 20% social/affordable housing provision in new residential development areas, in accordance with Part V of the Planning and Development Act, 2000, the document 'Social Housing – The Way Ahead' and the County Wicklow Housing Strategy 2001 - 2005.
- e) To implement the Council's housing programme in accordance with the housing needs assessment.

### **3.5 Residential Development**

#### **Policy**

- a) To require the integrated nucleation of new residential development close to the town centre to ensure the optimum location of housing, employment uses, amenity areas, community facilities etc.
- b) To promote a high quality of design and layout in new residential development in accordance with the residential development standards set out in Appendix 1 of the County Development Plan.
- c) To protect and improve residential amenities in existing residential areas through

the exclusion of non-compatible land uses.

- d) To ensure that housing development will be restricted for local growth only i.e. for persons who have been resident in County Wicklow for at least one year and/or those currently in full-time employment in County Wicklow or other such persons as may be considered acceptable to Wicklow County Council

### **Objectives**

- a) To zone sufficient land for residential development to cater for local growth.
- b) To reserve lands within residential development areas for open space provision, expansion and/or new provision of educational and other community facilities in accordance with the provisions of the action area plan.
- c) To ensure new developments incorporate the existing natural features of the site, particularly hedgerows and trees, which add to the aesthetic quality of the town. Where possible and appropriate, new developments will preserve existing field patterns.
- d) To ensure that new developments respect the scale and character of the existing settlement and by reference to their content, design and composition are capable of integrating with the existing settlement. In particular the criteria as outlined in Appendix 1 of the County Development Plan Part 1 1999 will apply.
- e) To encourage, where possible and appropriate, all new residential development areas to provide open space, pedestrian and cycle way linkages to the commercial and employment use areas.
- f) To ensure that all new housing estates observe appropriate "green" standards and make provision for a re-cycling area within the estate, the location of such an area shall be delineated at the planning application stage.
- g) Where possible and appropriate, (such as in brown field sites or in the town centre) maximum density standards may be relaxed in the interest of good urban design and of the proper planning and sustainable infilling of urban areas. Such proposals will require a very high quality of design and layout and a good living environment.

## **3.6 Roads and Transportation**

### **Policy**

- a) It is the Council's policy to maintain the safety and capacity of all roads within the town to minimise congestion, hazard and delay, to ensure new roads are provided as necessary to cater for increased demand and to introduce traffic calming measures to secure the greater safety of road users, including pedestrians and to protect the amenity of the town.



- b) It is the Council's policy to expedite the roads programme from its own resources, from central funds and from development contributions as appropriate and to require developers to contribute to the cost of all road improvements within the town where such works facilitate their developments. Developers will be required to provide, within their sites, that part of a new road network, which traverses their land.
- c) It is the policy of the Council to ensure that new developments and road improvements occur contemporaneously.
- d) It is the policy of the Council to facilitate the development of public transport services in the area and to support the implementation of the DTI Strategy as it affects Newtown within the context of the aims and objectives of this Plan.

### Objectives

- a) To reserve sufficient land to facilitate the development of a western ring distributor road around Newtown, from the R 772 at Moneycarroll, crossing the R765 at Monalin, to Seasonpark to the L1037 and in time to the R772 at Mountkennedy Demesne at the northern town approach as shown on Map No. 1. The reservations (including alternative lines) shown are diagrammatic only and are subject to further investigation.
- b) To reserve sufficient land to facilitate the provision of access to the lands zoned for employment uses in Mountkennedy Demesne in Map No. 29(A) of the County Development Plan 1999. The creation of additional accesses to this road shall be minimised to maintain its capacity. The reservation shown is diagrammatic only and is subject to further investigation.
- c) To reserve land to link the western ring road to the Roundwood Road (R 765) west of Monalin Cottages, and to reserve land to link the Kilcoole road and R772.
- d) To reserve sufficient land to facilitate the improvement of the existing roads as shown on Map No. 1, these improvements to include:
  - (i) The Newtown/Kilcoole Road (L 1048-0),
  - (ii) The Roundwood Road (R756) and the access road to both primary schools,
  - (iii) The R772 at Season Park, at Mountain View/Sycamore Drive and to N11,
  - (iv) The L1037 northwest of Season Park,
  - (v) The Newcastle Road from St. Catherine's School to the regional road, and
  - (vi) The implementation of traffic calming generally.
- e) To require the provision of off street car parking in connection with all new developments to ensure that sufficient parking is provided in the town centre and elsewhere to cater for increased retail and other development.
- f) To minimise the number of junctions to the distributor roads and others to maintain their capacity.
- g) To provide, where possible and appropriate, for cycle and pedestrian ways along all

proposed new roads to link into all new residential, retail and employment areas and existing residential areas.

- h) To retain development quality access at the areas shown on Map No. 1.
- i) To liaise with Dublin Bus and/or other licensed public transport operators to improve public transport services.
- j) To provide a footpath between the Garden Village and Newtownmountkennedy and elsewhere as funds permit.

### **3.7 Sewerage Infrastructure**

#### **Policy**

- a) It is the policy of the Council to provide adequate infrastructural services for the expansion of the town.

#### **Objectives**

- a) It is an objective of the Council to implement the regional sewerage treatment scheme. In the interim, the Council will provide the temporary measure of linking Newtown to the Greystones sewerage treatment works.
- b) It is an objective of the Council to provide new sewer lines and to replace, upgrade and extend existing sewers.
- c) In view of the capital funding required to upgrade the service infrastructure it is an objective of the Council to require contributions towards the cost of carrying out such works from developers. The level of the contribution will be relative to the overall cost of the capital works and shall be adjusted annually to take account of rises in the cost of Building Index or the CPI etc..
- d) Where appropriate and possible, the Council will require on-site storm water attenuation.

### **3.8 Water Supply**

#### **Policy**

- a) It is the policy of the Council to continue to source water from the Vartry reservoir and to implement the Newtown regional water supply scheme.

#### **Objectives**

- a) To proceed with the implementation of stages one and two of the Newtown regional water supply scheme, including the construction of a storage reservoir at Merepark and a pumping station at Newtownmountkennedy Demesne.
- b) To provide new water mains to facilitate development.

- c) In view of the capital funding required to upgrade the service infrastructure it is an objective of the Council to require contributions from developers towards the cost of carrying out such works. The level of the contribution will be relative to the overall cost of the capital works and will be adjusted annually to take account of rises in the cost of Building Index or the CPI etc

### **3.9 Employment and Industry**

There is a great need to provide more local employment in Newtown to attain greater self sufficiency, to reduce the extent of commuting and to stimulate the local employment base.

#### **Policy**

- a) The Council will facilitate the development of enterprise and the growth of employment in the Newtown area and to this end will liaise with the County Enterprise Board, the IDA, Forbairt and other agencies, including the private sector to promote economic and social development.

#### **Objectives**

- a) To promote Newtown to prospective employers as a location of significant potential based on its communication network, high quality environment, infrastructure base and an available work force.
- b) To promote the development of the employment use zoned lands and town centre zoned land to facilitate the growth of enterprise and employment activities.
- c) To attempt to phase residential development so that the development of residential areas complements and coincides with the development of areas zoned for employment uses to reduce dependence on commuting.
- d) To facilitate the provision of enterprise centres.
- e) It is an objective of the Council that new employment developments will be of a high standard of architectural design with appropriate site layouts, landscaping and boundary treatments to accord with the standards in Appendix 4 of the County Development Plan. In particular new developments will have to demonstrate that adequate measures will be taken protect the amenities of adjoining residential uses.
- f) It is an objective of the Council to promote tourism.
- g) It is an objective of the council to facilitate limited home based employment in residential areas provided it is compatible with the proper planning and development of the area and does not adversely affect residential amenity.
- h) In conjunction with the IDA and Government agencies, the Council will effect a new review of any current development policies which mitigate against the

promotion of new employment or investment in the area.

### **3.10 Agriculture and Forestry**

#### **Policy**

- a) To provide for the development of agriculture on lands zoned for agricultural use as shown on Map No. 1.
- b) To provide for the development of forestry on lands zoned for forestry use as shown on Map No. 1.

#### **Objective**

- a) To protect agricultural uses from encroachment by urban development uses beyond that needed to cater for the orderly expansion of the town or required on an agricultural basis.
- b) To protect forestry uses from encroachment by urban development uses beyond that needed to cater for the orderly expansion of the town or required on a forestry basis.

### **3.11 Green Belt**

#### **Policy**

- a) It is the policy of the Council to retain the individual physical character of both Newtown and Kilpedder by the designation of green belt areas both sides of the N11.

#### **Objective**

- a) It is an objective of the Council protect and enhance the open nature of lands between the urban development areas of Newtown and Kilpedder by controlling strictly all new developments in this area.

### **3.12 Open Space**

#### **Policy**

- a) It is the policy of the Council that adequate public and private open space to satisfy passive and active recreational needs is provided in all new developments to accord with the standards in Appendix 1 of the County Development Plan.
- b) It is the policy of the Council to facilitate, where possible and appropriate, the objectives of private sporting and recreational clubs subject to reasonable safeguards for the continued use of the land as recreational open space



- c) The Council will operate the development control system in relation to housing and other development to contribute to the achievement of the open space standards of this plan and in Appendix 1 of the County Development Plan. Conditions may be imposed requiring the provision and development of public open space and requiring developers to make contributions as appropriate, towards the cost of providing adequate and suitable local open space, neighbourhood parks and other recreational facilities.

### **Objectives**

- a) It is an objective of the Council to seek the development of a public park along the stream to the west of Main Street between Season Park and St. Joseph's School, with access, inter alia, to Main Street.
- b) It is an objective of the Council to develop the wooded area donated by Coillte to the north of the town as a public park, to include a walk alongside the stream.
- c) It is an objective to preserve the GAA grounds and other private club sports grounds in Newtown as private open spaces.
- d) It is an objective of the Council to facilitate the provision of facilities for football, hurling, golf, athletic clubs etc. on unserviced agricultural lands close to Newtown. The Council may consider providing sites for these purposes or may be prepared to make financial or other assistance available, subject to reasonable access being made available to the public and to reasonable safeguards for the continued use of the land as open space.
- e) It is an objective to ensure that the redevelopment for alternative uses of open space and recreational lands, (whether owned by private recreational clubs or publicly owned), will normally be resisted by the Council unless suitable alternative recreational facilities can be provided at a convenient location
- f) It is an objective of the Council to require contributions to facilitate the provision of a community/recreation centre or works to facilitate the the improvement of existing facilities in Newtown (these contributions to be adjusted annually to accord with the Building Cost Index)

### **3.13 Education and Community Facilities**

#### **Policy**

- a) It is the policy of the Council to facilitate the improvement and expansion of existing educational facilities to cater for the growth in the school going population.
- b) It is the policy of the Council to seek the provision of community facilities (including new or improved Garda stations, medical services, branch library, etc.) progressively with the expansion of the town and where possible and appropriate, the Council will facilitate the provision of such facilities in co-operation with the

local community.

### **Objectives**

- a) To reserve sufficient land to meet the needs of the primary and secondary school sectors.
- b) To improve access (including a potential additional access from the west in the area R2) to St. Brigid's and St. Joseph's Schools and to improve pedestrian safety in the area with the provision of footpaths and traffic calming measures.
- c) To liaise with the local community and the Department of Education to ensure educational provision keeps pace with town expansion.
- d) To develop a new branch library at Newtown.

## **3.14 Townscape**

### **Policy**

- a) To protect and upgrade the quality of the town's streetscape and built environment.
- b) To maintain the future viability of the existing town centre, especially its retail function.
- c) To provide for the expansion of the town's commercial base.
- d) To encourage town centre habitation by facilitating "over the shop" residential development.

### **Objectives**

- a) To encourage the redevelopment, upgrading and improvement of building and/or their facades compatible with the character and identity of the town and in accordance with the recommendations of the Building Facade Study and as set out in Appendix 6 of the County Development Plan.
- b) To continue to implement a programme of environmental improvement schemes in the town.
- c) To control the extent of non-retail uses at ground floor level on Main Street.
- d) To facilitate, subject to protecting residential amenity, the provision of a local convenience shop in residential areas where there is a clear deficiency of retail provision.
- e) To facilitate office development and other employment in commercial centres at a

scale compatible with there service function.

- f) To encourage in-depth commercial development both sides of Main Street availing of the vehicular access points shown on Map No. 1, and otherwise as may be approved.
- g) To preserve the buildings and structures of artistic, historic, architectural or townscape interest listed in the Record of Protected Structures. Alteration and/or demolition of such structures will be expected to comply with the criteria outlined in Section 3.5.13, 3.5.15 and 3.5.16 of the County Development Plan.
- h) To protect from inappropriate development the views/prospects of special amenity interest, listed in Table 8. The Council will also protect and preserve views and prospects of special amenity value towards and from all listed structures and buildings, to protect their interpretation, value and setting.
- i) To preserve and consider the making of tree preservation orders of all trees or the groups of trees listed in Table 9. Should it appear to the Council that trees other than those listed in Table 9 are in danger of being destroyed or damaged so that their loss would be a serious injury to amenity, it will consider the making of tree preservation orders for them. Even though not listed in this Plan, development applications that require the felling of mature trees of amenity value or special interest will be refused.

Table 8 Views and Prospects Listed for Preservation

<i>Ref. No.</i>	<i>Location</i>	<i>Description</i>
V1	Main Street	View river valley (east and west)
V2	St. Catherine's School	View to southwest
V3	Old N11	View to the northeast
V4	Kilcoole Road	View to the south

Table 9 Trees or Groups of Trees for Preservation

<i>Ref. No.</i>	<i>Trees/groups of trees</i>	<i>Location</i>
T1	Mature trees at Ballyronan	Ballyronan, N11
T2	Mature trees in grounds of Kennedy Demesne	Kennedy Demesne
T3	Mature deciduous trees	Main Street
T4	Scot's pine and spruce (rear of St. Matthew's Church)	Main Street
T5	Mature deciduous trees	Valle Pacis, Main Street
T6	Mature deciduous trees	Stream corridor west of Main Street
T7	Two oaks	Old N11
T8	Deciduous trees	Springmount House, Old N11
T9	Deciduous trees	Warblebank House, Old N11
T10	Deciduous trees in Newcastle Hospital grounds	Newcastle Hospital, Old N11

### 3.15 Sites and Monuments of Archaeological Interest

#### Policy

- a) To preserve all sites and monuments of archaeological interest in the town.

#### Objective

- a) To preserve the sites and monuments of Table No. 10 and to control development in the vicinity of all archaeological sites which are listed in Table 10 and to ensure that where development is carried out that it is undertaken in accordance with the recommendations of the National Monuments Section of the Department of the Arts, Heritage, Gaeltacht and the Islands and in accordance with Section 3.5.17 of the County Development Plan.

Table No. 10 Sites and Monuments of Archaeological Interest

<i>Ref. No.</i>	<i>Townland</i>	<i>Description</i>
A1	Killadreenan	Church and Graveyard
A2	Killadreenan	Holy Well Site
A3 & A4	Mountkennedy Demesne	Mound, and Motte

### 3.16 Development Control Objectives

#### 3.16.1 Introduction

Section 34 of the Planning and Development Act, 2000, as amended, obliges the Council to effect its control of development by ensuring that permitted developments are consistent with the proper planning and development of the area in which they are located, (including the preservation and improvement of the amenities thereof), having regard to the Development Plan, the provisions of any Special Amenity Area Order relating to the said area and the matters referred to at Section 34(4).

#### 3.16.2 Non-Conforming Uses

Some existing developments do not conform to the zoning objective for the area in which they are located. These are uses which (1) were in existence on the 1st October 1964; or (2) have valid planning permissions or (3) do not have planning permission and may or may not be the subject of enforcement proceedings. The Council may permit extensions and improvements of premises in categories 1 and 2 where the proposed development would not prejudice the proper planning and development of the zone.

### **3.16.3 Development Contributions**

Having regard to the capital expenditure required in the provision of infrastructure, (including drainage, water supply, roads, footpaths, traffic management, open space, civic amenity facilities, community development infrastructure, car parking and the acquisition of land) which is necessary to facilitate development, the Planning Authority will require appropriate contributions from benefiting applications by virtue of its powers under Section 26 (2) of the 1963 Act and Sections 34 & 48 of the Planning and Development Act, 2000.

### **3.16.4 Land Use Zones and Zoning Objectives**

The purpose of land use zoning objectives is to indicate the Council's intentions for all lands within the town. In addition to the implementation of land use zoning objectives all the other factors such as design criteria, density, nuisance, traffic generation etc. will be considered in deciding whether or not an application conforms to the proper planning and development of the area.

### **3.16.5 Specific Zoning Objectives**

It is an objective of this plan to zone the lands shown on Map No. 1 for the uses and purposes set out in Table 11.

### **3.16.6 Land Use Zones**

There are seven major land uses zones in this plan; residential, town centre, employment, educational/community/institutional, agricultural and forestry, greenbelt, and open space and one lesser one, hotel. There are 13 zoning objectives for these land use zones.

Table 11 Land Use Zones and Zoning Objectives

<i>Zone</i>	<i>Symbol</i>	<i>Objective</i>
<i>Residential</i>	R1	To protect and improve the amenity of existing residential uses and provide for appropriate infill development which respects the scale and character of the existing built form
<i>Residential</i>	R2	<ul style="list-style-type: none"> <li>To protect residential amenity and to provide for a new comprehensive integrated residential development for local growth, including adjoining open space and educational facilities, at a maximum gross density of 20 houses per hectare (8 to the acre) in accordance with the standards of Appendix 1 of the County Development Plan and otherwise in accordance with Action Area Plan Z1 - Seasonpark / Newtownmountkennedy. (Higher densities may be considered where a scheme conforms to the criteria of Appendix 1 of the County Development Plan and/or the objectives identified in this Plan). A Comprehensive, integrated residential development zoning indicates that the lands the subject of this development must be developed as one integrated unit. Inevitably this will require different landowners co-operating to implement this zoning objective. Separate applications for sections of this zoning will not be considered as conforming to the zoning objective unless the separate section includes appropriate proportions of open space, roads, community and residential land uses.</li> <li>To provide for open space (OS) and community facilities (ECI), and for pedestrian and cycle way linkages between new residential estates and Main Street and other uses (e.g. schools) where possible and appropriate.</li> <li>To provide for significant landscaping (soft and hard).</li> </ul>
<i>Residential</i>	R3	To provide for a low density residential urban/rural transition fringe for local growth in Action Area Plan Z1.
<i>Residential</i>	R4	To protect residential amenity; to provide for a residential and open space development for local growth at a maximum gross density of 25 houses per hectare (10 per acre) in accordance with the standards of Appendix 1 of the County Development Plan, 1999, with access to the proposed east-west distributor road.

Town Centre	TC	To provide for town centre activities (commercial, retail, educational, community, parking, and tourist related development) and to preserve existing residential amenities; to provide for one integrated shopping centre facility (unlikely to exceed 2,000 sq.m.), with significant soft and hard landscaping and substantial car parking.
Employment	EMP 1	To provide for the development of enterprise units/small scale light industrial units and office based employment uses where the sole or principal use is the undertaking of professional administrative financial marketing or clerical work including services provided principally to visiting members of the public. Some provision shall be made for small local employment service outlets (uses such as tyre repair units, body repair workshops, small industrial bakery units etc.). The layout shall be architecturally imaginative, with a very high degree of building design and layout with access to the proposed east west distributor road. In particular, a significant band of landscaping shall take place between the proposed development site and the existing residential areas. Access shall be to the proposed east/west distributor road.
Educational	EC1	To reserve a 4 hectare site for a post primary school.
Agricultural & Forestry	AG1	To provide for the development of agriculture.
	AG2	To provide for the development of forestry.
	AGR	To provide for agricultural uses( strictly without prejudice to the Council's right to make alternative land use zoning objectives, these lands are amongst those lands that the Council currently deems most likely to be considered in the next Local Area Plan, if necessary, during the period 2007 to 2016).
Public Open Space	OS	To preserve/provide open space.
Greenbelt	GB	To preserve the open rural nature of the lands between Kilpedder and Newtown and to ensure that each settlement retains its own specific identity and character.
Hotel	H	To provide for hotel and highway services and related development.



Tables 12– 23 shall be read in the context of the above policies and objectives. Uses identified as “Normally Permitted” are generally acceptable in principle in the relevant zones. However, it should not be assumed that if a proposed development complies with the matrix table that it will necessarily be acceptable. Other development control factors such as density, height, traffic generation, design criteria, infrastructural capability and physical environmental factors will also be considered in establishing whether or not a development proposal conforms to the proper planning and development of the area.

Uses shown as “open for consideration” are not acceptable in principle and will not normally be permitted. It is only in particular cases, where the planning authority is satisfied that the uses would not conflict with the general objectives for the zone and could be permitted without undesirable consequences for the permitted uses, that they can be allowed.

It is not intended that existing uses within the existing zones outlined in this Plan which appear to be inconsistent with the primary use zoning objective should be curtailed. In all such cases, where uses are legally established by continued use for the same purpose prior to October 1964 or by a planning permission, they shall not be subject to legal proceedings under the Acts in respect of the continued use. Where extensions to or improvements of premises accommodating these uses are proposed, each case shall be considered on its merits.

Uses not specifically indicated in the Tables below will be judged by reference to the most appropriate use of a similar nature, which is indicated on the Tables, and on its environmental and planning implications.

In the boundary areas of adjoining zones appropriate measures will need to be taken to ensure that new development would not be detrimental to the amenities of the more environmentally sensitive zone, e.g. where an employment zone abuts a residential area the amenity of the residential zone will take priority to be addressed in the design of the proposed scheme.

Table 12      Acceptability of uses in Residential zone (R1)

Zoning Objective      To protect and preserve the amenity of existing residential uses and provide for appropriate infill development.

<i>Description of Use</i>	<i>Acceptability</i>
Dwelling houses	Normally permitted
Open space and outdoor recreations incidental to residential use	Normally permitted
Residential institutions for use by members of a religious or analogous community	Normally permitted
Nursing homes	Open for Consideration
Home based employment compatible with the existing residential use	Open for Consideration
Purpose built apartments	Open for Consideration
Self contained residential units by sub division of existing dwellings	Open for Consideration
Medical clinic / Surgery as part of conversion of, or extension to a private residence only, but excluding veterinary surgeries.	Open for Consideration
Accommodation for paying guests	Open for Consideration
Convenience shop –Local (60 sq.m. max.)	Open for Consideration
Public Services,	Open for Consideration
Cultural and community uses	Open for Consideration
Crèche / Nursery School	Open for Consideration
Health Centre	Open for Consideration
Car Park	Open for Consideration

Table 13 Acceptability of uses in Residential zones (R2 &amp; R3)

**Zoning Objective** To protect existing residential amenity and provide for a new comprehensive integrated residential development for local growth including adjoining open space and educational facilities, in accordance with Action Area Plan Z1 - Seasonpark/Newtownmountkennedy.

<i>Description of use</i>	<i>Acceptability</i>
Dwelling houses and purpose built apartments.	Normally permitted
Residential institutions for use by members of a religious or analogous community	Normally permitted
Open space and outdoor recreation incidental to residential use	Normally permitted
Churches and ancillary religious uses	Normally permitted
Educational Establishments	Normally permitted
Uses which are "open for consideration" in the R1 Zone	Open for Consideration
Holiday accommodation	Open for Consideration
Recreational facility/sports club	Open for Consideration
Halting sites	Open for Consideration
Small-scale local shops (60 sq.m. max.) serving the immediate needs of the residents of that area	Open for Consideration
Home based employment as per 3.9.0 (g)	Open for Consideration
Health centre	Open for Consideration
Crèche/nursery schools	Open for Consideration

Table 14 Acceptability of uses in Residential zone (R4)

Zoning Objective To protect existing residential amenity and to provide for residential and open space development for local growth.

<i>Description of Use</i>	<i>Acceptability</i>
Dwelling houses and purpose built apartments.	Normally permitted
Residential institutions for use by members of a religious or analogous community	Normally permitted
Educational Establishments	Normally permitted
Open space and outdoor recreations incidental to residential use	Normally permitted
Churches and ancillary religious uses	Normally permitted
Uses which are "Open for Consideration" in the R1 Zone	Open for Consideration
Agricultural structures and uses	Open for Consideration
Holiday accommodation	Open for Consideration
Recreational facility/sports club	Open for Consideration
Halting sites	Open for Consideration
Small scale local shop (60 sq.m. max.) serving the immediate needs of the residents of that area	Open for Consideration
Home based employment (as per 3.9.0 (g))	Open for Consideration
Health centre	Open for Consideration
Crèche/nursery school	Open for Consideration

Table 15      Acceptability of uses in Town Centre zone (TC)

Zoning Objective      To provide for town centre activities (commercial, retail, educational, community, parking, and tourist related development) and to preserve existing residential amenities.

<i>Description of Uses</i>	<i>Acceptability</i>
Shops and Offices	Normally Permitted
Funeral home	Normally Permitted
Restaurant	Normally Permitted
Public house	Normally Permitted
Betting Office	Normally Permitted
Health Centre	Normally Permitted
Purpose built apartments on the upper floors of office / retail development	Normally permitted
Hotels/hostels/guest accommodation	Normally permitted
Car parks	Normally permitted
Veterinary surgery	Normally permitted
Libraries	Normally permitted
Cultural uses	Normally permitted
Uses which may be permitted in the R1, R2 and R3 zones	Open for Consideration
Self contained residential units by subdivision and/or conversion of existing dwellings	Open for Consideration
Petrol stations	Open for Consideration
Motor sales outlets	Open for Consideration
Service garage	Open for Consideration
Table 19 (EMP 1) normally permitted uses	Open for Consideration
Take away (hot food)	Open for Consideration

Table 16 Acceptability of uses in Hotel zone (H)

Zoning Objective To provide for hotel and related leisure development

<i>Description of Uses</i>	<i>Acceptability</i>
Hotel	Normally permitted
Leisure Centre	Normally permitted
Conference Facilities	Normally permitted
Restaurant	Normally permitted
Petrol Station	Open for Consideration
Car Sales	Open for Consideration
Tourism Craft Units	Open for Consideration

Table 17 Acceptability of uses in Employment zone (EMP 1)

Zoning Objective To provide for the development of enterprise units/small-scale light industrial units and office based employment uses.

<i>Description of Uses</i>	<i>Acceptability</i>
Enterprise units	Normally permitted
Light industry	Normally permitted
Business, office or technology park	Normally permitted
Offices	Normally Permitted
Data processing/software development	Normally Permitted
Technical consultancy	Normally Permitted
Commercial laboratory	Normally Permitted
Health care	Normally Permitted
Research & development	Normally Permitted
Media recording & general media	Normally Permitted
Associated uses/film production	
Training	Normally Permitted
Publishing	Normally Permitted
Financial/administrative headquarters	Normally Permitted
Telemarketing/tele-servicing	Normally Permitted
Sport/recreational building	Open for Consideration
Agricultural machinery outlet	Open for Consideration
Garden centre	Open for Consideration
Shop/Filling Station/Car sales	Open for Consideration
Heavy vehicle parking	Open for Consideration
Community use	Open for Consideration

Table 18 Acceptability of uses in Educational zone (ECI)

Zoning Objective To provide for educational uses.

<i>Description of Uses</i>	<i>Acceptability</i>
Educational use	Normally permitted
Community use	Normally permitted
Recreation/leisure and amenity	Normally permitted
Cultural use	Normally Permitted
Religious use	Normally Permitted
Public buildings	Normally Permitted
Hospital	Normally Permitted
Library	Normally Permitted
Uses ancillary to the above uses which the activity or processes carried out could be carried out without preventing the establishment of normally permitted uses	Open for Consideration

Table 19 Acceptability of uses in the Agricultural Zone (AG1)

Zoning Objective To provide for the development of agriculture

<i>Description of Uses</i>	<i>Acceptability</i>
Agricultural use	Normally Permitted
Afforestation	Normally Permitted
Dwelling houses for those who comply with the criteria of section 3.3.1 of the County Development Plan	Normally Permitted
Garden centre/horticultural enterprises	Normally Permitted
Accommodation for paying guests in existing dwellings	Open for Consideration
Vehicular parking	Open for Consideration



Table 20 Acceptability of uses in the Agricultural Zone (AG2)

Zoning Objective To provide for the development of Forestry

<i>Description of Uses</i>	<i>Acceptability</i>
Agricultural use	Normally Permitted
Afforestation	Normally Permitted
Office accommodation/research facility in association with forestry development	Normally Permitted
Dwelling houses for those who comply with section 3.3.1 of the County Development Plan	Normally Permitted
Uses ancillary to the normally permitted uses in which the activity or processes carried on could be carried on without preventing the realisation of or undermining the normally permitted uses	Open for Consideration

Table 21 Acceptability of uses in Agriculture and Forestry zone (AGR)

Zoning Objective To provide for agricultural use (Strictly without prejudice to the Council's right to make alternative land use zoning objectives, these lands are amongst those lands that the Council currently deems most likely to be considered in the next Local Area Plan, if necessary during the period 2007 to 2016).

<i>Description of Uses</i>	<i>Acceptability</i>
Agricultural use	Normally Permitted
Afforestation	Normally Permitted
Dwelling houses for those who comply with section 3.3.1 of the County Development Plan	Normally Permitted

Table 22      Acceptability of uses in the Greenbelt Zone (GB)

Zoning Objective      To preserve the open rural nature of the lands between Kilpedder and Newtown and to ensure that each settlement retains its own identity and character

<i>Description of Uses</i>	<i>Acceptability</i>
Agricultural use	Normally Permitted
Afforestation	Normally Permitted
Dwelling houses for those who comply with the criteria outlined in section 3.3.1 of the County Development Plan	Normally Permitted
Open space	Normally Permitted
Recreational parks/playgrounds	Normally Permitted
Outdoor recreational facilities/clubs	Normally Permitted
Garden centre/horticultural enterprises	Open for Consideration

Table 23      Acceptability of uses in Open Space zone (OS)

Zoning Objective      To preserve/provide open space

<i>Description of Use</i>	<i>Acceptability</i>
Open Space	Normally permitted
Recreational parks/playgrounds	Normally permitted
Outdoor recreational facilities	Normally permitted
Indoor recreational facilities/clubs	Open for Consideration
Educational uses	Open for Consideration

## SECTION FOUR ACTION AREA PLAN

### 4.1 Action Area Plan (Z1) Seasonpark/Newtownmountkennedy

An action area plan has been prepared for the lands of area Z1, which is to the west of Main Street and bounded to the north by road No. L 1037 and to the south by the Roundwood Road (R756). The purpose of this plan is to identify the principal parameters to govern its development for residential, open space and educational/community uses.

This land is to be the subject of a comprehensive (not piecemeal) integrated scheme of development to be phased over the plan period of six or more years. Separate applications for sections of this zoning will not be considered as conforming to the zoning objective unless the separate section includes appropriate proportions of open space, roads, community and residential land uses.

It is intended that the pace of house/apartment construction matches the provision of the necessary support residential and social services and engineering infrastructure.

By time related conditions, agreements or otherwise, the Council will attempt to regulate the building programme to ensure that the needs of the population do not exceed the provision of essential support systems, and the Council will use its powers under the Planning and Development Act, 2000 to effect this control.

The action plan provides lands for urban density housing for local growth (R2), open space (OS), education/community facilities (ECI), a low density residential urban/rural transition fringe for local growth (R3) at the higher elevations to the west and for a distributor western ring road between the L 1037 and the Roundwood Road (R756). This road will distribute vehicular, cyclist and pedestrian movement on a north/south axis within Z1; provide alternative circulation to Main Street with the option of a second schools access from new housing areas to the west. It is intended that there will be cycling, pedestrian and visual links from R2/R3 to Main Street to integrate old and new effectively.

The open space (OS) is designed to maximise the amenity/recreational utility of the resource that comprises the existing and proposed openness of the aggregate of schools, playing fields, and passive space. The proposed greenway will provide for extensive pedestrian circulation and wildlife continuity between urban and rural lands. This 'green' relief is deemed to be an essential element needed for and in large measure generated by extensive residential development in Z1.

Development applications are invited for all or practically all of the lands of Z1 so that permission may issue for a comprehensive, integrated, totally planned scheme of these uses and their engineering infrastructure. Separate applications for sections of this zoning will not be considered as conforming to the zoning objective unless the separate section includes appropriate proportions of open space, roads, community and residential land uses. Further details are contained in this plan, including at Table 11 and on Map No. 2.

## SECTION FIVE                      ASSESSMENT OF THE LIKELY SIGNIFICANT EFFECTS ON THE ENVIRONMENT OF IMPLEMENTING THE PLAN

### 5.0      Assessment of the likely significant effects:

This element of the plan has been prepared having regard to the provisions of Section 10(5)(a) of the *Planning and Development Act 2000*, S.I. No. 93 of 1999, the EPA Guidelines on Environmental Impact Assessment and EU Council Directive (96) 511 & (99) 73. It identifies the manner in which the potential environmental impact of the development choices identified in this plan have been considered in the interests of achieving a balance between location, volume and mix of land uses, the development needs of the town and the potential environmental impacts that could be expected.

- (a) The development of the Newtown area will have a significant environmental impact as a result of the proposed development of the overall area as a sustainable Primary Local Growth Centre. The development of extensive areas of land locally within the Newtown area must however, be seen in the context of the need to provide for the established development trends of the Newtown area and the need to establish a sufficient range of land use types to provide for unfulfilled local needs and requirements.
- (b) In all instances the adverse as well as the beneficial impacts of the proposed land uses and potential development that is likely to occur as a result have been considered. In certain instances the development of some lands will result in significant changes in the appearance of the area and may result in the loss of some environmental amenity. These changes must be viewed in the interests of the overall land use mix proposed in Newtown.

### 5.1      Limitation of Impacts

A number of approaches have been adopted in order to limit the adverse environmental impacts of the extensive development that can be expected with the designation of the town as a Primary Local Growth. These are identified below.

- (a) The development of the area in accordance with the designation of the town as a Primary Local Growth Centre has been carried out to ensure that the necessary land requirements for the immediate development of the town and its environs into the immediate future have been provided. In this respect excessive volumes of land have not been zoned.
- (b) Land uses have been identified to provide for appropriate types of development at appropriate locations; e.g. local retail development has been identified in certain locations in and around the existing centres. In this respect the unsustainable and often negative environmental impacts of introducing incompatible land uses into an area have been avoided where the adverse impacts of such development is considered unlikely to be sufficiently mitigated through the detailed design and planning application process.

- (c) Development in areas of significant environmental amenity has been resisted while the potential risk to established amenity areas as a result of development has also been taken into consideration in the development of lands and areas around the town.

## 5.2 Impact on the Environment

As a result of the designation of the town as a Primary Local Growth Centre and the likely development of the town to accommodate this designation, all elements of the environment within the area are likely to experience significant and lasting impacts. The main impacts on the environment will however, be those of changes in the visual appearance of the area due to the extension of development into areas that currently are rural in character, changes in the traffic volumes associated with the area along with changes and additions to the roads network and significant impacts on water and sewerage infrastructure.

Should the areas zoned be developed as identified, and the appropriate transportation, services and development objectives put in place to accommodate these objectives, the likely environmental impacts are as follows.

### *Human Beings*

The effect of development on existing human beings within the plan area will be significant. The development of additional housing, commercial and industrial lands will result in an increase in the built area of the town and its environs. In this respect the manner in which existing residents experience Newtown will alter significantly although this will change over time as development areas mature. In total however, approximately 919 residential units of varying designs and formats must be developed in the area over the coming 6 years in order to cater for development requirements. This will lead to a significant impact with increases in population and the necessity to invest in the additional community facilities and amenities to meet needs and ameliorate the impact. There will be a positive impact of providing housing and services to meet the shelter and other needs of new families. The development of a strong employment and service base will result in a largely self-sufficient town and thus limit the need to commute to work.

### *Flora and Fauna*

The principal impacts on flora and fauna in the area will occur as a result of the development of the extensive built up areas. However, development will occur in areas that are not unique in flora and fauna terms. In general despite the significant growth in the developed area of the town and its environs the impact of flora will not be significant as all sensitive areas have been designated for protection

### *Soils*

No significant impact will occur to soil resources in the area as a result of the development. Impacts will occur to soil in the area as a result of re-profiling and excavation associated with the development; this is unavoidable. The impact will not however be significant and the primary impact on areas where soil re-profiling takes place will be change in the area's visual character.

### *Water*

The principal impacts on the area's water resources will occur as a result of an increase in demand for water resources and an impact due to surface water run-offs and foul water discharges from new development areas. These impacts will be addressed through engineering solutions and through the development of proposed treatment facilities to cater for increased development. Water quality in certain streams will improve as a result of the improved treatment facilities and in this respect the progressive development of the area and the provision of necessary waste water treatment facilities will be important. In this respect the impact on the area's water resources will be positive.

### *Air*

The development of the area will result in changes in air quality as a result of the emissions that can be expected from properties and vehicles. This may result in an increase in emissions although over the longer term the development of more energy efficient houses, properties and vehicles may not result in a significant increase in emissions over current levels. In this respect the development of the area is likely to have a neutral impact.

### *Landscape*

Significant and lasting changes will occur to the landscape of the area as a result of the zoning proposals that will change these areas from rural to urban landscapes. This will be ameliorated by insisting on a high standard of architectural treatment, especially development that adjoins through routes, and well designed landscaping. The development of the area will thus have a significant but acceptable impact on the landscape.

### *Material Assets*

The material assets of the area will be improved throughout the development of additional and improved facilities as a result of development in the area. These facilities will improve the capacity of the town to develop in the future and to fulfil its role as a Primary Development Centre through the provision of an improved range and mix of commercial, residential and recreational land use zonings.

### *Cultural Heritage*

The protection of the area cultural heritage and assets can be achieved through sensitive development. Specific structures and sites will also be protected through the planning process thereby ensuring the protection of the area's cultural heritage.

### *Traffic*

Estimates of traffic volumes as a result of the proposed level of development were carried out by Colin Buchanan and Partners (Transportation Planners) (February 2001). Volumes were derived for a future year of 2016 using the following process:

- Manual traffic surveys of key roads and junctions in the area were undertaken during early July and September 2000. The 2006 and 2016 predicted traffic flows were calculated to include factored up base flows and new generated trips resulting from residential, business, and leisure developments allowed for in this Plan.
- The peak hours were assumed to be 8-9 a.m. and 5-6 p.m. and weekdays.
- A base growth rate of 6% per year for the N11 and R761 up to 2006 and a growth rate of 4.1% up to 2016. Other roads were assigned a growth rate of 3% per year to 2006 and 1½% to 2016.
- Generated traffic due to this Plan was based on figures from the TRICS average trip rates.
- The roads proposed in the previous Newtown/Kilcoole Draft Development Plan were assessed.
- The report concluded that subject to road improvements taking place, the development envisaged by this Plan can be accommodated. All road improvements proposed are incorporated in this plan or are already included in the County Development Plan.

### *Traffic and Roads Recommendations*

- The report indicated that the Ballyronan grade separated interchange on Route N11 had limited spare capacity, and that if this was not totally reconstructed then the land zoned as a business park in the County Development Plan could only be developed at half of the permitted plot ratio. Similarly the 2016 designated population of Newtown could not be increased without the total reconstruction of this interchange.
- If the County Development Plan business park is developed, the southbound off slip of Route N11 should be extended to 170m, the south-eastern roundabout increased to 50m ICD, the south-western roundabout increased to 60m ICD with improved approaches and slip lanes, and reconstruction of the N11 north-west on-slip road to ensure the auxiliary lane has a minimum length of 190m.
- Construction of a new road between the R772 and East Hill Road, incorporating a cycleway, and a link to the Roundwood Road north-west of the residences at Monalin.
- Construction of a new road from the R772 to the Kilcoole Road.
- Improvements to the Kilcoole Road
- A series of roundabouts of differing sizes are recommended on the above roads.

The development envisaged by this plan will thus have a substantial impact on the area but subject to infrastructure being provided there will be a positive impact in terms of traffic safety.