

## 4. Newcastle Settlement Plan

### Settlement Profile

The coastal settlement of Newcastle is situated 2km to the east of the N11 route on the R761 Regional Road, 4km south of Kilcoole, 4km from Newtownmountkennedy and 12km north of Wicklow Town. Historically the town centre developed around the Church of Ireland, graveyard, rectory, national school and the ruined castle. In the nineteenth century a 'second' town centre developed further east around the junctions on regional route R761 and Sea Road, with the link road back to the historic centre. The second town centre contains shops, a public house, bus stops, a car sales outlet and motor repair shop and post office for the town. In the 1970s the first large housing estates were built immediately south of the second town centre, followed by the community centre, GAA club, a religious institution, playground and by other residential estate. These have all been sited to the southern side of the second town centre, and larger houses have been constructed to the north of this centre. This area around the second town centre is the focal area for the future development of Newcastle and the area around the historic town centre will continue to be designated for mainly low density residential development.

Newcastle was once a successful medieval town. The name of the settlement has its origins from the first castle that was built close to the town between the years of 1177 and 1184 by Hugh De Lacey, then Governor of Ireland under Henry II. There were only two royal castles at that time, one in the city of Dublin and the other in Newcastle. The royal castle in Newcastle was known as Novum Castrum McKynegan. It was subsequently destroyed during the fourteenth and fifteenth centuries and rebuilt as a gatehouse. The ruins are on the edge of a motte with an unusually large and flat summit some 69m in diameter and 4.8m high. In 1606 Wicklow became a county arising from decisions taken at Newcastle and recommended to the Privy Council at Dublin castle.

### Key Infrastructure

**Water Supply:** Newcastle is currently supplied by the Vartry Scheme via a reservoir to the west of the settlement, which has capacity of approx 90m<sup>3</sup>. This supply is likely to have adequate capacity for the targeted level of growth.

**Waste Water Treatment:** Newcastle is currently served by a Waste Water Treatment Plant located on Sea Road. The current capacity of the treatment plant is 1,000 population equivalent (PE) and does not have adequate capacity to serve new development. Wastewater infrastructure will therefore require improvement to meet the growth targets for Newcastle.

**Roads:** Newcastle, as defined within the settlement boundary of the map, is principally situated around the pole defined by Regional Road R761 and Local Road L5050 that runs towards St Francis Primary School and Sea Road. Apart from a pinch point just north of the town centre, the R761 is reasonably aligned, though it lacks footpaths and public lighting to the north of the town centre and south of the community centre. The L5050 is very narrow in places however there is a footpath allowing for a pedestrian links between the town centre and St Francis School. Sea Road is very narrow in places, especially at its junction with the R761, and requires footpaths for most of the distance to the GAA club. There is no public lighting along Sea Road and the introduction of public lighting along the road is required to enhance safety for pedestrians and motorists. Further development along Sea Road will not be permitted until these shortcomings have been addressed. Parking to accommodate new developments shall be resolved through the Development Management process. Public transport frequency has improved in recent years and there are 19 buses per day serving the settlement connecting to Kilcoole, Greystones, Bray and Dublin (Dublin Bus No. 84). Notwithstanding this, the town would benefit from further improvements in bus services including the provision of a direct service to

Dublin city centre and third level colleges. There is a need to develop the permeability of the existing and emerging settlement by the provision of pedestrian and cycling links throughout the town and to upgrade the existing footpath with the provision of cycle links from the town centre to the Primary School.

### **Newcastle Specific Local Objectives**

These objectives should be read in conjunction Part 1 of this Volume - 'Introduction to Level 6 Settlement Plans':

1. Improve and provide roads, footpaths and cycleways where required and at the following locations:
  - the realignment of the junction of Sea Road/R761;
  - at the junction of the L5050 and the R761 and along the L5050 between the town centre and St. Francis School;
  - along the of the R761 from the L5050 to the north of the town;
  - along the L5550 (Sea Road) from Hunters Leap/the boat repair yard to the R761;
  - along Leamore Road from the town centre to the plan boundary.
2. To facilitate the provision of pedestrian and cycling linkages within and between existing and new housing/mixed use development throughout the settlement.
3. Existing mature trees and boundaries throughout the settlement shall be retained where considered appropriate by the Planning Authority and integrated appropriately into any new development proposal.
4. Development proposals on secondary and tertiary lands that front onto a public road shall provide a green buffer area between the road edge and any boundary / planting of at least 6m deep along the public road.
5. On the lands identified as **NC1** on Map No. 1, the following shall be provided as part of the development of these lands:
  - A linear landscaped park along the full length of the Newcastle River from the R761 to the L5050 as well as a 'town park' or 'village green' across the road front of the R761. The town park / village green shall have a depth of not less than 25m from the regional road (generally matching the line of the rear wall of the Oratory), while the width and layout of the riverine linear park shall be determined at the application stage having regard to the requirement to (a) protect the river from adverse environmental impacts during both the construction and operational phases of the development having regard to its hydrological links to the Murrough Wetlands SAC / SPA, (b) to maintain a suitable undeveloped buffer along the river in the interest of flood risk management and protection of local flora and fauna (not less than 10m) and (c) the requirement to provide for an area of land suitable for the creation of walks / paths etc.  
No more than 50% of the total lands identified in the objective boundary shall be developed prior to the provision of these open spaces.
  - Pedestrian and cycle links from the R761 (in the Primary Development lands) to the L5050 along the linear park.
  - Protection of established trees in the grounds of Oaklawn House and along the Newcastle River.
  - Reserve accesses to the lands to the rear of the secondary development lands for future development.

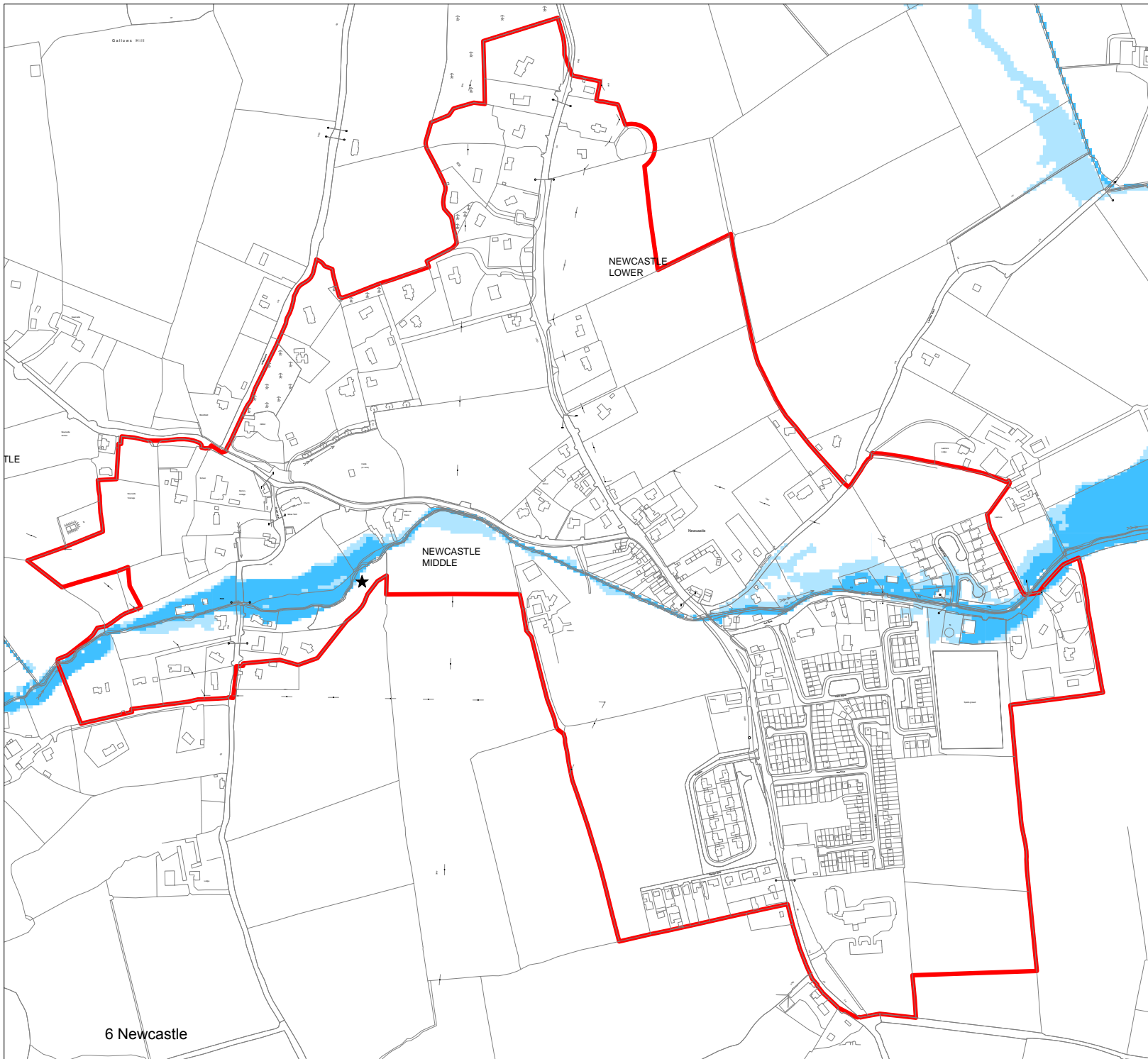
6. As part of the development of the lands identified as **NC2** on Map No.1, the following shall be provided:
  - A community / recreation area of at least 0.4ha, to be located close to the Primary development lands.
  - Reservation of a minimum of 1.2ha of the secondary development land for education use.
7. As part of the development of the lands identified as **NC3** on Map No. 1, to provide 0.2ha of an Active Play Area, to be located close to the R761 and at the southern end of the lands.
8. As part of the development of the lands identified as **NC4** on Map No. 1, to provide 1.5ha of Active Open Space that shall be leveled, drained and developed for the provision of a team sports field. No more than 50% of the total development lands within the objective boundary shall be developed prior to the provision of the active open space.
9. The lands identified as **NC5** on Map No.1 shall be limited to the development of eight residential units.








# Newcastle Settlement Plan

## WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022



-  Settlement Boundary
-  Flood Zone A: High probability of flooding  
Where the probability of flooding from rivers and the sea is highest (greater than 1% or 1 in 100 for river flooding or 0.5% or 1 in 200 for coastal flooding)
-  Flood Zone B: Moderate probability of flooding  
Where the probability of flooding from rivers and the sea is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding and between 0.1% or 1 in 1000 year and 0.5% or 1 in 200 for coastal flooding)

### Disclaimer

These Indicative Flood Zones were based on information available at the time of drafting and amending this plan. Any new data and analysis carried out after this date has not been integrated into this map but should be used in conjunction with this map for development proposals. All information may be substantially altered in light of future data and analysis.

Full Disclaimer is included in SFRA

**Title: Indicative Flood Zones**  
**Map No.: 3**



Wicklow County Council  
Planning Department

Maps are not to scale

© Ordnance Survey Ireland. All rights reserved.  
Licence Number 2016/35/CCMA/Wicklow County Council