

Wicklow Environs

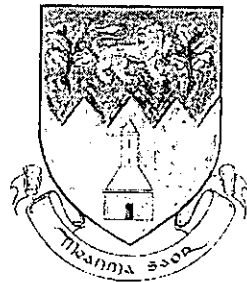
Local Area Plan 2001

Comhairle Chontae Chill Mhantáin



Wicklow Environs

Local Area Plan 2001



Wicklow County Council
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1.0 INTRODUCTION

1.1 Plan Status

This Local Area Plan has been prepared under the provisions of the Planning and Development Act 2000 to provide for the long-term development of Wicklow Town as required by its designation as a Primary Development Centre in the Strategic Planning Guidelines for the Greater Dublin Area 1999 (SPGGDA). This Plan was adopted by Wicklow County Council at its meeting of the 8th October, 2001.

The Plan will be known officially as the *Wicklow Town Environs Local Area Plan 2001*. In the context of this plan 'environs' and 'Wicklow Town Environs' includes the Rathnew area. In the text it may be referred to as 'the Plan' or 'this Plan', save where the context requires otherwise 'The Council' or the 'Planning Authority' shall mean Wicklow County Council. It is intended that the majority of this Plan's objectives are, where feasible, to be implemented within 6 years from the date of its adoption by the Council. While the plan is a 6 year plan it also has regard to longer term development objectives and requirements and has been prepared to address immediate needs and requirements while also allowing for the development of objectives over the coming 15 years.

1.1.1 The Plan Formulation Process

This plan has been prepared following a two-stage process. Firstly, survey and analysis of the development issues, land uses and underlying social, economic and industrial fabric of the area was carried out. Secondly, an extended consultation process intended to allow for local communities, individuals and organisations to make submissions to the Council concerning their objectives for the future development of the Wicklow Town Environs and Rathnew areas was carried out. A total of three public meetings were held in Wicklow Town and Rathnew to publicise the plan preparation process and answer any questions that individuals may have had about the plan formulation process. Public advertisements were also issued inviting views and comments on the development potential of Wicklow Town and the surrounding area and a number of submissions were received detailing views and objectives. The bodies consulted and details of those who made submissions are listed in Appendix A.

1.1.2 Local Plan Structure

This Plan is divided into five parts: -

1. The introduction and non-statutory survey and analysis section.
2. The Development Strategy & Policy Objectives.
3. The Development Control objectives.
4. Works Objectives.
5. Assessment of the likely significant effects of implementing the Plan.

1.1.3 Development Control

The development control standards with which developments must comply are as per the County Development Plan 1999 and as set out in this Local Area Plan. In instances where development standards, policies and objectives differ between the County Development Plan 1999 and this Plan, the standards policies and objectives of the this Plan shall apply.

This Plan has been prepared in light of the designation of the town as a Primary Development Centre in the Strategic Planning Guidelines for the Greater Dublin Area 1999 (SPGGDA). As a consequence, a review of the population characteristics and future size was carried out and as a result an increased population has been provided for which reflects the requirements of the SPGGDA.

1.2 Survey And Analysis

The following sections of this Plan set out relevant information obtained as part of the survey and analysis of Wicklow Town, its Environs and Rathnew. For more detail on the survey and analysis of the plan area refer to the Topic Papers prepared by Cunnane Stratton Reynolds to inform the review process.

1.3 Wicklow Town and Environs and Rathnew – A Regional Role

Wicklow Town, its environs and Rathnew has progressively developed over time into a significant settlement location within the overall County hierarchy and the Greater Dublin Area. Located in such close proximity to Dublin (approx. 50 kms to the centre of Dublin) the town has developed as significant satellite settlement to the Dublin Region. This is not uncommon in the context of the rapid development of the Dublin region and the overspill demands placed on surrounding towns and villages. Consequently, the town has developed to fulfil two primary roles over recent years, these being:

- Local service centre providing for community needs. The town and the surrounding settlements maintain a range of commercial, community, employment and social activities / services. These are generally aimed at local requirements and do not seek to 'compete' with adjoining settlements such as Bray and Greystones.
- Sub Regional commuter settlement. Evidence suggests that the commuting to Dublin for employment has progressively become a part of life in the Wicklow Town area.

Having regard to the above the development of the town as a 'commuter' settlement appears to have taken place despite the areas disadvantages. These can principally be encapsulated by a 'health check' of the area. This details a range of problems including:

- A commercial centre, which does not provide the same range of services as some higher order settlements in the Dublin Sub Region. The town and the general area has a more limited range of commercial facilities than other settlements such as Bray.
- Vehicular and pedestrian access difficulties to the town centre.

1.3.1 The Strategic Planning Guidelines for the Greater Dublin Area (SPGGDA)

The future development of Wicklow Town as an urban centre along with the development of the surrounding rural area and villages such as Rathnew, and Ashford to a lesser extent, must however be considered in reference to the overall development of the GDA. The Town has been identified in the Strategic Planning Guidelines for the GDA as a Primary Development Centre. The SPGGDA found that in order to meet the criteria of sustainability and flexibility required for the development of the Dublin Region that models of concentration and / or consolidation were most appropriate. To support this need for the consolidation of development within the Metropolitan area the guidelines focussing 'Development Centres' in the surrounding hinterland to balance development in the Metropolitan area. These centres are to be the location of a concentration of development and are to be separated from each other by strategic green belts. Wicklow is one of five such centres the others being located in Naas – Newbridge – Kilcullen, Balbriggan, Navan and Drogheda.

These centres must be allowed to grow to a level that will allow them to exist as sustainable settlements capable of providing a sufficient range of services and amenities to develop, meet local needs and not require services from the Dublin Metropolitan area. The promotion of these Primary Development Centres as growth nodes within the Greater Dublin Region is a necessary element in ensuring its balanced future development, reducing the need for commuting to the Dublin Metropolitan Area and ensuring the protection of the rural hinterland of the entire region from its progressive urban sprawl with little reference to established urban centres.

Having regard to this Primary Development Centre designation, and the need to provide for development in the future, development lands have been identified in this Plan to allow for an increase in the overall size of the town with an appropriate increase in the volume of community, recreational and employment lands. This increase in size will allow the town and its hinterland to meet the objectives of the Dublin Strategic Planning Guidelines and will have a significant impact on the overall character of the area into the future. It will fundamentally result in the progressive integration of Wicklow Town, its environs and Rathnew as one functional urban area. This approach is both necessary and sustainable, building on the established urban centres and infrastructure.

Cunnane Stratton Reynolds also prepared a report, *Population Targets and Strategic Development Options for Wicklow Environs*, which assessed the population expansion potential of the town and the development options available for the long term development of the area as a Primary Development Centre. This report also assessed development options for the physical expansion of the town and its environs and the general implications of a number of development scenarios. This report informed the population target for this plan and the physical expansion options available within the plan area.

It is important to note that this Plan forms one of three plans that will cover the development areas in and around Wicklow Town. The Wicklow Town Draft Development Plan has been prepared on behalf of Wicklow UDC and will interlink with the development, policy and zoning objectives specified in this Plan. A further Local Area Plan has also been prepared for Ashford.

1.4 Population Change, Residential Development and Future Residential Requirements

Population Change & Forecasts

The past trends in population development have been considered in *Population Targets and Strategic Development Options for Wicklow Environs* prepared on behalf of Wicklow County Council by Cunnane Stratton Reynolds; recorded changes in the area's population are detailed in Table 1. The report identifies a potential increase in the area's population (including the Ashford area) to the region of 25,000 + persons by 2016. Allowing for the review opportunities afforded in the Local Area Plan process this is considered an acceptable population target for the preparation of a Plan.

Table 1: Population Change in Wicklow Town and Environs

Year	Wicklow UD	Environs	Total	Growth	% Growth
1971	3,786	133	3,919		
1979	4,981	137	5,118	1199	30.6
1981	5,178	163	5,341	223	4.4
1986	5,304	213	5,517	176	3.3
1991	5,847	368	6,215	698	12.7
1996	6,416	874	7,290	1075	17.3

Table 1a: Population Change in Rathnew and Ashford

	Rathnew	Ashford
1981	1,366	N/a
1986	1,389	N/a
1991	1,496	881 ¹
1996	1,437	1,215

The absolute increase in population levels over recent years in Wicklow Town, its Environs, and Rathnew reflect the increasing attractiveness of the Wicklow Town area as a base to access the Dublin region. This development can principally be attributed to market pressures, the attractive environment in Wicklow and the relative ease of access to Dublin given the improved road infrastructure.

Residential Development

Within Wicklow Town Environs there has been an increasing volume of residential development over recent years. This has reflected an increased demand for housing and changes in population characteristics in the area. Areas where residential development has occurred in the environs include lands along the Marlton Road and in the Keatingstown area at the Rocky Road.

In Rathnew, land uses are more balanced than the town environs area and maintains a mix of residential, commercial, recreational and industrial activities. Development has primarily occurred at a crossroads settlement where routes from Ashford, Rathdrum, Arklow, Wicklow and Newcastle meet. Development to date has largely been focussed around the junction of the N11 and surrounding Regional Roads. The urban form of the town is largely defined by its relationship with the roads infrastructure in the area with commercial development being primarily located around the main roads into and out of the town.

Development pressures have increasingly been evident in the Rathnew area along the R750 in the Knockrobin / Merrymeeting area. These pressures are likely to continue in the future with the expected development of the Port Access Route and the development of the Relief Route which will adjoin the existing roads infrastructure in this area.

The tables below demonstrate the changing number of private households in Wicklow Urban District and its environs and the changing household size

¹ No 1986 data is available for Ashford as its population size at the time of that Census of Population was too small for it to be classified as a settlement for the purposes of the Central Statistics Office: 1000 persons is the lower limit for compilation of detailed town statistics by the Central Statistics Office. The population of the town at the time of the 1991 Census of Population was 881 persons (est. from Wicklow County Council figures).

Table 2 Private households in Wicklow UD & Household size

Year	1986	1991	1996
No. of households	1467	1703	2014
No. of persons	5239	5727	6299
No of persons / household	3.57	3.36	3.12

Table 3 Private Households in Wicklow Environs & Household size

Year	1986	1991	1996
No. of Households	56	114	287
No. of Persons	194	368	874
No. Of Persons/ household	3.46	3.22	3.045

Future Residential Land Requirements

It is clear from the table that there has been a significant increase in household formations in the environs of Wicklow with an increase of 150% in the 5-year period from 1991 to 1996. A continuation of this trend is supported by recent population, household and workforce projections, which predict a significant increase in the number of households in North Wicklow over the next twenty years. With respect to household size it must be seen that the numbers within households has fallen both in the Environs and Town Area, this is in line with European trends and will influence the numbers of houses required to fulfil the expected population increase. Therefore in accordance with the projections of the SPGGDA it would appear appropriate to allow for a household size of 2.75 persons per house in estimating future land requirements for housing.

Having regard to the above, future housing needs comprise accumulated need (existing unfit and obsolete housing, overcrowding etc.) and prospective needs over the plan period. Prospective needs are based on the estimated future population and expected levels of vacancy and obsolescence over the plan period². Prospective population growth is the main contributory factor to housing need. As identified previously this plan has been prepared to allow for a significant increase in population in the area to the year 2016. This level of development requires additional and extensive areas of land to be zoned for residential development in the environs area and around Rathnew. To provide sufficient housing land for the target population of 22,500 in the town, environs area and Rathnew it will be necessary to provide approximately 5,700 additional units to existing provision. This required level of housing has been determined by assuming that the 2.75 persons per house when considered in tandem with a population of 22,500 will require 8,181 dwellings. When the established provision of 2,301³ private households is considered and allowing for additional construction since 1996 (approx. 200 units) then some 5,680 units will be required in the future. Rounding this up to 5,700 and assuming that development will occur in and around a density of 20 units (gross) per hectare then 285 hectares of land will be required for residential needs. Invariably however, the development of all zoned lands cannot be guaranteed within the plan period as it is highly dependent on landowner choice and market forces. Consequently additional lands have been identified to take account of this 'market factor' to ensure that where zoned development lands are not released for development purposes that sufficient additional lands have been zoned to meet community needs. The market factor applied (1.5⁴) requires a total of 428 ha of residential land, which has been identified to meet future needs.

² There is a limited amount of vacant and obsolete residential property in the plan area at present given the limited volumes of residential development that has taken place.

³ See Table 2 & 3

⁴ This Market Factor has been determined having regard to established planning practice and DOELG recommendations.

1.5 Socio – Economic & Industrial Change, Economic & Industrial Development and Future Economic and Industrial Development

Socio Economic Change

The social and economic background of the town and the surrounding area is an important element in its long-term development. The social / population trends evident in the area have been considered and are detailed below in Table 4. The data supplied and tabulated has been broken down into three particular areas as with the consideration of population change; 1) Wicklow Town, 2) Wicklow Rural District (Wicklow Environs), 3) Rathnew.

Table 4: Socio Economic Change

Persons Aged 15 +

<i>Wicklow Town</i>				
	1996		1986	
	No.	No. (Male / Female)	No.	No. (Male / Female)
<i>At work</i>	2198	-	1575	-
<i>First Job</i>	67	40 / 27	77	55 / 22
<i>Unemployed</i>	360	248 / 112	250	189 / 61
<i>Student</i>	556	254 / 302	316	155 / 161

<i>Wicklow Rural (Incl. Environs)</i>				
	1996		1986	
	No.	No. (Male / Female)	No.	No. (Male / Female)
<i>At work</i>	1070	-	647	-
<i>First Job</i>	47	29 / 18	72	44 / 28
<i>Unemployed</i>	218	162 / 56	142	118 / 24
<i>Student</i>	232	103 / 129	145	62 / 83

<i>Rathnew</i>				
	1996		1986	
	No.	No. (Male / Female)	No.	No. (Male / Female)
<i>At work</i>	391	-	317	-
<i>First Job</i>	26	16 / 10	59	36 / 23
<i>Unemployed</i>	161	124 / 37	107	93 / 14
<i>Student</i>	100	47 / 53	59	21 / 38

Students in 15 – 24 Age Group

	1996	1986	% Increase
<i>Wicklow Town</i>	533	314	69 %
<i>Wicklow Rural</i>	223	145	53 %
<i>Rathnew</i>	98	59	66 %

Classification of Population at work By Industry

Census of Population 1996

		Agriculture	Mining	Manufacturing	Build. & Cons.	Elec. & Gas	Commerce	Transport	Public Admin.	Prof. Services	Other
Wicklow Town	Total	34	5	351	196	27	531	152	187	442	274
	(M/F Split)	33/1	5/0	266/85	184/12	22/5	295/236	128/24	120/67	144/298	127/147
Wicklow Rural	Total	62	6	204	90	5	249	46	52	191	164
	(M/F Split)	57/5	6/0	135/69	84/6	5/0	157/92	31/15	36/16	69/122	63/101
Rathnew	Total	10	5	121	50	0	70	12	9	45	66
	(M/F Split)	9/1	5/0	75/46	48/2	0/0	44/26	9/3	6/3	12/33	15/51

Census of Population 1986

		Agriculture	Mining	Manufacturing	Build. & Cons.	Elec. & Gas	Commerce	Transport	Public Admin.	Prof. Services	Other
Wicklow Town	Total	17	3	372	160	22	337	112	179	275	95
	(M/F Split)	17/0	3/0	299/73	159/1	20/2	214/123	79/33	117/62	99/176	44/51
Wicklow Rural	Total	81	3	166	100	4	120	29	17	65	62
	(M/F Split)	75/6	2/1	105/61	94/6	4/0	84/36	23/6	14/3	27/38	21/41
Rathnew	Total	14	0	119	60	4	51	9	3	21	36
	(M/F Split)	14/0	0/0	70/49	59/1	4/0	31/20	8/1	2/1	3/18	12/24

Occupation

	Census of Population 1996				Census of Population 1986			
	Wicklow Town	Wicklow Rural	Rathnew	Ashford	Wicklow Town	Wicklow Rural	Rathnew	Ashford
Farmers < 30 acres	1	4	0	1	1	4	1	N/a
Farmers 30 - 49 acres	0	0	0	0	0	3	0	N/a
Farmers 50 + acres	1	26	0	0	0	18	0	N/a
Other Agri.	33	45	20	16	16	63	17	N/a
Manufacturing	353	175	109	58	480	232	174	N/a
Building	241	149	98	39	158	101	76	N/a
Clerical	294	107	29	45	279	57	23	N/a
Admin. + Gov. Exec.	227	105	20	44	N/a	N/a	N/a	N/a
Trans.	162	61	28	25	157	54	32	N/a
Sales	369	174	45	58	251	86	36	N/a
Prof.	363	149	21	67	297	63	13	N/a
Services	317	142	80	54	167	74	46	N/a
Other	197	151	102	53	59	34	6	N/a

Highest Level of Education (Age 15 + who have ceased Full Time Education – 1996 Census of Population Figures available only)

		Upper Secondary	Third Level	Total
Wicklow Town	Male	628	487	1115
	Female	765	475	1240
Wicklow Rural	Male	266	218	484
	Female	312	219	531
Rathnew	Male	79	24	103
	Female	109	30	139
Total		2159	1453	3162

The latest available sources of information on employment within the town are the 1996 Census Small Area Population Statistics (S.A.P.S). These figures relate to those who reside in the town as opposed to those who work in Wicklow. The number of persons living in Wicklow and Environs who were in paid employment in 1996 was 2,532. This figure represents 53% of all those residing in the town aged between 15 and 65 years of age. Of the total population residing in Rathnew, there were 391 persons employed and 161 unemployed in 1996, representing 52% and 21% of the total workforce in the village respectively⁵. In contrast, employment in agriculture, administrative/Government jobs, and in professional posts is relatively low.

⁵ Total Workforce here is estimated by total population between ages of 15 and 64

Economic and Industrial Development

There are few industrial employment facilities within the Environs area. The lack of such employment is a reflection that in the past the demand for industrial sites in Wicklow was weak reflecting the depressed economic situation and the infrastructural problems existing in the town. This is highlighted by the fact that existing areas zoned for industrial development in the Environs Plan have not yet been developed. In the Rathnew area there is a significant provision of industrial space. Notwithstanding the above there does appear to be a suppressed demand for various types of 'industrial' space and this is potentially most significant given the high level of commuting out of the area for work and the potential for 'clawing back' businesses and employees from other areas.

In general the above survey information has confirmed a number of trends including the increase in the area's population, a decline in direct agricultural employment / activity and a decline in the numbers involved in 'industry' in all areas except Rathnew. The above tables also demonstrate that there has been an increase in the numbers of individuals involved in commerce and professional services while the pool of educated available labour in the 15 – 24 age group resident in the area is substantial. The high level of education in the area is also reflected in the increase in the numbers of students in the area.

Future Economic & Industrial Development Requirements

To meet economic and industrial development demands lands have been zoned to allow for broad employment generating uses including Industrial Development and Enterprise Development; these lands have the capacity to meet local employment needs and potential development requirements. The lands zoned for industrial purposes have been identified for such a purpose having regard to the need to allow for the provision of a range of lands suitable for differing employment types and activities. Within Wicklow Town and its Environs there has been limited industrial activity and as such the volume of land allocated for industrial use has not changed significantly. Similarly the numbers of persons employed in industrial activity has not changed significantly over recent decades. As a consequence, past trends in industrial employment in the Wicklow Town area offer limited guidance on future land requirements. However, guidance on land requirements for industrial activity notes that business operations generally require one hectare of land (gross area) per 40 employees. Population projections prepared for the area noted the potential for a significant increase in the area's employee base (allowing for an increase of over 3120 employees; and increase of over 130 per cent on 1996 Census of Population levels) in a range of employment generating activities (ranging from manufacturing to services) as the population of the area expands. To cater for this need, and having regard to the AFF recommendations an additional 78 hectares⁶ of employment generating land is required.

To ensure that sufficient flexibility in the location and choice of employment generating lands is available, additional lands in excess of this 'baseline' requirement are identified bringing the total of all employment generating lands to 121.5 hectares⁷.

An additional site is also identified as an option zoning⁸ to allow for the development of stand alone industrial / enterprise activity at the Ballynabarny Interchange⁹. All of the above lands are zoned to allow for the development of traditional industrial uses and newer enterprise uses. Additional lands have also been identified in Ashford for enterprise development that will provide for development needs in Ashford and the general area.

⁶ Potential employee increase (3120) / No. of employees per gross hectare (40) = 78

⁷ Allowing for a 'Market Factor' in the region of 1.5 time the required volume of lands.

⁸ To provide for agricultural uses with an option for the life of the Plan to provide for a single undivided employment unit which, either a microchip or similar manufacturing plant set in open parkland with extensive landscaping, a high architectural standard of layout and building design with a low site coverage.

⁹ Site area 38.5 ha.

Retail Change, Retail Development and Future Retail Requirements

Floorspace information was compiled through an evaluation of existing County Council data along with additional surveys of retail floorspace in Wicklow Town. The floorspace of identified retail properties within the Urban District area, Rathnew and Ashford was measured using OS Base maps to allow for an accurate calculation of floorspace areas. The figures detailed below are the Gross floorspace areas for different types of floorspace in Wicklow Town. Rathnew and Ashford were also assessed but are not detailed in this Table 5¹⁰.

Table 5: Retail Floorspace Provision in Square M. (Wicklow Town Area and the surrounding catchment - Based on a 10 minute Drive Time Area)

Location	All Grocery	Public House and Off-Licence	Other Food	Tobacco, Sweets and Newspapers	Comparison Goods	Petrol Filling Stations	Restaurant, Café, Take Away	Post Office & Financial
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Wicklow Town Core (equiv. Of 10 Minute Catchment)

Ashford	193.3	108.1	21		541.4	15.4	265.9	11
Rathnew	25	255.6			233.5		69.48	
Wicklow Town	3566	2696	628	380	6338		1241	305
Total	3784.3	3059.7	648.7	565	7281	15.4	1576.38	316

Within this catchment area average levels of expenditure have also been calculated on the basis of the Household Budget Survey. The available expenditure information is set out in Table 6.

Table 6: Retail Expenditure in Wicklow Town Area and the surrounding catchment - Based on a 10 minute Drive Time Area and the available figures for the Household Budget Survey 1994

	Area Total (£)	% of total area Spend	Ireland Total (£)	% of total Ireland Spend
Food	12,762,782	25	4,172,607,417	22.9
Drink & Tobacco	3,546,016	7	1,346,465,636	7.5
Clothing and Footwear	3,212,117	6.3	1,101,180,372	6
Housing	4,386,958	8.6	1,634,526,768	7.3
Durable Housing Goods	1,790,313	3.5	623,524,602	2.7
Non - Durable Household Goods	1,364,765	2.7	413,497,504	1.8

Retail Development

However, from a qualitative point of view much of the retail space available in the town and the surrounding area is not of a similar standard to the newer retail space being developed in the Dublin region. This combined with the poor trading environment in many instances in the town core, principally due to traffic congestion and parking availability, can represent a threat to the overall long-term development of the area. In this respect it is important to note that while householder surveys carried out as part of the survey of retail activity in the area have demonstrated that much of the convenience retail space within the area provides for local needs the area does lose trade in the non-food sectors to centres such Cornelscourt, Dun Laoghaire and Dublin.

¹⁰ Rathnew and Ashford retail floorspace figures have been included in all retail floorspace calculations and projections.

In this respect the development of additional retail floorspace to provide for current and future needs must be allowed for and this provision should be of high quality and located in accessible locations close to the town centre.

Future Retail Requirements

With respect to retail development regard must be had to national policy guidance on retailing. In this respect it is considered important that such development should be located within the existing Wicklow Town Area to build on and reinforce the centre of the town. The development of retail schemes must therefore have full regard to the provisions of the Retail Planning Guidelines 2000 (DOELG).

An estimation of the level of required retail floorspace over the forthcoming years has been carried out for both comparison and convenience goods. Given the available information on expenditure from the Household Budget Survey (HBS 1994) an assessment of the necessary comparison and convenience floorspace was carried out.

Comparison goods are typically those such as clothing and footwear, furniture, furnishings and household equipment. Convenience goods are typically those such as food, alcohol and tobacco. Given the available data from the HBS for the area (Table 6), expenditure on food¹¹ when correlated with the floorspace data on *All Grocery* and *Other Food* (see Table 5) obtained from surveys, gives an indication of the relationship between expenditure trends per head of population in the area and floorspace volumes.

Once overall expenditure levels (Table 7) within the catchment area are calculated, by correlating it with the population of the catchment area, an assessment of the expenditure per head of population can be calculated for the base year (1996). Using the population projections and expenditure projections for the plan area the available expenditure per head can also be calculated into the future.

Through calculating of the overall food expenditure in the area and by dividing the overall spending by the projected turnover per sq. m. an assessment of the volume of food floorspace required (sq. m.) can be determined (Table 7a).

¹¹ With an allowance of 3% p.a. on convenience spending between 1994 and 1996 in order to correlate expenditure data with the most recent population data (Census '96).

Table 7: Spending per Head of Population (Wicklow Core Catchment Area)

	Convenience Goods Spend per Head ¹²	Comparison Goods Spend per Head	Population of Catchment ¹³	Overall Convenience Spending	Overall Comparison Spending
1996	£1,265	£461	11,842	£14,987,914	£5,461,653
2001	£1,851	£1,878	13,657	£25,279,107	£25,647,846
2006	£2,145	£2,284	16,458	£35,360,325	£37,590,072
2011	£2,487	£2,778	20,522	£51,038,214	£57,010,116

Calculation Sequence – Example – Table 7

Food Spending:	1) Overall 1996 food/convenience expenditure (£14,987,914) / population (11,842) = £1,265 2) Use GDARPS Retail Expenditure Figures (£1,851) for 2001 3) Multiply £1,851 by projected 2001 population (13,657) = overall food expenditure (£25,279,107)
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Table 7a Food / Convenience Floorspace Requirements

	Floorspace (sq. m.) ¹⁴	Turnover Per sq. m.	Overall Food / Convenience Spending ¹⁵
1996	N/a	£4636 ¹⁶	£14,987,914
2001	3850.4 ¹⁷ (unfulfilled immediate demand for 1,400 sq. m.)	£4872	£25,279,107
2006	6906	£5120	£35,360,325

Calculation Sequence – Example – Table 7a

Food Spending:	1) 2006 Turnover p/sq. m. (£35,360,325) / overall food / convenience spending (£5120) = Floorspace required to meet demand (6,906)
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Having regard to the provisions of the *Greater Dublin Area Retail Planning Strategy (GDARPS)* and the expenditure figures contained therein it appears that retail convenience facilities in Wicklow Town are over trading and that additional space is necessary. The figures suggests that there is an immediate shortfall of 1,400 sq. m. of convenience retail space and that by 2006, should population growth and development within the plan area support additional retail development that an additional 3,000 sq. m. of floorspace will be required. Should retail growth and expenditures continue further retail space would be necessary. However, it is not considered prudent to zone extensive areas for retail developments beyond 2006 given the need to encourage retailers to use more intensive forms of development such as multi storey developments and the opportunities offered for review of the plan and its implementation over the intervening period. Some of this convenience need can be met with the development of local shops in the development areas proposed as part of the plan and retail developments as part of petrol station developments.

¹² Based on the expenditure incurred in the area covered by the 10-minute drive time isochrone from Wicklow Town. Figures available detailed 1994 expenditure levels. These were adjusted to 1996 levels to allow for comparison with the 1996 Census of Population. An increase of 3 % per annum in convenience goods spending and 4% p.a. in comparison goods spending.

¹³ Includes the population of Ashford in the calculation of population.

¹⁴ Nett Figure

¹⁵ See Table 7.0 above

¹⁶ As per Table 13, Working Paper 3, Retail Planning Guidelines, (DoELG) April 1999 1 per cent per annum efficiency gain incorporated into calculations

¹⁷ Existing space for food retailing (gross) has been calculated (2000) at 4813 sq. m. Nett floorspace provision, allowing for 20 % of this space to be used for storage purposes and ancillary uses results in a nett retail floorspace of 3850.4 sq. m. This suggests that there is currently an unfulfilled demand due to over trading and the loss of £6,520,000 in convenience retailing. This could be served at 2001 turnover per sq. m. by an additional 1,400 sq. m. net floorspace.

As stated, the above calculations primarily identify a need for additional 'food / convenience' floorspace. These account for a significant volume of expenditure in the area (see Table 6a) and will require additional floorspace. Applying the same approach to the need for comparison goods the requirements for the area are set out in Table 8 and 8a.

Table 8: Future Comparison Floorspace Requirements

	Floorspace (sq. m.) ¹⁸	Turnover Per sq. m. ¹⁹	Overall Catchment Spending ²⁰
1996	-	£2921	£5,461,653
2001	7,952 ²¹	£3225	£25,647,846
2006	10,559	£3560	£37,590,072

Having regard to the provisions of the *Greater Dublin Area Retail Planning Strategy (GDARPS)* and the expenditure figures contained therein it appears that retail comparison facilities in Wicklow Town are deficient. The figures suggests that there is an immediate shortfall of 2,262 sq. m. of comparison retail space and that by 2006, should population growth and development within the plan area support additional retail development that more floorspace will be required. Having regard to the potential changes in expenditures as a result of economic changes it is considered prudent to facilitate where appropriate retail development that provides for possible future needs subject to compliance with development standards

Calculation Sequence – Example– Table 8

Comparison Spending: 1) 2006 Turnover p/sq. m. (£37,590,072) overall comparison spending (£3560) = Floorspace required to meet demand (10,559)
 2) Therefore additional floorspace is necessary to meet demand by 2006 ✓

Additional floorspace will also be required to provide public houses but this will be subject to the Liquor Licensing Acts.

The Council notes the fact that the town also acts as a sub - regional retail centre for the surrounding hinterland and has the capacity to continue to serve this need and the needs of surrounding communities that may otherwise travel extensive distances to north Wicklow or south Dublin centres into the future. The provision of services and retail space will be considered accordingly.

¹⁸ Existing space for comparison good retailing (gross) has been calculated (2000) at 7,281 sq. m. Nett floorspace provision, allowing for 20 % of this space to be used for storage purposes and ancillary uses results in a nett retail floorspace of 5,824 sq. m.

¹⁹ As per Table 13, Working Paper 3, Retail Planning Guidelines, (DoELG) April 1999 1 per cent per annum efficiency gain incorporated into calculations

²⁰ See Table 7.0 above

²¹ Estimate from an analysis of existing provision as per surveys of existing facilities. Total floorspace 7112.5 (less approx. 20 per cent space that could be attributed to storage space) = 5690 sq. m. This suggests that there is currently an unfulfilled demand due to over trading and the loss of compression retailing. This could be served at 2001 turnover per sq. m. by an additional 2,262 sq. m. net floorspace.

1.7 Educational Facilities and Future Requirements

Educational Facilities

There are a number of educational facilities within the study area in both the Primary and Secondary sectors. These are detailed below in Table 9

Table 9 Educational Facilities

Area	School Type	School	No. Teachers	No. Pupils	No. Classrooms
Wicklow Town & Environs	Primary	St Patrick's	21	512	20
		Bethlehem & Holy Rosary School	20	460	18
		Gaelscoil-	4	93	4
		Glebe	4	117	4
	Secondary	De La Salle	25	345	23
		Dominican College.	38	542	25
		Abbey Community School.	34	454	23
		East Glendalough	25	360	17
Rathnew	Primary	St Ernan's Boys National School	5	106	5
		St Joseph's Girls National School	5	96	5
	Secondary	Our Ladys	20	157	20

Future Educational Requirements

In general the volume of space devoted to educational requirements has not changed significantly in recent years. However, future development pressures along with the increasing numbers of second level students in particular indicates that a demand for further facilities will be required. This requirement has been evidenced by Wicklow VEC which has a requirement for a minimum of 3.5 hectares to provide for a new educational facility for second level purposes; principally allowing for the expansion and relocation of the Abbey Community College or the development of a new facility.

The provision of additional educational space and the retention of existing educational lands within the area is consistent with the projected increase in the population of school going age over the period to 2016. Population projections suggest that the existing second level space has the capacity to cater for educational demands within the area in the short term but that additional lands will be required in the future. Additional capacity can be catered for through the zoning of additional lands for community purposes. These lands are of sufficient size and location to meet potential needs for future educational facilities.

Projections also suggest that the development pressure will be experienced in the primary school sector where an increase in the school age population will be experienced in the short term. Additional lands are zoned for primary school purposes in Rathnew and Wicklow Environs principally to allow for the development of additional provision or the potential relocation of facilities in these areas where constraints exist. In this respect three sites will be identified for primary educational purposes in the Rathnew / Wicklow Environs area allowing for approximately 7.2 hectares of educational lands suitable for primary school education. This is consistent with the volume of space required for three 16 class schools.

Future Childcare Facilities

The provision of childcare facilities is an important element in the future development of the educational / community needs in the area as identified in the Draft Planning Guidance for Childcare Facilities (Department of Environment and Local Government). This has been noted and the need to provide additional lands for such facilities recognised. The potential exists for the development of lands for such a purpose in proximity to educational provision or in areas where extensive housing development is likely and Action Area Plans must be prepared.

1.8 Natural Amenities, Conservation and Recreational Open Spaces & Future Provision

Natural Amenities

The foremost asset from which Wicklow Town benefits are its coastal location with the resultant ability to walk along the coast for a long distance to the north. In addition there is access to Wicklow Head to the south.

Two important areas of environmental interest are located to the north and south of the town along the coast. To the north is located a Proposed Natural Heritage Area which also encompasses a candidate Special Area of Conservation at the Murrough and a candidate Special Protection Area to Broadlough area. To the south at Wicklow Head Area is a Proposed Natural Heritage Area which is designated a Special Protection Area. The designation as a Natural Heritage Area is to ensure the conservation of plants, animals and wildlife habitats of Irish importance. The designation of an area as a Special Protection Area under the Birds Directive is for the conservation of rare and threatened bird species and their habitats in the European Union. The designation of an area as a Special Area of Conservation is for the conservation of plants, animals and wildlife habitats of European importance.

Conservation

Wicklow Town's environs and Rathnew are home to a number of structures and buildings that are of significant conservation value. Wicklow Head for example possess a fine example of a 1770 lighthouse in the form of an octagonal tower which is the oldest lighthouse in Wicklow and is listed. Other interesting artefacts in the town include a handpump At Hudson's Garage along the Marlton road and Old Semaphore Iron mast and signal arms, at Dunbur Head Early ecclesiastical remains are to be found at Brides Head, Dunbur and there is also an old church site at Knockrobin to the north of the town. A full list of these protected structures is contained in the specific objectives section of this plan.

Recreational Open Spaces

The development of the town as a Primary Development Centre will require the provision of extensive areas of land for amenity purposes. The town is clearly under-subscribed with recreational open spaces. There are limited open spaces within the town and it's Environs. Located within the Environs area are the rugby club pitches and a pitch used by Wicklow Rovers with the consent of the landowner. Given the increasing population of the area the need for park / recreational facilities are paramount.

In Rathnew, the GAA club grounds and adjoining soccer grounds are located at Merrymeeting, and this is the main location for active recreation in the area. St. Bridget's Hall has been used as a gym by schools, but more recently it has been a location for teaching day courses.

Future Requirements

The development of additional lands for amenity and recreational purposes and the protection of protected structures and other structures suitable for conservation is a key aim of the this Plan. The level of open space for amenity purposes has been determined having regard to established guidance documents.²² These have indicated a need for 57 hectares of amenity open space.

Calculation Sequence – Example

Amenity Space Requirements:	1) Project 2016 population approx 22,500 2) Standard Require 2.5 hectares of amenity lands per 1,000 population 3) Divide 22,500 / 1000 = 22.5. 22.5 x 2.5 (ha) = 56.25 ha.
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However to ensure that a range and hierarchy of open space areas are available and to ensure that no under provision of space occurs additional areas of open space are to be zoned for amenity purposes. This space should not however be provided in one single area and a range of spaces should be provided. In general one neighbourhood park and two local parks per 10,000 persons is a standard that gives a general guide of the hierarchy of open spaces that are required. In summary for a population in the region of 22,500 two neighbourhood parks (16 ha. each²³) and four local parks (2 ha. each²⁴) will be required.

Neighbourhood parks are identified in the plan area. These are at Marlton Reservoir (west of Ashtown Lane) (35.8 ha.) primarily for passive recreation and Tinakilly (east of Rathnew) (approx. 20 ha.) which is suitable for active recreation purposes. A park area has also been identified at a central location at Marlton Road (8.6 ha.); this latter area amalgamates all space that could be allocated to the necessary local parks. This is considered appropriate given the proximity to the existing town centre and the need to provide a centrally located amenity space within the town. A further passive park is identified at Ballyguile Hill.

An additional open space amenity area has is also identified at Ballyguile Hill. This can form an important amenity area in the futures and would be most suited to passive amenity activities.

The total volume of amenity space is in excess of the projected requirement although this is considered appropriate in the interests of developing an attractive environment for the town and its environs with sufficient amenity spaces to cater for all needs.

1.9 Amenity Buildings and Space and Future Requirements

Amenity Buildings and Space

There is a limited availability of community spaces and amenity buildings in Wicklow Town and its environs. The development of these facilities is an important element in the future expansion of the town.

In Rathnew there is a similarly limited range of community facilities, the Band Hall is in poor repair at present and is used only as a store. A desire to have it restored for public use has been expressed. Only one small area used for passive recreation exists in the town. This is located along the Rathnew Stream where there is a walking track and some seating.

²² A Parks Policy for Local Authorities (DoELG), 1987 & The Six Acre Standard: Minimum Standards for Outdoor Playing Space, National Playing Fields Association (UK)

²³ Indicative size for a Neighbourhood Park

²⁴ Indicative size for a Local Park

Future Requirements

The improvement of all amenity facilities in the area is a necessity and the desire for new leisure and amenity facilities has been expressed by local residents in surveys carried out as part of the plan preparation. In this respect the identification of sites for community facilities in local neighbourhoods, sports and recreation facilities and potentially a civic centre to serve community needs is considered a priority. As with the development of neighbourhood parks and local parks community facilities to address local neighbourhood needs are also important. At least one meeting hall / community facility should be encouraged within the environs area and one in Rathnew to replace the existing substandard facility. A civic centre building could also be provided to meet the need of the overall town. Such a facility could be multi purpose catering for centralised tourism, display space, meeting rooms etc.²⁵ This is considered to be the optimum solution for Wicklow Town and land will be zoned / designated for this as part of an overall civic space within the Town Plan.

1.10 Piped Infrastructure

Improvements in the areas infrastructure will have to be carried out in order to address the future development potential of the area in light of its designation as a development centre in the Dublin Strategic Planning Guidelines.

Sewerage Infrastructure

The existing treatment plant serving Wicklow Town and Environs is located in Wicklow Harbour area. This provides preliminary treatment with the effluent being pumped out to sea by means of a long-sea outfall. This is insufficient to serve future needs in the town and the surrounding area under the Urban Wastewater Treatment Directive (1994). As a result it is proposed to provide a secondary treatment system (capacity 37,000 PE²⁶) for the Wicklow catchment area at the Murrough. An EIS is currently with the Minister for the Environment and Local Government and a decision on the proposal is expected imminently. The immediate provision of this facility is a vital requirement in the fulfilment of the area's development requirements.

This system will also serve Ashford and Rathnew. Currently these settlements are served by treatment facilities with the capacity to serve local requirements with some limited potential for expansion. The existing sewage treatment plant at Ashford has a design capacity of 1,800 P/E. The long-term plan is to close this treatment plant and to pump the wastewater to the larger secondary treatment plant for the Wicklow town area at the Murrough. The same is proposed for Rathnew.

With respect to surface water requirements a review of the existing sewer system and its shortcomings as part of the examination of requirements for Wicklow Town Sewerage Scheme identified a number of required upgrades in the surface water system to meet future needs, this includes:

- Provision of a trunk storm sewer on Marlton road to serve lands to the east and west.
- Upgrade of the Marlton channel to service lands at Marlton
- Provide stormwater relief to the existing foul sewers.
- Developing the storm sewer system in the inner core areas of the town. The UDC has indicated that most of their development requirements have been carried out and most improvements will be obtained through ongoing maintenance.

²⁵ The Excel Centre in Tipperary Town is a positive example of this type of development funded by the community and developed to meet local needs, i.e. a cinema / auditorium, tourism space, office space, meeting rooms and display areas.

²⁶ Population Equivalent.

Recent flooding of lands within the Environs of Wicklow Town and localised flooding in Wicklow town itself demonstrate a need for the development of the surface water attenuation mechanisms. These would be particularly important as part of any development proposals in areas close to existing water bodies.

Water Supply

There are four existing reservoirs in the town at Greenhills (capacity 454,000 l), Mt Carmel (capacity 136,200 l), Broomhill (capacity 454,000 l) and Seacrest (capacity 454,000 l). There are problems with water supply in the town as increased development of the town has made it difficult to provide adequate pressure in areas. This can be alleviated through the development of additional storage capacity possibly to the west of the town and the development of an appropriate distribution system to serve emerging housing schemes. The practice of allowing housing schemes to obtain water supply from the main to the town will be discouraged given the potential negative impacts on water pressure within the urban area and development proposals may have to contribute to any future development of any improved distribution network.

Consideration should also be given to the development of an additional water main into the urban area given the frequency with which the existing main has been broken.

Existing water supply in the Ashford/Rathnew area is adequate for existing needs. Additional infrastructure will however be required to service additional lands zoned for development. Ashford, Rathnew and Wicklow Town are supplied by treated water from the Vartry Reservoir in Roundwood, in addition to water treated at Cronroe works outside Ashford.

Supply in Rathnew can currently cater only for development occurring below the 40 metre contour, and existing storage is limited to one days supply.²⁷ Storage capacity needs to be increased, and supply needs improvement subject to demand. Water supply in Ashford comes from the storage facility at Cronroe, which is at an altitude of 115 Metres. Provided new development is at least 15 metres below this, adequate pressure shall be maintained.

1.11 Transportation Infrastructure and Future Provision

Transportation Infrastructure

Within the plan area there is a range of transportation infrastructure. In general this can be divided between infrastructure such as roads and rail lines, facilities such as car parking and train stations and bus and rail transport services.

Roads infrastructure will be upgraded significantly over the forthcoming plan period with the development of additional roads such as the revised N11, Town Relief Route and Port Relief Route as identified in the Map 34 of the 1999 County Development Plan. These latter two facilities are vital to the long-term development of the town and the surrounding area.

Public transport to Wicklow town is provided by a train service through the station located to the northern outskirts of the town. There are four train stops in each direction during the weekdays Monday to Friday. The service is generally considered inadequate and more trains are needed throughout the day and at weekends. The station itself while centrally located within the development area does have a number of limitations including the poor availability of car parking and a limited station size.

²⁷ Some existing developments are sited above this contour line, but served from the main running towards Wicklow town.

Bus Eireann provides Wicklow with a bus service that runs roughly every 2-hrs connecting to both Dublin and to more southerly towns such as Arklow and Waterford. This service is not considered frequent enough to meet the needs of commuters. In addition the survey of locals identified the need to provide a shuttle mini-bus service within the town. Additional bus services are also provided within the town as part of the provision of busses for schools in the area.

This limited availability of a broad modal choice in the area is reflected in the dominance of car use as a mode of transport. This is most patently reflected at peak commuter times where the most recent Census of Population figures suggest that a high level of commuting over long distances is taking place. The distances detailed below represent the distances travelled to work by a large number of residents in the area.

Table 11: Travel to Work Distances – Nos. of Car Commuters (Drivers & Passengers) 1996

	10-14 miles	15-29 miles	30-49 miles	Total (persons at work by industry - Table 2)	Car commuters as a % of the total
Wicklow Town	115	293	202	2199	27%
Wicklow Environs	40	150	120	1069	28%
Rathnew	15	30	19	388	16%
Ashford	30	119	28	371	47%
Total	200	592	369	4027	28%

Future Requirements

The development of new roads and the improvement of existing roads within the plan area will be necessary in order to allow for the sustainable development of the town. Of immediate importance is the development of the Port Access Route and Town Relief Route.

The Port Relief Route must also be developed to provide access to the port area and also to relieve pressures on the town centre due to the movement of port traffic through it. The Town Relief Route to the west of the town centre must also be developed in order to relieve traffic pressures and facilitate the development of lands.

Modal choice within the area can also be improved through the development of cycleways. Key cycle routes have been identified while it is also the objective of the Council to ensure that appropriate cycle way provisions are established as part of residential development schemes, new roads and road improvements. To improve modal choice the establishment of a local bus service and the identification of a bus station will also be an objective that the Council will pursue. Similarly, the improvement of the existing train station will be necessary through the provision of new car parking and pedestrian access to the north of the rail line.

The immediate improvement of traffic flows and management within the area is also possible with the Wicklow Traffic Study. As part of the study a number of proposals for implementation were identified within the Environs, these include:

- Town Gateway at the northern entry into Wicklow Town (High Priority)
- A Pedestrian Crossing on the Rockey road (High Priority)
- New Footpaths to Friarhill & Rockey road. (High Priority)
- A Shuttle Bus service. (Medium Priority)
- Port Relief Road (Long-term Priority)
- Relief Road (Long-term Priority)

It should be noted that a number of these objectives have already been identified in the previous Wicklow Environs Plan and the County Development Plan. All these measures are critical to the overall success of traffic management within the Town and Environs and accordingly will need to be implemented as part of this plan. In addition to allow for access to the N11 from the west the Rocky road will require upgrading to the interchange at its junction with the N11 as part of the imminent Ballynabarny to Newtown road scheme.

In the vicinity of Rathnew the N11 takes traffic on the national primary route through the western fringe of the town. Regional roads link the area to Newcastle to the north (R761), Wicklow town to the southeast (R750), and Rathdrum towards the southwest (R752). The centre of Rathnew is consequently subject to a high volume of traffic. The R750 route between Rathnew and Wicklow town had an AADT²⁸ of over 11,000 in a survey conducted during 1998.

The proposals for the N11 to by-pass the town to the west when implemented, shall improve this situation although local improvements to the alignment and surfacing of the road are possible and desirable in certain locations. Public transport is limited to a Bus Eireann Route along the N11. Recently completed road improvement schemes in the area have included the reconstruction of a section of the Rathnew-Newcastle Road (R761).

Within the centre of Rathnew, a number of access road routes in older areas of housing are in poor repair, with an absence of adequate road markings at junctions and no footpaths in places. In addition, the western end of Charvey Lane, the access road to the industrial area, is in poor repair although the eastern end of the roadway has been improved and realigned at its junction with the N11.

1.12 Development Lands

The identification of lands suitable for development has had regard to an analysis, which classified lands into distinct categories. Firstly, undeveloped lands with development constraints²⁹, secondly zoned lands that have remained undeveloped and thirdly agricultural land with no apparent development constraints. All three categories exist within the study area.

Undeveloped lands with development constraints can generally be developed with appropriate infrastructure provision such as pumping stations for water and sewerage, appropriate water storage facilities and suitable access provisions for both pedestrians and vehicles. In certain instances potential development lands are located in areas that may flood and while the development of such lands may be technically feasible it may not necessarily be desirable having regard to the environmental considerations.

Zoned lands that have remained undeveloped are also present in the plan area. These are principally located in the Marlton area although much of the residential lands so zoned were developed in recent years.

Agricultural lands with no apparent development constraints are also located within the plan area. Much of this unzoned land is located within the environs area however, which was not zoned for extensive development uses in the last development plan for the area.

It is not envisaged that all lands will be capable of development without infrastructural investment and to allow for the proper planning and sustainable long-term growth of the town and its environs a phased approach will be employed. Details of the phasing of the development areas are outlined on the Plan Maps and in Section 3.13.

²⁸ Average Annual Daily Traffic

²⁹ Access problems, gradient, servicing difficulties etc.

1.13 Review of Objectives from the 1994 Wicklow Environs Plan.

Section 2.3 of the 1994 Plan provided for the extension of the public sewerage network to serve zoned lands at Marlton Road. This has been partially achieved due to on-going developments, which have provided the infrastructure to meet the needs of their development.

The development of the port access route to the Wicklow Industrial Estate at the Murrough and Wicklow Port is progressing with the appointment of consultants to prepare a constraints report detailing the limitations that roads engineers in the area must have regard to in preparing the design of the road. Road design consultants have been selected to prepare this design. Funding has been secured from Central Government to enable the development of this road.

The provision of an automated level crossing or bridge over the railway line at Bollarney Murrough, to provide safe access to zoned lands at Bollarney and Murrough is still considered an option of any future plan but there has been no progress on this element as the crossing of the Murrough and the rail-line will be subject to the final design of the Port Access Route.

Objectives for the provision of public lighting, footpaths and road realignment are still considered important elements for the development of the environs area. Some minor advancements have been achieved on these elements as a result of developments within zoned areas.

A traveller settlement as identified under S3.4 of the Wicklow Environs Plan 1994 has been provided at Ballintekin to meet this objective of the plan.

With respect to the Marlton Reservoir it should be noted that the reservoir has been adapted to provide for fishing and recreation use.

2.0 Development Strategy and Objectives

All policy objectives stated in Section 2 of the adopted County Development Plan 1999 apply to this Local Area Plan as appropriate unless otherwise stated.

2.1 Development Strategy

In general terms it is the objective of the Council to:

- Allow for the orderly development of Wicklow Town within the environs of the town.
- Provide for the expansion of Wicklow Town on lands close to the town which may be developed with least infrastructural expenditure and which provide good access to the range of social, educational and economic facilities available in the town.
- Provide for the protection from development of areas of high visual amenity, special interest and scientific interest.

Specifically the Plan will seek to:

(1) *Promote Identity*

Promote and facilitate development, which will enhance the physical, economic and social profile of Wicklow.

(2) *Conserve finite resources*

Minimise the consumption of natural resources, including land and fuel.

(3) *Protect Local Assets*

Preserve the quality of the landscape, open space and material assets.

(4) *Minimise the adverse impact of Development*

Protect the integrity of the built and natural environments from damage caused by insensitive development proposals.

(5) *Involve the Local community*

Promote the involvement of the local community in decision-making in environmental sustainability issues and decision-making.

This strategy will be obtained through a series of objectives, which are set out below in general terms.

2.2 Urban Development Strategy Objectives

It is the objective of the Council to allow for the development of Wicklow Town and its environs as a Primary Development Centre within the GDA. Excluding the existing developed urban area an additional 428 ha. has been identified as suitable for residential development, 121.5 ha.³⁰ has been zoned for employment generating uses such as light industry, enterprise development and industry, approximately 63 ha. has been identified as being suitable for amenity purposes and an additional 5 ha. for educational purposes in various locations. This volume of zoned lands can provide for the balanced and sustainable development of the town.

³⁰ Excluding a option zoning at Ballynabarny Interchange

2.3 Hinterland Development Strategy Objectives

The protection of rural environment and agricultural lands in the plan hinterland is an important objective for the long-term sustainable development of the area. The Plan Area is identified in Map No. 1.

2.4 Residential Development Objectives

It is an objective of the Council to provide sufficient zoned land on suitable sites to ensure that the projected demand for housing in the area may be met and that all residential development is of a high quality and design.

2.5 Retail and Town Centre Strategy Objectives

Promoting the development and consolidation of the area's retail base and ensuring the primacy of the town centre areas of Wicklow Town in the area's overall retail hierarchy is a central objective of the Council. Facilitating the development of appropriate retail facilities to meet the needs of emerging residential areas in the environs is also an important objective while the role of the town as a regional retail centre has also been noted.

2.6 Coastal Zone Management Strategy Objectives

Ensuring the management and protection of the coastal zone located within the plan area is an important strategic objective due to its important role in both environment and amenity.

2.7 Heritage Strategy Objectives

The area's heritage assets include buildings, structures and historical features. They are an important factor in both the development of a strong identity for the town and the continued strength of the area's tourism resources. It is an objective of this plan to protect the area's heritage assets.

2.8 Infrastructure Strategy Objectives

The Council will provide infrastructural support for the economic and social development of the plan area in an environmentally sustainable manner. In summary the Council will support infrastructural development of sanitary services, transportation and social & community infrastructure and all such objectives expressed in the County Development Plan. The Council will use its powers to support the opening up of lands zoned in this plan to provide for safe access and services provision.

2.9 Employment and Industry Strategy Objectives

The Council will support and assist the development of a range of industrial and employment generating enterprise uses in the area through pursuing its industrial land purchasing policy, encouraging the development of industrial and employment generating activities close to the existing transportation infrastructure and zoning additional lands for development purposes.

2.10 Roads and Transport Strategy and Objectives

The development of an adequate roads and transportation infrastructure along with the retention of land free from development where they may be required for new roads or road improvements to meet both development needs and allow for the development of an improved modal choice is an overarching strategic objective of this plan.

2.11 Open Space Strategy and Community Facilities Objectives

It is an objective of the Council to ensure that sufficient open space of all types is developed to meet the requirements of Wicklow Town in the future.

3.0 Development Control Objectives

3.1 General

The development control standards specified in Appendix 1 to 8 of the County Development Plan apply to the Local Area Plan where appropriate. Map No. 2 of the County Development Plan is amended as shown in Map No. 1 – Development Area, Map No. 2 – Wicklow Town Environs and Rathnew Environs Map and Map No. 3 - Wicklow Town Environs Specific Objectives.

The appendices of the 1999 County Development Plan (as varied) that apply where appropriate to this Local Area Plan include:

- Appendix 1: Residential Development Standards.
- Appendix 2: Urban Development Standards.
- Appendix 3: Tourist Accommodation Standards.
- Appendix 4: Industrial Development Standards.
- Appendix 6: Building Façade Advertising Control Guidelines.
- Appendix 7: Coastal Zone Management Plan.
- Appendix 8: Telecommunications Control Standards.

It is the policy of the Council to ensure that all development is regulated through the statutory process in the public's interest by means of proven planning principles. The process will ensure that development takes place in a suitable location and enhances the physical environment of the plan area.

The Council is required to control development in accordance with the policies and objectives set out in the Local Area Plan. This section of the plan is concerned specifically with development control objectives. It is an aim of this Local Area Plan that the County Development Plan objectives will be supported unless otherwise modified by the following objectives.

3.2 Urban Development Control

- 3.2.1. It is the objective of the Council to ensure that the environs of Wicklow Town and Rathnew develop so as to integrate fully with the existing built area of Wicklow Town and its surrounding suburbs.
- 3.2.2. It is the objective of the Council that high standards of building and urban design should be employed in all new developments and that all public open spaces developed should enjoy high standards of landscaping for both active and passive recreation areas.
- 3.2.3. The Council will seek to enhance the streetscape of Rathnew village and to ensure that all infill development reflects established building styles and formats. All commercial and residential development within Rathnew village should reflect established building lines and promote the development of high quality frontages that reflect established design guides³¹.

³¹Conservation Guidelines have been published by the Department of the Environment and Local Government detailing best practice and recommendations for typical Irish building and design features such as stone walls, settings and landscapes and shopfront design.

- 3.2.4. Proposals for mixed-use developments on large sites in excess of 12 hectares within the plan area should provide a masterplan detailing the development proposed, urban design concept layout, design details such as landscaping and boundary treatments to ensure that the character of any development is consistent with the established built environment, is of high quality and can be incorporated into the surrounding topography and environment. The application of design approach utilised in the Department of the Environment Transportation and the Regions (UK) document Places Streets and Movement (1998)³² should be considered by all applicants in developing high quality developments.
- 3.2.5. The objective of the County Development Plan 1999 to maintain the green belt separation in 'corridor zone areas' between Wicklow Town and Rathnew is amended to allow for its development for a mix of land uses as in this Local Area Plan.
- 3.2.6. It is the objective of the Council to phase development so that new development will evolve from the fringes of existing developed areas where infrastructure and community facilities exist. This Local Area Plan applies the standards of the County Development Plan in respect of residential development density standards.
- 3.2.7. Certain areas are considered suitable for higher density development. These are identified on the Development Plan Maps. In the development of these higher density areas the amended density controls of the County Development Plan for residential development will apply. High quality design, layout and orientation of properties proposed as part of all residential developments will be a pre-requisite.

3.3 Residential Development

- 3.3.1. It is the objective of the Council to acquire lands within the plan area where necessary to provide for housing and community facilities including local housing needs.
- 3.3.2. It is the objective of the Council to provide serviced sites for development by private individuals where possible.
- 3.3.3. The Council will seek to ensure the provision of a wide range of house types, designs and styles to cater for modern housing needs, family sizes and tenures. All new residential developments proposed should aim to develop a range of housing types and styles to meet demand.
- 3.3.4. In accordance with Government Guidelines supporting higher density developments it is an objective of this plan that higher density development should be promoted at the following locations,
- Infill sites
 - Development sites at edge of town locations.
 - Higher density development in the core areas of Rathnew.
- 3.3.5. It is the Council's policy to restrict the conversion of houses which would result in the loss of units for family accommodation due to the impact this would have on the amenities of existing residential areas with regard to in particular noise and traffic issues.

³² Section 5.9.2, Residential Density: Guidelines for Planning Authorities, Department of the Environment and Local Government, 1999

- 3.3.6. In areas that are in predominantly residential use, priority will be given to the provision of additional housing so long as this does not have an adverse effect on the character of the area. Non-residential uses will be allowed where they are on a limited scale, compatible with the residential environment and it can be demonstrated that they are of benefit to the local community and normally could not be more satisfactorily located outside a residential area.
- 3.3.7. The naming of residential developments should reflect local place names or topographical features as appropriate.
- 3.3.8. New development shall incorporate existing natural features of sites and particularly natural features such as hedgerows, natural walls and boundary treatments.
- 3.3.9. To encourage the development of pedestrian and cycleway provision as part of all new residential development so that they can be integrated with existing networks, established commercial areas and development zones. This integration may require the provision of safe crossings where deemed necessary where additional pedestrian and cyclist volumes can be expected to meet the existing roads infrastructure. In new development areas pedestrians and cyclists must be given priority over vehicular movement and roads in the design of areas.
- 3.3.10. Where possible the Council may allow for development to occur at higher densities in specified locations where good quality design and layout are employed.
- 3.3.11. All new housing developments shall make provision for a re-cycling area within the estate, the location of which shall be delineated at the Planning Application stage.
- 3.3.12. Extensive sites zoned for residential development may be required to provide Action Area Plans to ensure the development of the site in a manner which integrates with the existing commercial, social and built environment of the town in a manner that will have a beneficial impact.
- 3.3.13. All new residential developments must employ a roads layout that controls and limits speeding

3.4 Retail and Town Centre Development

- 3.4.1. Shops may be permitted in residentially zoned areas but should service only immediate local needs with retail development no greater than 100 sq.m. of nett floorspace.

Retail development in town centre zoned areas in Rathnew will only be considered where they are developed on a phased basis, provide for improved modal choice including bus, pedestrian cycleway and park and ride facilities and do not conflict with the provisions of Section 3.4 generally and the Retail Planning Guidelines specifically.

- 3.4.2. All retail developments proposed should have regard to:

- The adequacy of existing retail shopping in the area. All retail schemes in the region of and over 800 sq. m. (nett) should provide a Retail Impact Statement in the interests of encouraging the careful planning and identification of retail needs.
- The size and location of existing retail shopping outlets
- The effect on existing communities, including the effect on established retail shopping outlets and employment.
- The need to counter urban decline and to promote urban renewal.
- The impacts on traffic.
- The potential for new retail facilities to provide for an expanding population.
- The need for all retail development to promote good urban design and where developed in proximity to the Town Centres to encourage linkages to the town centre.

3.4.3 The Council will seek to encourage the development of retail spaces within the town core area to cater for retail demands. The consolidation and expansion of existing facilities could be encouraged to meet additional retail requirements.

3.4.4. The Council will encourage mixed-use schemes that provide for both comparison and convenience retailing.

3.4.5. The Council will assess retail development proposals having full regard to the provisions of the Retail Planning Guidelines 2000.

3.5 Coastal Zone Management

3.5.1. The Council will control development in coastal areas in accordance with the objectives of its Coastal Zone Management Plan. The development of planned open space amenity areas and walkways will be encouraged in the coastal zones lands.

3.6 Heritage & Amenity

3.6.1 The Council will consider making tree preservation orders in respect of all trees or groups of trees that the Council believes are in danger of being destroyed or damaged and that their loss would be a serious injury to amenity, it will consider the making of tree preservation orders.

3.6.2 The Council will protect all trees which, are subject to tree preservation orders.

Table 12: Tree Preservation Orders

Location	Description
Knockrobin, Wicklow Town	Larch, Pine, Sycamore groups of trees

3.6.3 It is the Council's objective to promote the protection of views specified in Table 13 below.

Table 13: Listed Views

Description
View / panorama from coast road towards Wicklow Golf Course, Brides Head, Wicklow Head and the coastline.

- 3.6.4 It is the Council's objective to promote the protection of trees of amenity value specified in Table 14 below.

Table 14 – Trees of Amenity Value.

Location	Description
Knockrobin	Oak and ornamental species forming the avenue of Knockrobin House.
Knockrobin	A copse of European Larch, Scots Pine and Sycamore, on Knockrobin Hill.
Burkeen	A deciduous woodland overlooking the Wicklow to Rathnew Road.
Ballynerrin	A deciduous woodland forming the valley of the Mariton Stream.
Line of trees in Clermont School Grounds	Southern boundary of Clermont School, with exception of any felling required for road access as indicated.
Line of trees in Clermont School Grounds	Western boundary of Clermont School, with exception of any felling required for road access as indicated (junction with existing N11)
Lands at Rosanna Lower	Line of trees along field boundary, except where future access and road developments require removal.
Lands at Rosanna Lower	Line of trees along field boundary, except where future access and road developments require removal.
North of Vartry River near Mill Road	Line of trees stretching northwest to southeast, except where future road developments require removal.

- 3.6.5. Development that requires the felling of mature trees of amenity value or special interest, even though they may not be listed in this plan will be discouraged.
- 3.6.6. It is an objective of the Council to support and protect the following archaeological features.

Table 17: Archeological Sites

Location	Description
Ballynerrin	Cist Grave
Brides Head	Rock shelter (x2)
Gelbe	Early ecclesiastical remains church and font.
Brides Head	Early ecclesiastical remains, church, holy well and possible souterrain.
Newrath	Enclosure
Newrath	Field System Possible Site
Commons (Rathnew)	Church and Graveyard
Commons (Rathnew)	Font

- 3.6.7. It is an objective to conserve the characteristics of the amenity areas, SPA's, Proposed Natural Heritage Areas, Special Areas of Conservation in the plan area (Table 18) and consider the making of Special Amenity Area Orders and Conservation Orders in respect of these areas.

The Council will ensure that:

- any development that would significantly alter the visual appearance of any of the areas listed in Table 18 where such a quality is an essential component of the interest will be restricted.
- any development in the vicinity of, or affecting in any way the areas listed in Table 18 shall provide sufficient information showing how it will impact on the area and appropriate amelioration measures.

Table 18: The Natural Environment

Location	Importance	Description
The Murrrough Wetlands (NHA) & the Broadlough (candidate SAC) - SPA	International	Coastal wetland complex which stretches for 15km from Ballygannon to north of Wicklow Town, and in parts, extends inland for up to 1km. This site is of importance as it is the largest coastal wetland complex on the east coast of Ireland. It contains a wide range of coastal and freshwater habitats including species listed on Annex I of the Habitats Directive and Annex I of the Birds Directive.
Leitrim River (Flora Protection Order)	International	A gravely bank of the river supports a community of plants typical of disturbed ground protected under the Flora Protection Order 1987.

- 3.6.8. It is an objective to have regard to the list of sites and monuments contained in the Record of Monuments and Places for County Wicklow (1995) published by the Commissioners of Public Works In Ireland National Monuments and Historic Properties Service, in dealing with all proposals for development in the vicinity of any item listed. In all such cases, the Council will consult with the Heritage Council.

3.7 Services Infrastructure

- 3.7.1. It is an objective of this plan to extend the public sewerage network to serve zoned lands.
- 3.7.2. All proposed developments on lands located below 3 metres OD, or in the vicinity of areas known to flood will not normally be permitted. Flood protection measure might be accepted where the Council is satisfied that they will not adversely affect the amenities of adjoining areas. It will be the responsibility of the any applicant to provide conclusive evidence that any flood protection measures will be successful and will not adversely affect the amenities of the adjoining lands.
- 3.7.3. It is an objective of the Council that developers, where appropriate, construct those portions of public services that facilitate their developments, to the design and specification required by the Council.
- 3.7.4. The Council will require that all surface water in excess of that flowing from the site under previous land use conditions will require to be attenuated on site unless conclusive evidence can be produced that existing watercourses or surface water sewers can accommodate such increased flows, as well as increased flows from all possible developments within the relevant catchment area.
- 3.7.5. The development of additional leisure facilities within the Wicklow Environs area will be supported in the interests of developing the amenity and recreation base of the town and its environs.

3.8 Employment Development Objectives

- 3.8.1. The Council will seek to zone a range and mix of sites for different types of industrial use in the interests of promoting the timely development of industrial spaces through competition between developers.
- 3.8.2. The Council will seek to encourage the development of high quality 'clean' industries so as to ensure the protection of the area's natural environment and the residential amenities. These activities include the development of 'office based industries'.
- 3.8.3. Any "office based industry" schemes and office parks must employ a low density of development, high quality design and layout and must be effectively assimilated into the surrounding environment.
- 3.8.4. It is the objective of the Council to promote the continued operation of the Port as a viable economic element in Wicklow's fabric.
- 3.8.5. Development of lands for enterprise activities will be encouraged at selected locations as per the zoning provisions of this plan. These uses will require the development of high quality environments that will not adversely affect the natural environment of the area and accordingly height and site development standard restrictions will be employed. These developments should employ a plot ratio in the region of 0.5, except for lands in the Newrath area of Rathnew where a standard of 0.3 will be required (in the interests of encouraging low density development). Small building units will be encouraged with high quality landscaping while any such development will require the planning and development of lands zoned for enterprise activity on the basis of an overall site masterplan that incorporate details such as phasing, planting, landscaping, the use proposed and the visual impact of the development. Consideration should be given to all such developments to contain local retail facilities to meet the needs of local residents and employees.

- 3.8.6. It is an objective of the Council to permit limited home-based employment in residential zones, provided it complies with the proper planning and development of the area and does not adversely effect residential amenity.

3.9 Roads and Transportation Objectives

- 3.9.1. It is the Council's objective that all new roads development should provide for traffic calming measures in residential areas to ensure that hazards to pedestrians is minimised.
- 3.9.2. All developers will be required to provide, within their development, that part of a new road network as a specific objective in this plan that traverses their site. Road reservations where required will be identified in the Development Plan.
- 3.9.3. It is the objective of the Council to facilitate the development of public transport linkages in the area and the development of an improved range of modal choice. In particular the Council will facilitate the expansion and improvement of the capacity of the existing rail network where it will allow for improved conditions for rail passengers.
- 3.9.4. It is the objective of the Council to implement the provisions of the Wicklow Traffic Study (1999) as they apply to the Wicklow Environs and Rathnew area.
- 3.9.5. It is the objective of the Council to secure the timely development of the Port Access Route and the Relief Route and improved links to the N11 Interchange at Ballynabarny as soon as possible (and to secure the route free from development) and to carryout all necessary engineering, feasibility and detail design studies without delay. The reservations shown are diagrammatic only and subject to further investigation and due process.
- 3.9.6. It is the objective of the Council to retain certain lands in Rathnew and Wicklow Town environs for roads development. Where indicated road alignments are indicative and are subject to more detail design and due process however the areas where reservations will be required include:
- a) To reserve sufficient land for ring road to the east of Rathnew village, with limited access, and serving adjoining lands zoned for development. This road may connect to the existing N11 by way of a roundabout junction (subject to further study).
 - b) To reserve sufficient lands for an access road to lands zoned for industrial development. This road may link the existing road at Charvey Lane to the existing N11 route.
 - c) To reserve sufficient land for future access roads serving lands zoned for employment uses.
 - d) To reserve lands for the development of a north south axis route from the Merrymeeting area to the Rockey Road.
 - e) To reserve lands for a north south axis route from the Rockey Road to the Marlton Reservoir and south to the lands west of Ashtown Lane.
 - f) To reserve lands to allow for an east – west link across the Ballyguile area and onwards to the Dunbur Road.

- 3.9.7. It is an objective of the Council to ensure that the roadside development does not impinge on future development requirements of the road network and its safe operation. Development may be limited and restricted where it is located in close proximity to major roads infrastructure such as the N11. The level of setback employed in the environs area may be relaxed should good quality building design and site layout be employed and should the applicant provide evidence that the development will not impinge on either road safety, or the overall capacity of the road network and its safe operation.
- 3.9.8. It is an objective of the Council to provide for an automated level crossing or a bridge over the railway line at Bollarney Murrough, to provide safe access to zoned lands at Bollarney and Murrough, and to the Wicklow Port Area when finances permit.
- 3.9.9. It is an objective of the Council to provide for public lighting extensions at Marlton Road, Ashtown Lane, Ballynerrin Road and Ballyguile Road and within all zoned lands except agricultural lands.
- 3.9.10. It is an objective of the Council to provide for public footpaths at Rathnew back road, Rockey Road, Ashtown Lane, Marlton Road, Ballynerrin Road and Ballyguile Road and within all zoned lands except agricultural lands.
- 3.9.11. It is an objective of the Council to provide for road realignment and increased carriageway width of the Rockey Road from it's junction with the Wicklow Town relief route to the N11.
- 3.9.12. It is an objective of the Council to promote the development of cycleway provisions linking commercial residential and employment centres within the area and specifically from Wicklow Town to Rathnew.
- 3.9.13 The Council requires secure cycle parking for all developments. This will be required at the rate of:

<i>Cycle Space</i>	<i>Use</i>
<i>Zoning Group R</i>	1 space per unit
<i>Zoning Group I&E</i>	3 space per 150 sq. m.
<i>Zoning Group C</i>	1 space per 100 sq. m or 1 space per 3 pupils (whichever is greater)
<i>Zoning Group RC</i>	1 space per 150 sq. m.
<i>Public Buildings</i>	5 % of the numbers of visitors per day
<i>Train Stations</i>	10% of the numbers of passengers per day

(See Table 22 for key to index)

- 3.9.14 The Council will allocate existing road space to pedestrians, cyclists and public transport users upon construction of new or improved roads. This will be carried out in association with road improvement works.
- 3.9.15 The Council will require provision for public transport links in new residential areas.

3.10 Open Space and Community Facilities

- 3.10.1. It is an objective of the Council to investigate, enable and pursue the provision of local parks for the residents of Wicklow at the following areas:
- Ballyguile.
 - Ashtown.
 - Marlton Valley.
 - Tinakilly / Knockrobin.

- 3.10.2. The loss of existing public or private recreational open space will normally be resisted by the planning authority unless alternative recreational facilities are provided in a suitable accessible location, or it can be demonstrated that there is no longer sufficient demand to sustain the facility.
- 3.10.3. The Council will investigate ways of improving the quality and capacity of existing sporting and recreational facilities through initiatives in both the public and private sector.
- 3.10.4. Developers will be required to make provision for sport and recreational infrastructure commensurate with the needs of the development as an integral element of their proposals. Such provision should include direct provision on or off site or a development levy to enable the Council to make appropriate alternative provision.
- 3.10.5. It is an objective of the Council to zone sufficient lands for the potential development of educational establishments, including the zoning of lands in Wicklow Town Environs for primary and secondary educational use. The long term potential exists for the development of third level facility. The location of such a facility outside the development area close to transportation linkages may be an option although no site has been currently identified. The reservation of lands at Clermont for Community and Educational purposes could facilitate the development of third level facilities in the future to meet local demands.

3.11 Land Use Objectives

- 3.11.1. The purpose of land use zoning objectives is to indicate the Council's intentions for all lands in the town. The various land use zones and their objectives are identified on Maps 1 and 2 of this Local Area Plan. Land use zoning objectives are listed hereunder in Table 21.

Table 21: Zoning Objectives

<i>Residential – Infill</i>	To protect, provide and improve residential amenities of adjoining properties and areas while allowing for infill residential development that reflects the established character of the area in which it is located.
<i>Residential</i>	To protect, provide and improve residential amenities.
<i>Residential – High Density Potential</i>	To protect, provide and improve residential amenities while allowing for increased residential densities above 28 houses per hectare on the basis of high quality design, layout and orientation of properties and public spaces.
<i>Town Centre Activities</i>	To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and promote urban design concepts and linkages between town centre activity areas.
<i>Industrial</i>	To provide for the protection and creation of industrial and light industrial uses, and facilitate opportunities for employment creation.
<i>Enterprise Development</i>	To promote the development of high quality business space and office space subject to high quality design, landscaping, layout and low-density development.
<i>Community and Educational</i>	To provide for necessary community and educational lands to cater for future population increases.
<i>Open Space / Amenity</i>	To preserve, provide and improve recreational amenity and open space.
<i>Greenbelt</i>	To preserve, provide and improve recreational amenity and open space, enable agricultural activity, support the preservation of amenities and enable the preservation of upland areas.
<i>Agricultural</i>	To preserve, provide and improve agricultural developments.

3.11.2. The acceptability of certain uses in particular zones is self evident, as is the unacceptability of others. Over a wide range of uses the degree of acceptability will be assessed on the basis of a specific planning application where its nature, extent, intensity and its incidental effects can be evaluated properly.

3.11.3. For control purposes the plan area has been divided into zones. Zoning refers to the main land use occurring in each zone. The zones have been divided into seven groups according to the main use in each. The Groups are:

Group		
R	Residential	Residential – Infill, Residential, Residential – High Density Potential
I	Industry	Industry, Light Industry
E	Employment	Enterprise Development
C	Community	Community and Education
O	Open Space	Open Space, Greenbelt
A	Agriculture	Agriculture
RC	Retail / Commercial	Town Centre Activities

Table 22 indicates the acceptability levels for any use in each of the 7 groups.

Table 22 Key:		
	1	Permitted in Principle
	0	Open for Consideration
	X	Not Permitted

“Open for Consideration” means a use is not acceptable in principle and will only be permitted in special cases where the Council is satisfied that the use would not conflict with the general objective for the zone and could be permitted without undesirable consequences for the permitted uses and which can be allowed subject to compliance with pertinent control criteria consistent with the proper planning and development of the area, having regard to the Local Area Plan. Uses in the table which are not indicated as permitted in principle or open for consideration are material contraventions of the plan. Uses not recorded in Table 24 will be considered in relation to the general policies and of the plan and the zoning objectives of the particular area.

Many uses exist where they do not conform to the designated use zoning objectives. Generally such uses, where legally established, shall not be subject to proceedings under the Act in respect of their continuing use. When extensions to, or improvements of premises accommodating such uses are , each shall be considered on its merits and permission may be granted where the development does not adversely affect the amenities of properties in the vicinity and does not prejudice the proper planning and development of the area.

Table 22

	Land Use Group						
	R	I	E	C	O	A	RC
Abattoir	x	0	x	x	x	0	x
Advertising	0	1	1	x	x	x	0
Aerodrome / Airfield	x	0	x	x	x	0	x
Bed and Breakfast	1	x	0	x	x	1	1
Boarding Kennels	x	0	0	x	x	1	0
Car Parks	0	1	1	x	0	0	1
Caravan Park (holiday)	x	0	x	x	0	0	x
Caravan Park (residential)	x	0	x	x	x	x	x
Cash and Carry Outlet	x	1	0	x	x	x	1
Cemetery	1	0	0	1	1	1	x
Church	1	x	x	1	0	0	1
Commercial	0	0	0	x	x	x	1
Community Facility	0	0	0	1	0	0	1
Concrete Asphalt etc. plant	x	1	x	x	x	x	x
Crèche / Nursery School	1	1	1	1	x	x	1
Cultural Use	0	0	0	1	0	0	1
Halting Site	1	0	0	0	1	1	0
Dance hall / Discotheque	x	x	x	0	x	x	1
Doctor / Dentist etc.	0	x	0	0	x	x	1
Education	1	x	0	1	x	x	1
Civic Amenity	0	1	0	x	x	0	x
Extractive Industry	x	x	x	x	x	0	x
Garden Centre	0	0	0	0	x	0	1
Guest House	1	x	0	x	x	1	1
Health Centre	0	x	0	0	x	x	1
Heavy Vehicle Park	x	1	0	x	x	0	x
Home based Economic Activity	1	x	0	x	x	1	1
Hospital / Nursing Home	0	x	0	0	x	0	1
Hotel / Motel	0	x	0	x	x	x	1
Industry - General	x	1	0	x	x	x	0
Industry - Light	0	1	1	x	x	x	0
Motor Sales Outlet	x	0	0	x	x	x	1
Offices	x	0	1	x	x	x	1
Open Space	1	1	1	1	1	1	1
Petrol Station	x	1	1	x	x	0	1
Private Club	0	x	0	x	x	x	1
Public House	x	x	0	x	x	x	1
Public Services	1	1	1	1	1	1	1
Recreational Building	0	0	0	1	1	0	1
Residential	1	x	x	x	x	0	0
Residential Institution	1	x	x	x	x	0	0
Restaurant	0	x	0	x	x	x	1
Scrap Yard	x	0	0	x	x	x	x
Service Garage	x	1	0	x	x	x	1
Shops (Local)	1	0	0	x	x	x	1
Shops (Other)	x	0	x	x	x	x	1
Sports Club	0	x	0	1	1	1	1
Warehouse	x	1	0	x	x	0	x

3.12 Action Areas

A number of Action Areas have been identified in the Local Area Plan. These lands while zoned for particular uses under which a range of developments are both permitted in principle and open for consideration by the Council must be developed on the basis of comprehensive development proposals that allow for the sustainable, phased and managed development of the environs area during the forthcoming plan period (2001 – 2007) and all subsequent plan periods to 2019. Any development on these lands must be on the basis of a comprehensive plan. The precise locations of each land use zone in these Action Areas is illustrative only, and subject to a proper planning study, and conformance within proper planning and development. The location of any land use may be shifted within and Action Area (or enter another Action Area). In the interests of encouraging sustainable transport all large development proposal for Action Areas will require Local Transport Plans that illustrate that modal choice will be used in providing for local transport needs. Mobility Management Plans will be required for all commercial developments including enterprise, industrial and retail developments. These must also promote and enable modal choice at the developers' expense if necessary.

3.12.1 Action Area 1

This is located in the Tinakelly area of Wicklow Town Environs. Any plan prepared or development proposed for these lands, while respecting all relevant development control standards and plan objectives, must provide for the phased and integrated:

- development of residential units of high standards of design and layout.
- provision of a landscaped open space area, on lands zoned for open space, that will be used for the purpose of a public park and active recreation and ancillary uses. The open space zoning area in this Action Plan area could be a Neighbourhood Park facility and could accommodate football pitches (up to 6 units), tennis courts (up to 10 courts), netball and basketball (up to 2 units), Golf Putting Greens, Children's playlot (play equipped area with up to 8 types of play equipment for ages 8 – 14) an athletic facility and car parking.
- retention of lands for a potential future road alignment that will relieve traffic in Rathnew village and provide access to this area
- protection of established trees in the grounds of Tinakilly House in the interests of visual amenity.
- protection of the amenities of adjoining properties.

3.12.2 Action Area 2

This is located in the Tinakilly, Merrymeeting and Broomhall area of Wicklow Town Environs. Any plan prepared or development proposed for these lands, while respecting all relevant development control standards and plan objectives, must provide for the phased and integrated:

- development of residential units of high standards of design and layout.
- development of neighbourhood retail facilities to service any residential development. These facilities should be centrally located within the plan area, possibly in the Broomhall area, and enjoy good pedestrian access, cycle access and car parking provision.
- retention of lands for community facilities and recreational facilities in the Merrymeeting area.
- provision of lands for playing fields.

- reservation of lands to allow for the development of sanitary service and other services facilities, including water storage facilities, to service the development of the area.
- retention of lands free from development along the potential alignment of the Relief Road. The exact alignment will be the subject of a detailed design study.
- retention of lands for a potential north-south future road alignment linking Merrymeeting and the Rockey Road.
- improvement of existing roads and routes in the area including the Rockey Road to the N11.

3.12.3 Action Area 3

This is located in the Burkeen, Bollarney North area of Wicklow Town Environs and incorporates lands in the Urban District area. Any plan prepared or development proposed for these lands, while respecting all relevant development control standards and plan objectives, must provide for the phased and integrated:

- development of residential units of high standards of design and layout.
- retention of lands free from development along the potential alignment of the Port Access Route and the Relief Route. The exact alignment of these routes will be the subject of a detailed design study.
- retention of lands for potential road improvements including the realignment of the R750 at the existing railway bridge.
- improvement of existing roads and routes in the area and the provision of cycleways along new distributor roads.
- retention of lands for car parking purposes north of the railway station and the provision of a pedestrian / vehicular crossing of the railway line to allow for access to development lands north of the railway line. The support of CIE / Irish Rail for proposals in this area must be demonstrated as part of any proposal.
- protection of trees in Burkeen free from development.
- reservation of lands to allow for the development of sanitary service and other services facilities, including water storage facilities, to service the development of the area.
- reservation of lands to meet community and educational requirements.
- reservation of lands to allow for the development of business and industry uses.

3.12.4 Action Area 4

This is located in the Broomhall, Ashtown and Hawkstown Lower area of Wicklow Town Environs. Any plan prepared or development proposed for these lands, while respecting all relevant development control standards and plan objectives, must provide for the phased and integrated:

- development of residential units of high standards of design and layout.
- provision of a landscaped open space area, on lands zoned for open space, that will be used for the purpose of a public park / amenity area and active recreation and ancillary uses in the vicinity of the Marlton Reservoir. These lands are also suitable for passive recreation and amenity including walks and landscaped areas. Limited recreation provisions could be provided in this area to meet the requirements of residential communities in the area including the provision of sports / playing pitches.
- retention of lands for potential road improvements including the possible realignment of Ashtown Lane and the Rockey Road.
- provision of cycle lanes as part of road improvements, particularly in the vicinity of Ashtown Lane and to allow for the development of cycle lanes linking Marlton Reservoir to a public park in the Marlton Valley (See AA 6).
- retention of lands for a potential north-south future road alignment linking Rockey Road and the Marlton Road.
- reservation of lands to allow for the development of sanitary service and other services facilities, including water storage facilities, to service the development of the area.
- reservation of lands to meet community and educational requirements.

3.12.5 Action Area 5

This is located in the Broomhall area of Wicklow Town Environs. Any plan prepared or development proposed for these lands, while respecting all relevant development control standards and plan objectives, must provide for the phased and integrated:

- development of residential units of high standards of design and layout.
- The provision of local open spaces and recreation areas.
- The reservation of lands to allow for the development of sanitary service and other services facilities, including water storage facilities, to service the development of the area.
- provide a mixed use service centre that is centrally located within any proposed residential area that allows for a neighbourhood shopping facility. This Neighbourhood centre facility can provide either comparison or convenience retail goods but must allow for mixed use development with the incorporation of community facilities, residential apartments and provision for linkages to public transport and pedestrian routes as the key mode of movement. These facilities must be designed to a high architectural standard and developers should not employ standard formats. All developments where located in residential areas will be required to establish building line to the roads infrastructure. Higher residential densities will be sought in the vicinity of such neighbourhood centres.

3.12.6 Action Area 6

This is located in the Ballynerrin, Ballynerrin Lower and Marlton area of Wicklow Town Environs. **IT IS PROPOSED TO PREPARE A SEPARATE LOCAL AREA PLAN FOR THIS AREA TO INCORPORATE:-**

- development of residential units of high standards of design and layout.
- provision of a landscaped open space area, on lands zoned for open space, that will be used for the purpose of a public park / amenity area and active recreation and ancillary uses at Marlton Valley. This park area will provide for passive recreation facilities with possible provision of a limited number of playing pitches, basketball and netball facilities and tennis courts. The provision of multi-purpose play areas and shared pitches in this area should be considered in order to maximise the amenity potential of the area.
- reservation of lands for community facilities and open space at the junction of Rockey Road and Ashtown Lane.
- reservation of lands for business and industry.
- protection of trees at Marlton Valley.
- retention of lands free from development along the potential alignment of the Relief road and reservation of lands for a possible road from Marlton Road to the relief road north of Marlton Valley.
- retention of lands for potential road improvements including the possible realignment of Ashtown Lane and the Rockey Road.
- provision of cycle lanes as part of road improvements, particularly along Ashtown Lane and to allow for the development of cycle lanes linking Ashtown Lane through Marlton Valley to the Marlton Road.
- reservation of lands to allow for the development of sanitary service and other services facilities, including water storage facilities, to service the development of the area.
- Subsequent to the interim report of the Retail Planning Strategy for the Greater Dublin Area, it is likely that further retail zoned lands will be required, particularly for comparison shopping. The Council will be preparing a Retail Planning Strategy for the County and is currently preparing a Framework Land Use & Transportation Study for Wicklow Town and its Environs. It is likely that lands within this Action Area could be suitable from a spatial and traffic point of view for additional Retail Zoning, and subject to the outcome of the Retail Strategy and Land Use and Transportation Studies, Retail Development Zoning will be incorporated.

3.12.7 Action Area 7

This is located in the Ballyguile area of Wicklow Town Environs. Any plan prepared or development proposed for these lands, while respecting all relevant development control standards and plan objectives, must provide for the phased and integrated:

- development of residential units of high standards of design and layout.

- provision of a landscaped open space area, on lands zoned for open space, that will be used for the purpose of a public park / amenity area at Ballyguile Hill.
- provision for a road along an east – west axis linking to Dunbur Road.
- reservation of lands to allow for the development of sanitary service and other services facilities, including water storage facilities, to service the development of the area.

3.12.8 Action Area 8

This is located in the Dunbur Lower area of Wicklow Town Environs. Any plan prepared or development proposed for these lands, while respecting all relevant development control standards and plan objectives, must provide for the phased and integrated:

- development of residential units of high standards of design and layout.
- provision of community and neighbourhood retail facilities to meet needs of residential development.
- provision of a road along an east – west axis linking to Dunbur Road.
- retention of lands free from development to allow for the improvement of existing roads.
- retention of lands free from development where an existing right of way is present and the provision of a walkway to Greenhill Road / Kilpoole Road as part of any roads proposal.
- reservation of lands to allow for the development of sanitary service and other services facilities, including water storage facilities, to service the development of the area.

3.12.9 Action Area 9

This is located in the Tinakilly, Merrymeeting and Broomhall area of Wicklow Town Environs. Any plan prepared or development proposed for these lands, while respecting all relevant development control standards and plan objectives, must provide for the phased and integrated:

- development of residential units of high standards of design and layout.
- development of neighbourhood retail facilities to service any residential development. These facilities should be centrally located within the plan area, possibly in the Broomhall area, and enjoy good pedestrian access, cycle access and car parking provision.
- retention of lands for community facilities and recreational facilities in the Merrymeeting area.
- reservation of lands to allow for the development of sanitary service and other services facilities, including water storage facilities, to service the development of the area.
- retention of lands free from development along the potential alignment of the Relief Road. The exact alignment will be the subject of a detailed design study.
- retention of lands for a potential north-south future road alignment linking Merrymeeting and the Rockey Road.

- improvement of existing roads and routes in the area including the Rokeby Road to the N11.
- provide a mixed use service centre that is centrally located within any proposed residential area that allows for a neighbourhood shopping facility. This Neighbourhood centre facility can provide either comparison or convenience retail goods but must allow for mixed use development with the incorporation of community facilities, residential apartments and provision for linkages to public transport and pedestrian routes as the key mode of movement. These facilities must be designed to a high architectural standard and developers should not employ standard formats. All developments where located in residential areas will be required to establish building line to the roads infrastructure. Higher residential densities will be sought in the vicinity of such neighbourhood centres.

3.13 Phasing of Development

In the interests of the planned, orderly and sustainable development of the area, the phased development of lands will be necessary. The initial phases suitable for development within the 2001 – 2007 plan period include all Action Areas AA1, AA2, AA3, AA5, AA6 and AA7. All lands in Rathnew with the exception of those residential lands located west of the existing N11 may also be developed in the initial phasing period.

In the second phasing period, when all available phase one lands have generally been developed, it is envisaged that all residential lands in Rathnew west of the existing N11 can be developed along with the area of AA8, AA9 and AA4.

The development of all other lands not within an Action Area during the life of this Plan shall be considered in accordance with established Council policy, development control objectives, standards, criteria and any relevant statutory provisions.

4.0 Works Objectives

4.1 Implementation

4.1.1

Objectives that require the carrying out of works and the expenditure of public funds are subject to:

1. All the necessary permissions and subventions being forthcoming from the EU, State, Semi – State and other sources, to support and finance the objectives.
2. Additional finances required by the Council being made available having regard to the overall commitments of the Council.
3. The Council receiving financial contributions towards expenditure on works (including the acquisition of land), from developments facilitated by its works.

4.1.2

Any locations of works objectives on Map Nos. 1 and 2 are illustrative only. The precise location will be subject to design and an in depth assessment of impacts and the requirements of due planning process under the *Planning and Development Act 2000*.

4.2 Road Works

- a) To develop the Port Access Route and all ancillary access.
- b) To develop the Relief Route and all ancillary access.
- c) To upgrade / renew footpaths at Merrymeeting Hill, The Bank, and Woodside.
- d) To provide for road realignment and increased carriageway width at Rathnew back road, Rocky Road, Ashtown Lane, Ballynerrin Road and Ballyguile Roads and also:
- e) To upgrade/widen Merrymeeting road.
- f) To reserve land and provide for the implementation of the Newtownmountkennedy to Ballynabarny road improvement scheme.
- g) To upgrade and realign junction at Merrymeeting adjoining football grounds in order to secure the greater safety of road users and pedestrians.
- h) To upgrade and realign junction by old graveyard in order to secure the greater safety of road users and pedestrians.
- i) To realign the Rathnew - Wicklow Town road at the Railway Bridge.
- j) To develop cycleways as part of all new roads developments.
- k) Junction R750 / existing N11 in Rathnew – signalise to facilitate pedestrian and cycle movements.
- l) R750 Rathnew to Knockrobin junction area – 2 lanes, traffic management, localised widenings and restriction of property access.
- m) To provide a Pedestrian crossing on the Rocky Road and secure pedestrian safety at specified locations including:
 - New footpath on main road through Commons area of Rathnew.
 - New footpath on main road through Merrymeeting.
 - New footpath on western side of existing N11 to serve area zoned for housing at Ballybeg, Rathnew.
 - Provide an appropriate footpath on Charvey lane

4.3 Sewerage Works

- a) It is an objective of the Council to extend the public sewerage network to serve the zoned lands at Marlton Road and Rathnew and all other zoned development lands, except for agricultural lands, in accordance with the Action Area Plans and the phasing for these areas.
- b) It is an objective to provide a treatment plant to service Wicklow Town on lands to the north of the town. This will also serve Rathnew and Ashford and where appropriate engineering works (potentially including pumping stations) will be developed to allow connection to the facility at the Murrough.
- c) It is the objective of the Council to upgrade the Marlton Stream Channel to service zoned lands at Marlton.
- d) It is an objective the Council to provide a trunk storm sewer on Marlton Road to serve lands to the east and west.
- e) It is an objective of the Council to develop all necessary services infrastructure including any necessary pumping facilities at necessary locations subject to due process under the *Planning and Development Act 2000*.

4.4 Water Works

- a) It is an objective of the Council to develop an appropriate water distribution network to service the development lands on a phased basis.
- b) The Council will investigate the means of improving the water supply to the Town and the environs area and to reduce the incidence of failure in the network.
- c) The Council will provide for the development of additional water storage capacity in the environs areas at necessary locations in accordance with the potential demand requirements along with any necessary infrastructure, including pumping stations if necessary subject to due process under the *Planning and Development Act 2000*.

4.5 Social and Community Infrastructure Works

- a) The Council will seek to develop and facilitate the provision of social and community infrastructure within the plan area to meet community needs subject to appropriate funding, siting and procedures under the Planning and Development Act 2000 and any other relevant statutory provisions.

5.0 Assessment of the likely significant effects of implementing the Plan

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 Wicklow Environs and Rathnew area will have a significant environmental impact as a result of the development of the overall area as a sustainable 'Primary Development Centre' (as per the recommendations of the Strategic Planning Guidelines for the Greater Dublin Area). The development of extensive areas of land locally within the Wicklow Environs and Rathnew area must however, be seen in the context of the necessity to reduce commuter traffic, the unsustainable urban sprawl of the Dublin region, the need to provide for the established development trends of the Wicklow 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 land uses and potential development that are 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 not only in Wicklow Town but also in the environs and Rathnew.

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 Development Centre. These are identified below.

- (a) The development of the area in accordance with the designation of the town as a Primary Development 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 has 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 existing urban 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, its environs and Rathnew.

5.2 Impact on the Environment

As a result of the designation of the town as a Primary Development 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 upland areas and those 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 (or developed for the possible range of uses within those zones) 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 Wicklow Town and its environs will alter significantly although this will change over time as development areas mature. In total however, approximately 5,700 residential units of varying designs and formats must be developed in the area over the forthcoming 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, with only limited commuting to work.

Flora

The principal impacts on flora 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 terms. Development in areas such as the Murrough is restricted however in the interests of protecting such amenity. In general despite the significant growth in the developed area of the town and its environs the impact on flora will not be significant as all sensitive areas have been designated for protection.

Fauna

The principal impacts on 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 fauna terms. Development in areas such as Wicklow Head is restricted however in the interests of protecting such amenity. In general despite the significant growth in the developed area of the town and its environs the impact on Fauna 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 areas 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 must be addressed through engineering solutions and through the development of treatment facilities to cater for increased development. In certain areas water quality may improve as a result of the improved treatment facilities and in this respect the progressive development of the area and the provision of necessary water treatment facilities will be important. In this respect the impact on the area's water resources will be neutral.

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 as a PDC 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.

Material Assets

The material assets of the area will be improved through 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's 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 level of development were carried out by Colin Buchanan and Partners (Transportation Planners). Volumes were derived for a future year of 2016 using the following process:

- Base year (1996) matrices used in the N11 study were adjusted to 2016 using new growth factors. These growth factors are higher than those used in the previous N11 study. These factors were 5% pa for external trips, a growth factor of 1.64 for higher rates of car ownership growth and a growth factor of 2.08 for higher population growth;
- The resulting volumes were then assigned to a stylised road network (the major roads only) using a manual process that is based on shortest distance travelled.
- Housing and employment land development traffic were then estimated to consider local effects.

In summary the overall impact of the plan will result in:

- Traffic growth, over and above the level projected in the 1996 N11 Route Option Appraisal Report, is anticipated in the study area through the period to 2016. This is primarily due to higher rates of planned population growth in the current study.
- This additional traffic would necessitate a combined access strategy for Wicklow Town, involving the existing N11/R750 corridor and the Rockey Road corridor, with a lesser contribution from the Marlton Road.
- The level of residential development west of Wicklow Town would require protection of the movement function on the Relief Road.
- The precise arrangement of the R750, Port Access Road and Relief Road in the Knockrobin area will require further investigation to develop a suitable option for subsequent design and implementation.
- The industrial use east of the existing N11 would have relatively direct access to the upgraded N11 via the Ballynabarny Interchange. It does, however, have the potential to lead to significant volumes of east-west movement to Wicklow Town Centre. Depending on the nature and scale of that development, some public transport link may be appropriate.
- The expansion of Wicklow Town presents some opportunities to encourage and facilitate non-car modes. The potential for a single large industrial user on the western edge may offer scope to achieve this. A review of these opportunities should be considered to form a coherent transport plan for all modes.

Traffic Recommendations

The following road upgrade projects would be required to accommodate traffic growth on the main road network in the study area:

- Upgraded N11;
- Existing N11 from Tighes Avenue interchange east to R750 in Rathnew 2 lanes, traffic management, localised widenings and restriction of property access;
- Junction R750 / existing N11 in Rathnew – signalise to facilitate pedestrian and cycle movements;
- R750 Rathnew to Knockrobin junction area – 2 lanes, traffic management, localised widenings and restriction of property access;
- Knockrobin junction area: R750/Port Access Road/Relief Road;
- Port Access Road;
- Relief Road;
- Rockey Road – significant upgrade and re-alignment required and westward extension to the existing N11.

A study of the traffic impacts likely to result from the development of the area in this plan carried out by Colin Buchanan and Partners (Transportation Planners) from which the above information was obtained is available as a separate document.

Appendix A – Land Use Definitions

Definition of Use Classes Related Zoning Objectives

The definition of the various uses given below are provided only as a general guide to the interpretation of the uses listed above in Table 16. It is not intended to be an exhaustive list of use classes 'permitted in principle' or 'open for consideration' in each zoning objective.

Abattoir

A building or part thereof or land used for the slaughter of animals for food. This includes facilities for meat processing and storage and also lairage.

Advertisements and Advertising Structures

Any word, letter, model, balloon, kite, poster, device or representation employed for the purpose of advertisement, announcement or direction and any structure such as hoarding, scaffold, framework, pole, standard, device or sign (whether illuminated or not) and which is used or intended for use for exhibiting advertisements.

Agriculture

Use of land or the purposes set out in section 2 (1) 'agriculture' of the *Local Government (Planning and Development) Act, 1963* or as otherwise revised by the *Planning and Development Act 2000*.

Agricultural Buildings / Farm Dwellings

A building or part thereof used for the purpose of agriculture as set out in the Planning Acts and a dwelling used by a farmer or members of his immediate family.

Amusement Arcade

A premises used for the playing of gaming machines, video games or other amusement games.

Betting Office

Premises for the time being registered in the register of bookmaking offices kept by the Revenue Commissioners under the *Betting Act, 1931* (No.27 of 1931).

Car Park

The use of a building or part thereof or land (not being part of the public roadway) for the parking of mechanically propelled vehicles, excluding heavy commercial vehicles. Car parks may, if ancillary to a use such as recreation, be included in the principal definition.

Cash and Carry / Wholesale Warehouse

A building or part thereof or land used for the bulk wholesale of goods. A cash and carry use is regarded as a 'wholesale warehouse', where business principally of a wholesale nature is transacted and goods are stored or displayed but only incidentally to the transaction of that business.

Cemetery

Land used as burial ground.

Community Facility

A building or part thereof used for community activities organised primarily by the local community which may be open to the public on or without payment of a charge.

Crèche / Nursery

The use of a building or part thereof for the provision of day care facilities for the minding and training of children below primary school entry age. 'Care' means personal care, including help with physical or social needs.

Cultural or Recreational Facility

The use of a building or part thereof where the primary function is the provision of dancing facilities.

Dance Hall / Discotheque

The use of a building or part thereof where the primary function is the provision of dancing facilities.

Dwelling House

Is as defined in the *Local Government (Planning and Development) Regulations 1994 (as amended)*.

Educational Facility

The use of a building or part thereof or land as a school, college, technical institute, academy, lecture hall or other educational use. Such activities may be controlled in particular land use zonings regarding hours of operation. Where a building or part thereof, on the same site as an educational use or on an adjoining site, is designed for use or is used as a residence for staff or pupils, such a use is regarded as educational.

Enterprise Centre

The use of a building or part thereof or land for small scale, 'incubation type' industries and services usually sharing grouped service facilities.

Extractive Industry

The winning of all minerals and substances in or under land of a kind ordinarily worked by underground or open cast mining.

Funeral Home

The use of a building or part thereof for the preparation and laying out of human remains, the holding of burial services and the assembling of funerals. An undertaker's premises where the functions of a funeral home are not carried out is regarded as a shop.

Car Repair / Sales

The use of a building or part thereof for the repair and sale of vehicles. It may also be used for the supply of fuel, washing facilities and the sale of vehicles or spare parts.

Garden Centre

The use of land and buildings for the cultivation, storage, display and sale of horticultural produce and the display and sale of related equipment.

Guest House

The use of a building or part thereof where sleeping accommodation, meals and other refreshments are available to residents and non-residents and which has a minimum of five bedrooms and contains no licence to sell intoxicating liquor.

Health Centre

A building or part thereof for the provision of local medical, dental, veterinary, prophylactic or social assistance services for the local community.

Hospital

The use of a building or part thereof or land for general medical treatment. This excludes nursing homes and residential buildings for staff if not adjoining the hospital.

Home Based Economic Activity

Service type activities carried on for profit by the occupier of a dwelling, such use being subordinate to the use of the dwelling as a residence.

Hotel

The use of a building or part thereof where sleeping accommodation, meals and other refreshments and entertainment, conference facilities, etc., are available for residential and non-residents and where there is a minimum of twenty rooms ensuite.

Industry:**(i) General Industry**

The use of a building or part thereof or land for any industry other than a light industry and includes a service garage but not a petrol station.

(ii) Light Industry

The use of a building or part thereof or land for industry in which the processes carried on or the machinery installed are such as could be carried on or installed in any residential area within detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit and may include a service garage but not a petrol station.

'Industrial Process' means any process which is carried on in the course of trade or business other than agriculture and which is for or incidental to the making of any article or part of an article (including a vehicle, aircraft, ship or vessel, or a film, video or sound recording), or the altering, repairing, ornamenting, finishing, cleaning, washing, packing, canning, adapting for sale, breaking up or demolition of any article, including the getting, dressing or treatment of minerals.

Motor Sales Outlet

The use of a building or part thereof or land for the display and sale of motor vehicles, agricultural machinery and implements. 'Motor Vehicle' means a mechanically propelled vehicle for the purposes of the Road Traffic Act, 1961 (No.24 of 1961)

Nursing Home and Other Residential Institutions:

The use of a building or part thereof or land as a residential institution and includes a convent, hostel and old peoples' home.

Office

A building in which the sole or principal use is the handling and processing of information and research or the undertaking of professional, administrative, financial, marketing or clerical work and include a bank or building society but not a post office or betting office.

Office Based Industry

A building displaying high quality design and layout whose bulk and form is in keeping with the surrounding area and provides for a use such as Data processing, Software development, Telemarketing, Research & Development, Information Technology, Technical Consultancy, Commercial Laboratories / Healthcare, Media Recording, General Media Associated Uses and Publishing.

Restaurant

The use of a building where the primary function is the sale of meals and refreshments for consumption on the premises.

Shop

The use of a building or part thereof used for any or all of the following purposes, where the sale, display or service is principally to visiting members of the public –

- (a) for the sale of goods,
- (b) as a post office,
- (c) for the sale of tickets or as travel agency,
- (d) for the sale of sandwiches or other cold food for consumption off the premises,
- (e) for hairdressing,
- (f) for the display of goods for sale,
- (g) for the hiring out of domestic or personal goods in articles,
- (h) as a launderette or dry cleaner,
- (i) for the reception of goods to be washed, cleaned or repaired,

or for any other purpose appropriate to a shopping area but does not include use for the direction of funerals or as a funeral home, or as a hotel, a restaurant or a public house, or for the sale of hot food for consumption off the premises, or any use to which class 2 or 3 of Part IV of the Second Schedule of the Local Government (Planning and Development) Regulations 1994, applies.

A neighbourhood shop is one that primarily serves a local community and does not generally attract business from outside that community.

Warehouse / Storage Depot

The use of a building or part thereof for the storage of goods before transport for processing or sale elsewhere.

Take-Away – Hot Food

The use of a building or part thereof for sale of hot food for consumption off the premises.

Wicklow Environs Local Area Plan Map 1






Wicklow County Council
Date: October 2001



M. Looby - County Engineer



Legend

-  Wicklow Environs Local Area Plan Boundary
-  Ashford Development Boundary
-  Wicklow Development Zones Boundary (See Map 2)
-  Wicklow U.D.C. Boundary
-  Agricultural Land

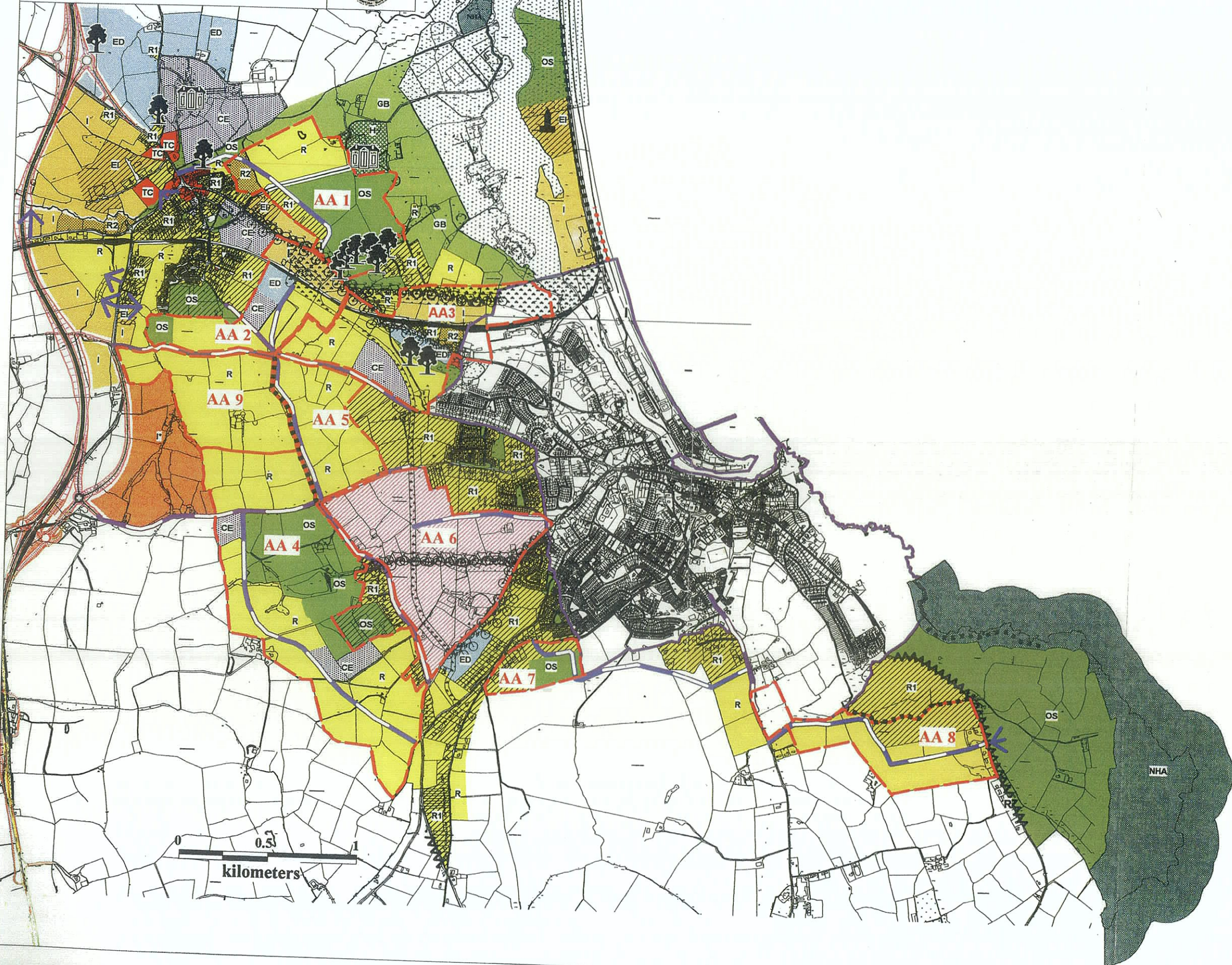


This map has been produced by Wicklow County Council with available local Authority and Ordnance Survey base data.

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**Wicklow Environs Local Area Plan
Map 2 - Development Zones**

Wicklow County Council
Date: October 2001
M.Looby County Engineer



Legend

- Residential (R)
To protect, provide and improve residential amenities.
- Residential-Infill Development (R1)
To protect and improve residential amenities of adjoining properties and areas while allowing for infill residential development that reflects the established character of the area in which it is located.
- Residential - High Density Potential (R2)
To protect, provide and improve residential amenities while allowing for increased residential densities above 28 houses per hectare on the basis of high quality design, layout and orientation of properties and public spaces.
- Open Space / Amenity 1 (OS)
To preserve, provide and improve public and/or private recreational amenity space.
- Existing Open Space (OS)
- Special Area of Conservation (SAC)
To protect the Natural Heritage Areas and Special Areas of Conservation from inappropriate development and retain existing public access.
- Natural Heritage Area (NHA)
- Green Belt (GB)
To preserve, provide and improve recreational amenity and open space, enable agricultural activity, support the preservation of amenities and enable the preservation of upland areas and greenbelt areas.
- Industrial (I)
To provide for the protection and creation of industrial and light industrial uses, and facilitate opportunities for employment creation.
- Existing Industrial (EI)
- Option Zoning (I*)
Option Zoning for single stand alone industrial activity.
- Enterprise Development (ED)
To promote the development of high quality business space and office space layout subject to high quality design, landscaping, layout and low-density development.
- Community & Educational (CE)
To provide for necessary community and educational lands to cater for future population increases.
- Town Centre Activities (TC)
To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and promote urban design concepts and linkages between town centre activity areas.
- Hotel (H)
To provide for a hotel.
- AA 6
A separate Local Area Plan will be prepared for this area.

Specific Objectives

- Action Area Plan Areas
- Future Road Alignment (Reserve Free From Development)
- Road Improvement
- Road Reservation (Subject to Design)
All road reservations are indicative and are intended to allow for the development of an appropriate road alignment for necessary roads infrastructure. The zoning designation of the lands is shown in colour.
- Listed View
- Reserve for Access
- Trees of Amenity Value
- Maintain Public Rights of Way
- Proposed Location of New Sewerage Treatment Plant
- Cycleway Proposal
- Listed Building

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Wicklow Action Areas


Map 3


Wicklow County Council

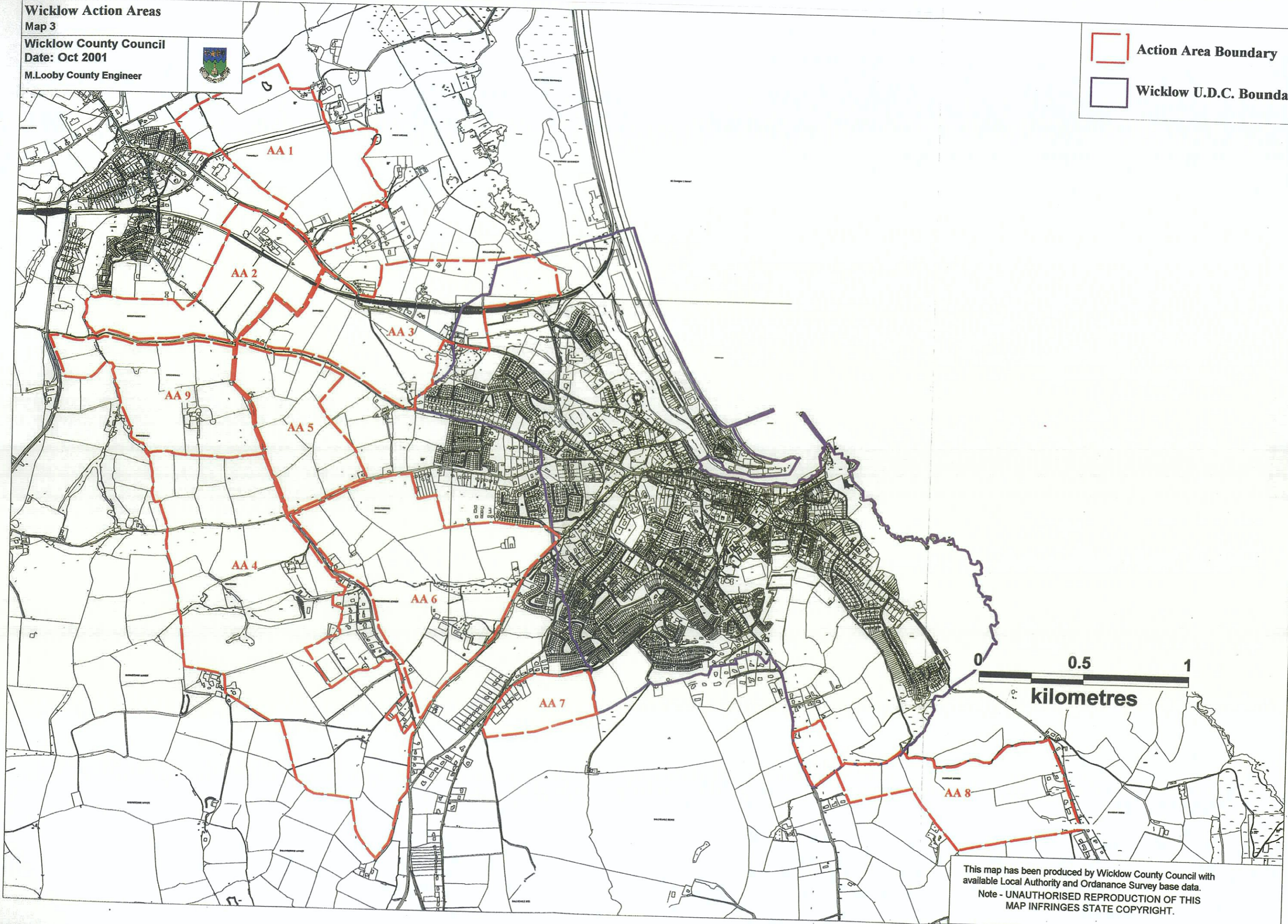
Date: Oct 2001

M.Looby County Engineer



 Action Area Boundary

 Wicklow U.D.C. Boundary



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