



Wicklow County Council
COMHAIRLE CHONTAE CHILL MHANTAIN

**Proposed Variation No. 1 to
Wicklow County Development Plan 2016-2022**

INTRODUCTION

In accordance with Section 13(2) of the Planning and Development Act 2000 (as amended), Wicklow County Council is proposing a variation of the County Development Plan 2016-2022.

Reason for this variation:

- (a) the adoption of a new Local Area Plan for Rathdrum
- (b) the preparation of a new draft Local Area Plan for Arklow and environs
- (c) the preparation of a new draft Local Area Plan for the entire Bray Municipal district, which will encompass the settlements of Bray, Enniskerry, Kilmacanogue and their environs. The adopted 2016-2022 County Development Plan includes the Level 5 and Level 6 plans for Enniskerry and Kilmacanogue, and as the new LAP will update and subsume these plan areas, it is necessary to delete these plans from the County Development Plan, in the interest of clarity and to allow these plans to be amended through the LAP, rather than County Development Plan review process.

Display of Proposed Variation

Written submissions/observations with respect to the display documentation including the Proposed Variation and associated addenda may be made in writing, during the period 02 August 2017 to 15 September 2017 in one of the following ways:

1. Write to: Administrative Officer, Planning Section, Wicklow County Council, Station Road, Wicklow Town
2. Email to: planreview@wicklowcoco.ie

All written submissions / observations that relate to the display documentation and which are made to the planning authority within the stated period shall be taken into consideration before the making of any variation. Note however that submissions / observations on issues that do not relate to the proposed variation will not be considered.

Next Stage

Following the ending of the display period on 15 September 2017, a Chief Executive's Report on the submissions received with respect to the proposed variation will be prepared. This report will summarise the issues raised in the submissions and will contain the opinion of the CE in relation to these issues and recommendations including any alternations to the proposed variation as are considered appropriate. This report will be considered by the members of Wicklow County Council.

Following consideration of the proposed variation and the report of the CE, the elected members may, by resolution, make the variation as proposed, with or without modifications or they may refuse to make it.

Where the members propose to make a modification to the proposed variation and this would, if made, be a material alteration to the proposed variation, the Planning Authority shall publish notice of the proposed material alteration and invite submissions from the public.

Strategic Environmental Assessment & Appropriate Assessment

In accordance with the relevant legislative requirements, the proposed variation is accompanied by the following addenda:

- Strategic Environmental Assessment screen
- Habitats (Appropriate) Assessment screen

The proposed variation should be considered in conjunction with these addendums.

PROPOSED VARIATION

Proposed Variation No. 1 relates to Volumes 1, 2 and 3 of the Wicklow County Development Plan 2016-2022.

Changes are indicated as follows: new text in red, deleted text in ~~blue~~.

PROPOSED VARIATION 1.1

Volume 1: Chapter 1 - INTRODUCTION

1.3 Structure of the Plan

The plan consists of a written statement and plans that indicate the development objectives for County Wicklow.

Volume 1 of the plan contains the primary written statement including the 'Core Strategy' and main chapters of the plan.

Volume 2 contains a set of town / settlement plans for the following settlements: Ashford, Aughrim, Avoca, Baltinglass, Carnew, Donard, Dunlavin, ~~Enniskerry, Kilmacanogue~~, Laragh-Glendalough, Newcastle, Roundwood, Shillelagh and Tinahely.

Volume 3 contains the appendices to the plan that inform and clarify the broader strategic context of the written statement.

Separate **Local Area Plans** are in place, or will be in place, for the following towns: Bray ~~MD~~, Wicklow-Rathnew, Arklow, Greystones-Delgany and Kilcoole, Rathdrum, Blessington and Newtownmountkennedy. These Local Area Plans are reviewed and made under Sections 18, 19 and 20 of the Planning and Development Act, and as such do not form part of the CDP. However, the CDP does provide the key parameters for these Local Area Plans such as the future population and housing targets and sets out the broad strategy for the future economic and social development of these towns.

PROPOSED VARIATION 1.2

Volume 1: Chapter 2- VISION AND CORE STRATEGY

2.4.5 Zoning

This development plan sets the population and housing targets for all 21 'towns' in the County up to 2028. However, it only provides 'zoning' for 13 settlements, the remainder of the settlements having their own stand-alone 'Local Area Plans', which will be reviewed after the adoption of this County Development Plan.

The zoning provisions of this plan and future LAPs are based on the population figures set out in Table 2.4 (which includes a 15% 'compensatory headroom' inflator), rather than the housing stock growth figures set out in Table 2.7.

Local Area Plans (LAPs)

It is planned that these LAPs will be adopted during 2017-2019 period, in order of timeline priority (i.e. according to the date when each existing plan is due to expire). Each LAP will cover a period of 6 years (the latest plan to be reviewed having a timeline of 2019-2025) and zoning will **generally** be provided on the basis of the land needed to meet a 6 year horizon, plus 3 years zoning 'headroom' or 'market factor'¹, as recommended in the Development Plan Guidelines issued by the Minister. The horizons utilised for each plan will also be cognisant of the fact the LAPs have the potential to be extended to last for up to 10 years, but no plan will include a timeline beyond 2028. **The only exception to the rule will be the zoning provisions for the Bray MD Local Area Plan, which shall have a horizon up to 2025 only. It is considered likely that between 2016 and 2022 that the population targets for the County and the Bray MD will be revised in light of the findings of Census 2016, the provisions of the new National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES). In this uncertain context, it is considered appropriate at this stage that the County Development Plan shall put in place a structure to meet the shorter term target only, which will provide for sufficient zoned land to meet the 2022 population target plus headroom.**

Zoning Table 2.8 to follow shows the zoning requirements for the LAP towns, up to the year 2025, plus headroom. This table shows that **some** ~~the majority of current~~ LAPs do not have sufficient zoned land available to meet the 2025 population target ~~(the exceptions being Blessington and Rathdrum which are very slightly 'over-zoned' to the tune of 2-3 hectares each).~~ The review of each LAP will ensure that each plan is consistent with the County Development Plan 'Core Strategy'.

¹ "Headroom" or "market factor" which is 'extra' land that should be zoned over and above the minimum amount needed to accommodate the population target. Headroom is provided so as to allow for greater location choice and deal with any land supply inflexibility which may arise. This is not the same as the 'compensatory headroom' provided for in Table 2.4 for the towns in the County, which is to allow for towns that are unable to growth due to infrastructural deficits.

Other Town / Settlement Plans

With respect to the remaining towns and settlements, their plans form part of this County Development Plan and are therefore being adopted with a 2016-2022 horizon. Zoning is therefore provided on the basis of the land needed to meet the 2022 population and housing targets, plus 3 years 'headroom'.

Zoning Table 2.9 to follow shows the zoning requirements for these settlements / towns, up to the year 2022.

Level 5: The majority of the town plans adopted for these towns prior to the review of this County Development Plan had a surplus of zoned land having regard to the population and housing targets set out in this plan. This was in the main due to the revised population targets included in this plan, as well as previous take up of land for housing development altering the headroom proportion². Where a surplus was identified, the surplus land has been either re-designated for an alternative, non-residential use, or as a 'Strategic Land Bank' (SLB). ~~The only exception is Enniskerry where a deficit was identified. Therefore the new Enniskerry town plan forming part of this CDP includes additional zoned land to address this deficit.~~

Level 6: These are 'settlement plans' that don't have the same detailed zonings as LAPs or Level 5 'town plans'. The amount of residential development that is facilitated in these settlements is therefore not a function of the amount of 'zoned' land, but is dictated by the population and housing objectives set out in the CDP and the 'settlement plan' itself.

² For example, where it is determined that 100 acres of zoned housing land is required to achieve a certain housing target, a total of 150 acres may be zoned to allow for market choice or headroom (i.e. 50% headroom). If however 50 acres is developed, the 'headroom' proportion would increase to 100% (i.e. only 50 acres needed for development, yet 100 acres remain zoned).

Table 2.8 Wicklow LAP Settlements – Housing and Zoning Requirements

Future Plan Type	Settlement	Population 2011	Housing Stock 2011	Core Strategy Population Allocation 2025	Total Housing Unit Requirement 2025	Housing Unit Growth Requirement 2011-2025	Housing Unit Growth Requirement + headroom ³	Housing Yield of existing zoned land ⁴	Shortfall/surplus (UNITS)	Method of addressing shortfall / surplus
LAP	Bray	29,339	11,518	38,119	17,651	6,133	7,934	4,689	-3,245	Note 1
LAP	Wicklow – Rathnew	13,468	5,399	22,141	10,252	4,853	6,272	5,640	-632	Future LAP
LAP	Arklow	13,066	5,459	21,247	9,838	4,379	5,726	4,000 5,726	-1,726 0	Future LAP Balance
LAP	Greystones – Delgany	17,208	6,637	22,801	10,558	3,921	5,034	3,767	-1,267	Future LAP
LAP	Blessington	4,780	1,865	7,020	3,251	1,386	1,782	1,840	+58	Future LAP
LAP	Newtownmountkennedy	3,073	1,078	5,483	2,539	1,461	1,840	1,706	-134	Future LAP
LAP	Kilcoole	4,063	1,402	4,835	2,239	837	1,030	782	-248	Future LAP
LAP	Rathdrum	1,638	657	3171	1,469	812	1045	1,089 1,040	+44 -5	Future LAP Balance

Note 1: ~~A future LAP for Bray town and environs shall address the zoning shortfall in Bray. This new plan shall comprise a ‘Bray Municipal Area Local Area Plan’ which shall replace the existing Bray Town Development Plan and the Bray Environs Local Area Plan, and shall encompass all settlements in the Municipal District including Kilmacanogue and Enniskerry.~~ This is the housing unit growth target for Bray for the 2028 horizon. However, as set out above, the zoning provisions for Bray provided in the Bray MD Local Area plan shall meet the 2025 horizon only i.e. population target of 38,119 and housing unit requirement of 17,651.

³ Equivalent of +3 years zoning i.e. to meet ‘2028’ target

⁴ As per plans adopted pre 2015 and any lands zoned through this plan

Table 2.9 Other Wicklow Settlements – Housing and Zoning Requirements

Future Plan Type	Settlement	Population 2011	Housing Stock 2011	Core Strategy Population Allocation 2022	Total Housing Unit Requirement 2022	Housing Unit Growth Requirement 2011-2022	Housing Unit Growth Requirement + headroom ⁵	Housing Yield of proposed zoned land ⁶	Shortfall/ Surplus (UNITS)
Level 5 Town Plan	Ashford	1,484	531	2,675	1,182	651	858	858	Balance
Level 5 Town Plan	Aughrim	1,315	592	1,758	777	185	278	287	Balance *
Level 5 Town Plan	Baltinglass	1,786	769	2,572	1,136	367	521	521	Balance
Level 5 Town Plan	Carnew	1,145	491	1,698	750	259	365	365	Balance
Level 5 Town Plan	Dunlavin	793	313	2,134	943	630	840	840	Balance
Level 5 Town Plan	Enniskerry	1,940	642	2,302	1,017	375	470	470	Balance
Level 5 Town Plan	Tinahely	956	419	1,308	578	159	231	231	Balance
Level 6 Settlement Plan	Avoca	717	282	835	369	87	120	120	Balance
Level 6 Settlement Plan	Donard	179	92	257	114	22	37	37	Balance
Level 6 Settlement Plan	Kilmacanogue	799	277	897	396	119	151	151	Balance
Level 6 Settlement Plan	Newcastle	817	313	1,065	471	158	211	211	Balance
Level 6 Settlement Plan	Roundwood	780	326	1,052	465	139	195	195	Balance
Level 6 Settlement Plan	Shillelagh	426	200	571	252	52	83	83	Balance

* The difference is considered so minor as to constitute 'balance'

⁵ Equivalent of +3 years zoning i.e. to meet '2025' target

⁶ As per this County Development Plan

PROPOSED VARIATION 1.3

Volume 2: Introduction - Level 5 Town Plans

Ashford, Aughrim, Baltinglass, Carnew, Dunlavin, Enniskerry, Tinahely

This volume of the Wicklow County Development Plan 2010-2016 comprises land use plans for Level 5 towns in the County.

The purpose of these plans is to put in place a structure that will guide the future sustainable development of each settlement. These plans, in conjunction with the County Development Plan will inform and manage the future development of the town.

The aim of these plans is to establish a framework for the planned, co-ordinated and sustainable development of each settlement, and to enhance and facilitate the balancing of economic, social and environmental infrastructure in order to maintain and develop a high quality of life without compromising the protection of the environment and the needs of future generations.

Level 5 settlements in County Wicklow are the smaller towns of the County that provide important economic and social services to their populations and immediate hinterland. Such towns normally have a good range of infrastructural services and are suited to accommodating urban generated housing demand.

In the past, Local Area Plans would have been adopted for most Level 5 towns. However, changes to the Planning Act in 2010 allow the Planning Authority to incorporate development plans for towns with a population of less 5,000 into the County Development Plan. This County Development Plan therefore includes the development plans for **Ashford, Aughrim, Baltinglass, Carnew, Dunlavin, Enniskerry and Tinahely**, while Local Area Plans are being maintained for **Kilcoole** (the plan for Kilcoole having been combined with the Greystones – Delgany LAP in 2013) and **Rathdrum**, given their planned population targets and / or their acknowledged higher order function in the settlement hierarchy. **The development plan for the town of Enniskerry previously formed part of the County Development Plan but has been subsumed into the Bray Municipal District Local Area Plan.**

1.2 Population and Housing

The 2022, 2025 and 2028 population targets for Level 5 towns are provided in the Core Strategy of this County Development Plan.

The duration of those Level 5 plans included in this County Development Plan is 2016-2022⁷. Therefore housing needs are on the basis of facilitating the achievement of the 2022 target. In their zoning provisions, these plans also provide for “headroom” or “market factor” which is ‘extra’ land that is zoned over and above the minimum amount needed to accommodate the 2022

⁷ As the Local Area Plans for Kilcoole and Rathdrum will not be adopted until the 2017-2019 period, the duration of these future plans will be up to 2025.

population target. Headroom is provided so as to allow for greater location choice and deal with any land supply inflexibility which may arise. The basis for calculating the necessary 'headroom' for the plan period i.e. up to 2022, has been the housing unit requirement over the period 2022-2025 i.e. plus 3 years.

The 2011 population and housing unit figures are derived from the 2011 Census. As the Census 'town boundaries' do not always necessarily match our plan boundaries, the Census figures have been amended where required, using additional data sources such as the CSO 'Small Area Population Statistics' and the An Post GeoDirectory.

The number of housing units required in 2022 is based on an assumed average household size of 2.41 in 2022 and the 'excess factor' of 6.5% as set out in the 'Core Strategy' of the County Development Plan.

Plan Type	Settlement	Population 2011	Housing Stock 2011	Core Strategy Population Target 2022	Total Housing Unit Requirement 2022	Housing Unit Growth Requirement 2011-2022	Housing Unit Growth Requirement + headroom
Level 5 Town Plan	Ashford	1,484	531	2,675	1,182	651	858
	Aughrim	1,315	592	1,758	777	185	278
	Baltinglass	1,786	769	2,572	1,136	367	521
	Carnew	1,145	491	1,698	750	259	365
	Dunlavin	793	313	2,134	943	630	840
	Enniskerry	1,940	642	2,302	1,017	375	470
	Tinahely	956	419	1,308	578	159	231

PROPOSED VARIATION 1.4

Volume 2: Enniskerry Town Plan

Delete entire plan

PROPOSED VARIATION 1.5

Volume 2: Introduction - Level 6 Town Plans

Avoca, Donard, ~~Kilmacanogue~~, Newcastle, Roundwood, Shillelagh

This volume of the Wicklow County Development Plan 2016-2022 comprises Land Use Plans for Level 6 towns in the County (with the exception of Kilmacanogue).

Level 6 settlements in County Wicklow are the smallest 'towns' of the County, but still provide important economic and social services to their populations and rural hinterland. Such towns normally have a reasonable range of infrastructural services and are suited to accommodating some urban generated housing demand, with necessary controls in place to ensure that local demand can also be met. Level 6 'Rural Towns' are differentiated in the County Development Plan from Level 5 'Small Growth Towns' having regard to their more rural character, the rural nature of their catchments and the lower capacity for significant growth.

The plans for these settlements started being incorporated into the County Development Plan in 2002 and this plan format and adoption process has now been reinforced by changes to the Planning Act in 2010 which specifically allows for objectives for towns under the LAP threshold (5,000) to be included in the County Development Plan. The development plan for the town of Kilmacanogue previously formed part of the County Development Plan but has been subsumed into the Bray Municipal District Local Area Plan.

Therefore this volume shall take the following format:

Section 1: Sets out the high level strategies and objectives that are common to all Level 6 towns

Section 2: Sets out the common zoning objectives for all Level 6 towns

Section 3: Sets out detailed plans for Level 6 settlements:

- Avoca
- Donard
- ~~Kilmacanogue~~
- Newcastle
- Roundwood
- Shillelagh

1.2 Population and Housing

The 2022, 2025 and 2028 population targets for Level 6 settlements are provided in the Core Strategy of this County Development Plan.

The duration of these plans is 2016-2022. Therefore housing needs are on the basis of facilitating the achievement of the 2022 target. The 2011 population and housing unit figures are derived from the 2011 Census. As the Census 'town boundaries' do not always necessarily match our plan boundaries, the Census figures have been amended where required, using additional data sources such as the CSO 'Small Area Population Statistics' and the An Post GeoDirectory.

The number of housing units required in 2022 is based on a predicted average household size of 2.41 in 2022 and the 'excess factor' of 6.5% as set out in the 'Core Strategy'.

Plan Type	Settlement	Population 2011	Housing Stock 2011	Core Strategy Population Target 2022	Total Housing Unit Requirement 2022	Housing Unit Growth Requirement 2011-2022	Housing Unit Growth Requirement + headroom
Level 6 Settlement Plan	Avoca	717	282	835	369	87	120
	Donard	179	92	257	114	22	37
	Kilmacanogue	799	277	897	396	119	151
	Newcastle	817	313	1,065	471	158	211
	Roundwood	780	326	1,052	465	139	195
	Shillelagh	426	200	571	252	52	83

PROPOSED VARIATION 1.6

Volume 2: Kilmacanogue Settlement Plan

Delete entire plan

PROPOSED VARIATION 1.7

Volume 3 – Appendices

To so amend (a) Wicklow landscape categories and (b) Wicklow Wind energy Strategy as necessary to reflect any changes to 'urban area' boundaries arising from the adoption of the Rathdrum, Arklow & environs and Bray Municipal District Local Area Plans.