

## PART 6 Tinahely Specific Objectives

### 6.1 Context

Tinahely is located between three hills at a crossing of the Derry River Valley, at an important communications point at the intersection of routes to Wicklow, Arklow, Carlow and Kildare. It is a small, historic, market town, with an important cluster of commercial and public service infrastructure that services both the town and its rural hinterland. The town has a strong but simple urban form, with a triangular main square dominated by the historic Market House that is now used as a library. To the south of the square is the former Courthouse, now used as an Arts Centre. The cultural role of this centre has important potential for the development of the town.

The town centre is built on the western slopes of the valley of the River Derry and the square is consequently characterised by its steep gradient. The north-west bank of the River Derry was the site of a complex of corn and sawmills driven by water power. Parts of two of these mills and their mill races remain. Up to 1944, a railway linked Tinahely to the Dublin-Wexford line at Woodenbridge. Outside the centre, more recent development is mainly linear, spreading out along the three radial routes that intersect at Tinahely's main square. In addition, a separate but linked development area has evolved at Ballinacor and Lugduff, to the east of the River Derry. None of the town's churches were built in the town centre - as a consequence, the primary schools and some other community facilities are also located outside the town core.

This historic evolution has led to a dispersed, multcentred form of development focused on four distinct and separate areas:

1. Tinahely town centre and the linear extension of the town out along the Hacketstown Road. This is the main commercial / retail area of the settlement. Development along both sides of the Hacketstown road has generally been restricted by the higher land to the west and the river valley to the east.
2. Shillelagh Road / Coolross area to the west of the town centre. This area is predominately residential but also hosts a number of important commercial and community facilities including the Garda and Fire Station, the Teagasc office and County Council Area Offices. The landscape in this direction is generally more open and exposed and access is also constrained by the narrow junction from this road onto the market square.
3. Ballinacor / Lugduff, to the east of the River Derry, with the RC Church, Community Hall, GAA pitch and Tinahely NS. Residential development in the last 20 years has generally been in this direction, where there are fewer natural/topographical constraints to development and community facilities are located. This area is somewhat separated from the main town centre and would benefit from strengthened linkages.
4. Churchland, to the south-east, the location of the Church of Ireland Church and primary school and also the site of the former railway station.

### 6.2 Overall Vision & Development Strategy

A key aim of a Town Plan is to set out the vision and development strategy for the future development of a settlement and from this vision, all policies and objectives can be developed and implemented with the overall aim of achieving this vision. The vision and development strategy must be consistent with the 'Core Strategy' of the County Development Plan and reflect the characteristics, strengths and weaknesses of Tinahely.

**The vision for Tinahely is:**

- To ensure a high-quality living environment for existing and future residents.
- To provide a framework for the moderate growth of the town, in order to provide housing for current and future generations, to revitalise the economy of the town and to allow improvements of social and community facilities.
- Sustain a revitalised town centre with residential, commercial and community developments.
- Create increased connectivity between a revitalised town core and the existing and proposed residential areas in the town.
- To protect the integrity of the Slaney River Valley SAC.
- Promote and foster economic development and linkages to surrounding larger settlements within and outside the County.
- Develop the tourism potential of the area as a visitor/ tourist destination in itself and in its role as a 'gateway' linking the east and southeast of the County to the Wicklow Mountains.
- Protect the built and natural heritage of the area.
- Facilitate a transition to a low carbon settlement.

In recognition of the historical pattern of development, the profile of the settlement, the demands of higher-order strategies and the vision for the town set out above, the development strategy is as follows:

- To reinforce and improve the visual appearance of the central area of the town and encourage development that will enhance the town's vitality and vibrancy; to protect the character and setting of the town centre in accordance with the provision of the designated Tinahely Architectural Conservation Area.
- To identify key sites suitable for development in the town centre and set out design criteria capable of meeting the overall vision for the town core area.
- To improve linkages between Tinahely town centre and residential and community lands to the east across the Derry River.
- To plan for and encourage the development of new employment opportunities, in the form of both new mixed-use developments in the town centre and office / light industrial/warehousing development on greenfield lands to the south-east of the river.
- To address deficits in social, community and recreational services; to require developers to provide such facilities in tandem with new housing development where appropriate and/or to require the payment of development levies for the provision of such facilities by the local authority.
- To support the development of Tinahely as a major tourist destination in south Wicklow, particularly given its location on the disused Woodenbridge to Shillelagh railway line, which is intended to be developed as a continuous green route.
- To create functional public spaces and pedestrian routes linked to new development that maximise the natural features of the area.
- To ensure the protection and enhancement of natural habitats, cultural heritage, ecological resources and biodiversity, and in particular to maintain the ecological integrity of the Slaney River Valley SAC.
- To ensure that only appropriate land uses are provided on lands identified as being at risk of flooding.

**6.3 Residential Development**

Having regard to the aggregate population target for the Level 5 plans, sufficient land is zoned for residential development to meet housing targets.

### Residential Development Objectives

- TIN1** New residential development shall comply with the principles, objectives and standards set out in the Wicklow County Development Plan.
- TIN2** To provide for a mixed housing and community development including a range of tenure types on lands zoned MU (Mixed Use) at Lugduff.
- TIN3** To require that the design and layout of new residential development reflects Tinahely's special character and identity and makes a positive contribution to the town's built environment.
- TIN4** On land zoned R-Special east of Kilcommon View (c. 1ha) to provide for residential development for a maximum of 4 additional units.
- TIN5** On land zoned R-Special west of Kevin Street (c. 1.7ha) to provide for residential development for a maximum of 4 additional units.

### 6.4 Economic Development & Employment

The strategy of this plan is to take advantage of the existing economic assets in order to stimulate employment within the area. The key assets the plan area has to offer are:

- a large hinterland population offering a wide variety of skills;
- a strong agricultural sector;
- the potential for the town to develop as a key tourist destination; and
- location on a key cross county regional road from Arklow to the south and west of the County (R747) which may form part of a future 'Leinster Outer Orbital Route'.

While the town lacks a large scale single employer, there are a number of small to medium sized businesses both in the town centre in the form of retail, commercial, professional and public services, while manufacturing and light industry are predominantly located around the Lugduff area.

The presence of existing natural amenities and visitor facilities, alongside spillover revenue associated with destinations in the area such as Brooklodge and Woodenbridge Hotels and Ballybeg House, provide a base from which the tourism industry potential of the area can be developed. In addition to this, there are a number of significant opportunities for the area to generate tourist revenue in its own right by expanding the existing tourist walking and cycling industry within the area.

This plan will therefore make provision for lands to be reserved which will be capable of accommodating a variety of forms of employment development. Section 6.5 to follow addresses the development strategy for the town centre and retail.

This plan provides for a greenfield site of undeveloped zoned 'employment' land at Lugduff that would be suitable for various types of industries and start up businesses requiring purpose-built premises. These lands are identified on the land use map as SLO 1 (specific local objective).

### Economic Development & Employment Objectives

- TIN6** To facilitate and support the growth of the town centre of Tinahely in accordance with the provisions of this town plan as the priority location for new employment generating activities and to encourage

the development of new retail / retail services, business support services (such as solicitors, accountants, architects etc) and start-ups / smaller operations within the TC zone.

- TIN7** To facilitate and support economic growth and job creation through facilitating the delivery of appropriate developments including those that may relate to the following:
- Industries based on the use or manufacture of local natural resources relating to agriculture, forestry etc;
  - tourism, hospitality and recreation uses that support the needs of visitors who undertake tourist activities such as walking and outdoor recreational activities, having regard to Tinahely's location near the Wicklow Way and other local trails such as the existing Railway Walk (forming part of the potential future Arklow – Shillelagh greenway);
  - smaller scale and community driven enterprise, including but not limited to small scale ventures and start-ups, climate action and low carbon enterprises and innovative working formats including co-working hubs and the services to support same;
  - retailing, service and administrative developments which provide services and facilities for the local population and visitors; and
  - attractions and events including the Courthouse Arts Centre, Tinahely Farm Shop and Tinahely Agricultural Show.
- TIN8** To support and facilitate the development of an integrated employment zone at lands identified as SLO 1 at Lugduff.

## 6.5 Town Centre & Retail

The commercial core of Tinahely is centred around Market Square - Tinahely Courthouse and along the Hackettstown Road (R747). The pattern of development along this road, and the natural topography of steep lands to the west and river valley to the east, has limited opportunities for further expansion or re-development of any significant new or infill sites. The expansion of the town centre onto town centre zoned lands at the 'Fair Green' south of the Courthouse provides the opportunity for the expansion of additional town centre housing, shops, retail services and car parking to meet the needs of the town into the future. These lands are designated 'AA1', objectives for which are set out in Section 6.9 to follow.

Tinahely is well served by a range of shops and retail services to a level that is akin with its status as a Level 5 town, including a number of small local shops and 2 medium sized foodstores – Centra and GALA convenience stores.

### Town Centre & Retail Objectives

- TIN9** New development (including the refurbishment of buildings and backland development) shall respect the traditional character and setting of the historic town centre. Where lands zoned town centre adjoin or have the potential to be linked to AA1 lands, the design and layout of any such development proposals shall demonstrate how connectivity has been provided for in the design.
- TIN10** The closure of side laneways, access doors and archways shall generally be discouraged in order to maintain access to backland areas in the town centre.
- TIN11** To work with the local community and other stakeholders to design, secure funding for and implement improvements to the overall appearance and accessibility of the town centre and its public realm including but not limited to:
- alterations to the layout of the road carriageway and on-street car parking to allow for the

- provision of new or improved pedestrian and cycling facilities and additional pedestrian crossing points;
- improved hard and soft landscaping and tree planting, lighting, seating and other street ‘furniture’;
  - the improvement of safety and appearance of key junctions;
  - the provision of improved facilities for public transport providers and users; and
  - the provision of bicycle parking and electric car charging points.

## 6.6 Social & Community Development

In order to meet the needs of the existing and future residents of Tinahely and its hinterland, there is a need to enhance community facilities in the town. While the town is reasonably well served by existing schools, sports / recreational facilities, a library, Arts Centre and indoor community space, there are opportunities to further enhance the social and community infrastructure in the area.

The town would benefit from improved community space provision. The existing community centre requires upgrading to modern community centre standards. In addition, the town would benefit from the provision of additional community space/premises for social / community use from which local community groups can operate local development projects, e.g. education/training, development of tourism initiatives, walking trails etc.

Within the plan area, the following lands are zoned for social and community infrastructure:

**Table 6.1** Land zoned for Community & Recreation

Use Group	Specific use	Zoning	Location	Area (ha)
Community/ education	Tinahely NS & community hall	CE	School Road	2.4
	Kilcommon National School	CE	Churchland	6.2
	Continuing Care / Nursing Home	CE	Lugduff	2.8
	Playground/MUGA	MU	School Road	0.15
	Community use	TC	AA1	To be determined
	Community use	E	SLO1	To be determined
Open Space	Active Open Space – GAA grounds	AOS	Lugduff	3.2
	Active Open Space	AOS	N of Beechwood Pk	2.8
	Open Space	OS	AA1	1.2

### Social & Community Infrastructure Objectives

**TIN12** To facilitate and encourage the provision of services and infrastructure for the elderly (including housing and care facilities) and in particular, to allow the development of a continuing care/nursing home facility on lands zoned CE at Lugduff.

**TIN13** Community facilities shall be provided in AA1 and SLO1 the nature of which shall be determined following consultation with local community groups and the Community, Cultural & Social Development Section of Wicklow County Council.

## 6.7 Service Infrastructure

To ensure that Tinahely can fulfil its role within the Wicklow Core Strategy, the adequate provision of services infrastructure is essential in order for the town to grow.

### Water Services

**Wastewater:** Tinahely is served by the Tinahely Wastewater Treatment Plant located south of the bridge and discharges treated effluent to the Derry River downstream of Tinahely. The plant has a design capacity of 1,200pe and has limited spare capacity for further development. Improvements to this plant are required, and funding has been sought for same under Irish Water's Small Town and Villages Growth programme, part of IW's investment programme. No new development shall be permitted unless there is adequate capacity in the wastewater collection and treatment system.

**Water Supply:** Shillelagh, Tinahely and Carnew are served by the Tinahely Regional Water Supply Scheme, which extracts water from the Derry River north of the bridge at Tinahely. There are currently no deficiencies in this supply or network, which would impact on future development. The maximum capacity of the scheme is 10,000p.e. The scheme is currently operating with an estimated demand of 5,000p.e.

### Flooding

Parts of Tinahely are at flood risk. Lands at a high and moderate risk of flooding are identified on the attached flood risk maps. Regard shall be paid to the Strategic Flood Risk Assessment and relevant objectives of the County Development Plan for any development in these identified flood risk areas.

### Transportation and Movement

Tinahely is located on the Bus Eireann 132 Dublin and Rosslare route, but with limited service, which would not be suitable for commuters. TFI 'local link' buses also provide services to Arklow, Gorey and Carnew but again the services are very limited and some run only one day per week. The nearest locations to avail of more frequent daily services would be Arklow and Rathdrum (both c. 30 minutes' drive).

The town centre would benefit from the introduction of additional off street public parking. The Local Authority will aim to improve pedestrian, cyclist and traffic safety and accessibility throughout the town and to provide safe and high-quality links between residential areas and the town centre, community/sports facilities and schools.

The Railway Walk now runs along part of the original disused railway track and now forms an important recreational and tourism asset for the town and is hoped to form part of the longer greenway from Arklow to Shillelagh.

### Service Infrastructure Objectives<sup>1</sup>

- TIN14** To support the development of a 'Leinster Outer Orbital Route' road from Arklow (N11) to Baltinglass (N81) and which could pass through or around Tinahely.
- TIN15** To facilitate and support the delivery of works to improve pedestrian, cyclist and traffic safety and accessibility through the town, including (but not limited to) the following:

<sup>1</sup> The Planning Authority may require the delivery of all or some of these objectives as part of a development proposal

- Improvements to pedestrian and cycling facilities along the L-3216 between the old railway station and the R747;
- Improvements to pedestrian and cycling facilities along the R747 between Dwyer Square and Lugduff; and between Dwyer Square and Coolruss;
- Improvements to pedestrian and cycling facilities on the L3205 between the town centre and Killavaney and on the L7706 between Lugduff and Killavaney.

**TIN16** To facilitate the provision of additional off street car parking close to Main Street.

**TIN17** To facilitate the extension of the Railway Walk from Tinahely, south to Shillelagh and east to Woodenbridge and Arklow, and to reserve lands free from development to facilitate the extension of the walk, as required by the Transportation & Roads Section of the Council.

## 6.8 Built & Natural Heritage

Tinahely is rich in natural and built heritage with such assets and features being identified on the Heritage Map as associated with this plan. Tinahely ACA is attached at the end of this plan. Objectives relating to the protection, conservation and enhancement of heritage are included in Volume 1 of the County Development Plan. In terms of natural heritage, the key feature in the settlement is the Slaney River Valley SAC which is an EU protected site.

### Heritage Objectives

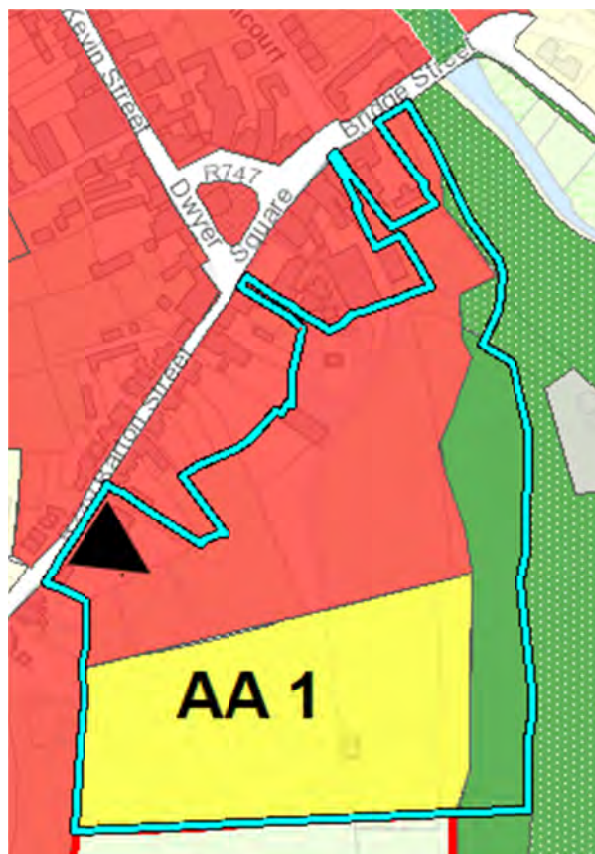
**TIN18** To protect the integrity of the Slaney River Valley SAC, in light of the site's conservation objectives.

**TIN19** To protect the character of the Tinahely ACA in accordance with the objectives set out in Chapter 8 of the County Development Plan.

## 6.9 Action Areas & Specific Local Objectives

### AA1 'Fair Green' Lands

These lands measure c. 5.4ha and are zoned for 'town centre', 'new residential' and 'open space' uses. These lands encompass backlands of properties on Market Square and Pound Lane, the old 'Fair Green', the old Handball Alley and other undeveloped lands to the south of Market Square. These lands present an opportunity to expand the mixed-use and commercial area of the town centre, to allow for the creation of new streets and squares and to provide for off street car parking for the core of the town.



**Action Area 1**

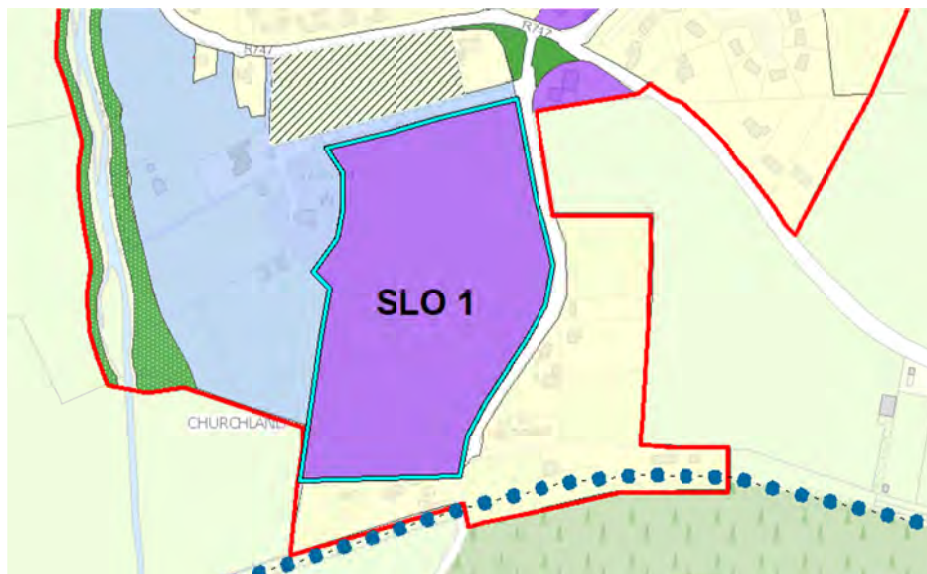
### AA1 Objectives

- These lands shall be developed as a 'town centre' expansion and shall comprise of a series of new streets and/or squares, well-integrated both functionally and visually with the format and architectural style of the existing town core. Excellent vehicular, pedestrian and cycling connections shall be provided into the existing town centre, and in particular new pedestrian links shall be provided into Market Square, with the principal vehicular access route into the lands from Barton St (R749) as indicated on the Action Area 1 map.
- The development of these lands shall include the provision of an off street public car park, at a location that is easily accessible by foot from the Market Square.
- While the overall layout of road/pedestrian connections shall be a matter determined at design stage, the development of these lands shall ensure that suitable access is made available to the lands zoned for residential development on the southern part of the AA lands.
- These lands shall be developed for a mix of residential, commercial and community uses.
- Any aspect of the development that would be open to views from the bridge or from the east shall enhance the overall visual setting of this valley.
- Any development proposals for these lands shall include proposals for community uses, which can be determined through consultation with the Community, Cultural & Social Development Section of Wicklow County Council.
- A phasing plan shall be submitted for agreement with the Council. Public infrastructure including a car park and community facilities shall be provided in the early phases.
- Any proposal shall have regard for the Slaney River Valley SAC which is in close proximity to this site.



### SLO 1 Integrated Employment — Churchland

This SLO area is located in the townland of Churchland on the south-east side of the settlement. This area measures c. 6.3ha and shall be developed as an employment and community zone in accordance with the following criteria:



**SLO 1**

- A minimum of 1ha shall be devoted to smaller start-up type incubator units and/or an enterprise centre.
- Proposals shall be included for the provision of community facilities, the nature of which shall be determined following consultation with local community groups and the Community, Cultural & Social Development Section of Wicklow County Council.
- Access shall be provided from LP-3216 Coolattin Road subject to the improvement of this road from the junction with the R747 as far as the old railway station, including re-alignment, widening, footpaths, cycleways and lighting.
- Any proposal shall have regard for the Slaney River Valley SAC.

### 6.10 Tinahely Architectural Conservation Area (ACA)

The extent of the Tinahely ACA is outlined on the attached Heritage Map. The character of the ACA is defined as follows:

The ACA contains an important and attractive townscape of well-proportioned stone built town houses, commercial and public buildings dating mainly from the 18th and early 19th centuries, built along the backdrop of the Derry River, at the junction of the Shillelagh-Wicklow and Hacketstown roads.

The character of the ACA is essentially formed by the combination of the traditional urban Irish streetscape of restrained frontages to residential and retail properties, with a number of notable administrative and substantial mill buildings. The traditional streetscape provides a foil to the Market House which is the most outstanding building in the town.

Market Square, with its Market House and Court House, Pound Lane, Barton Street, the milling area at the Derry and Tinahely Bridge comprise the main historic area of Tinahely. The buildings fronting onto Market

Square are substantial with extensive outbuildings and lands to the rear. They comprise an important “set piece” of small town urban design and planning. Later additions also of importance are the terraced workers’ cottages on the Hackettstown Road and the Methodist Church and Manse. In general, the stone built structures of this period are a valuable non-renewable cultural resource that contributes strongly to the cultural identity of the town and merits treatment as a conservation area.

Other features of note, that contribute to the character of the ACA include:

- Barton Street predominantly comprising well presented double fronted two-storey houses, mainly with classical detailing around doors and windows;
- The present bank building, a former hotel, is a substantial double fronted five-bay property with a shop frontage inserted into one bay on the ground floor;
- The old Constabulary, situated to the south-west of the Courthouse, with its rounded corner, provides an important stop to the south-west corner of the square. The recent insertion of a modern shopfront diminishes the corner;
- Structures listed on the Record of Protected Structures;
- Victorian style shopfronts.

It is important that the character of the town is not eroded by insensitive adaptations or remodelling of façades.

















# Tinahely Town Plan

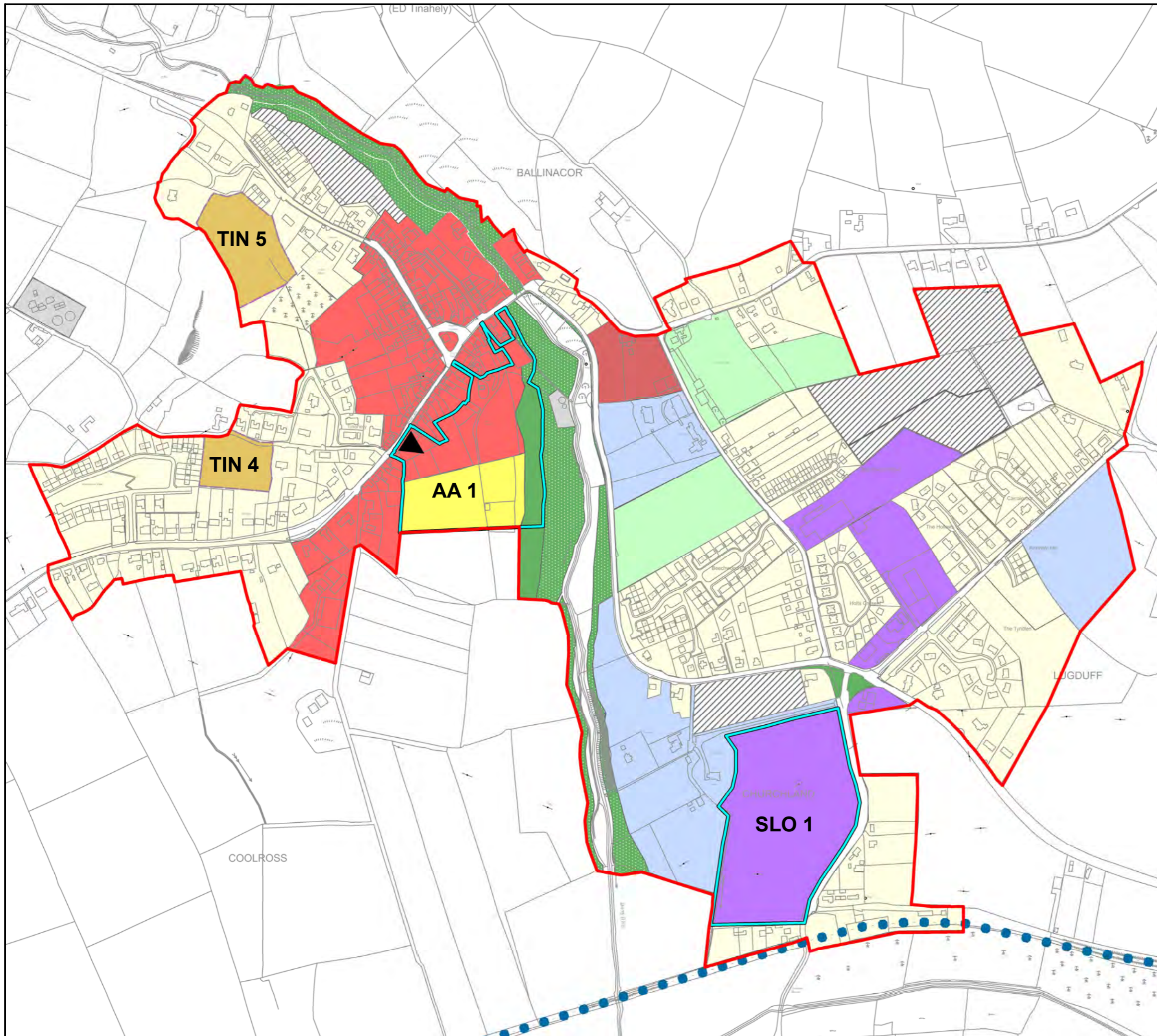
Map No. 1

## Land Use Zoning Objectives



### Legend

-  Settlement Boundary
-  RN-New Residential
-  RE-Existing Residential
-  R Special - Special Residential
-  TC-Town Centre
-  CE-Community & Education
-  E-Employment
-  MU-Mixed Use
-  PU-Public Utility
-  SLB-Strategic Land Bank
-  AOS-Active Open Space
-  OS1-Open Space
-  OS2-Passive Open Space
-  AA-Action Area & SLO-Specific Local Objectives
-  Fomer Arklow to Shillelagh Railway Line
-  Access Point



## WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council  
Planning Department

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Scale 1:6000 @ A3



# Tinahely Town Plan

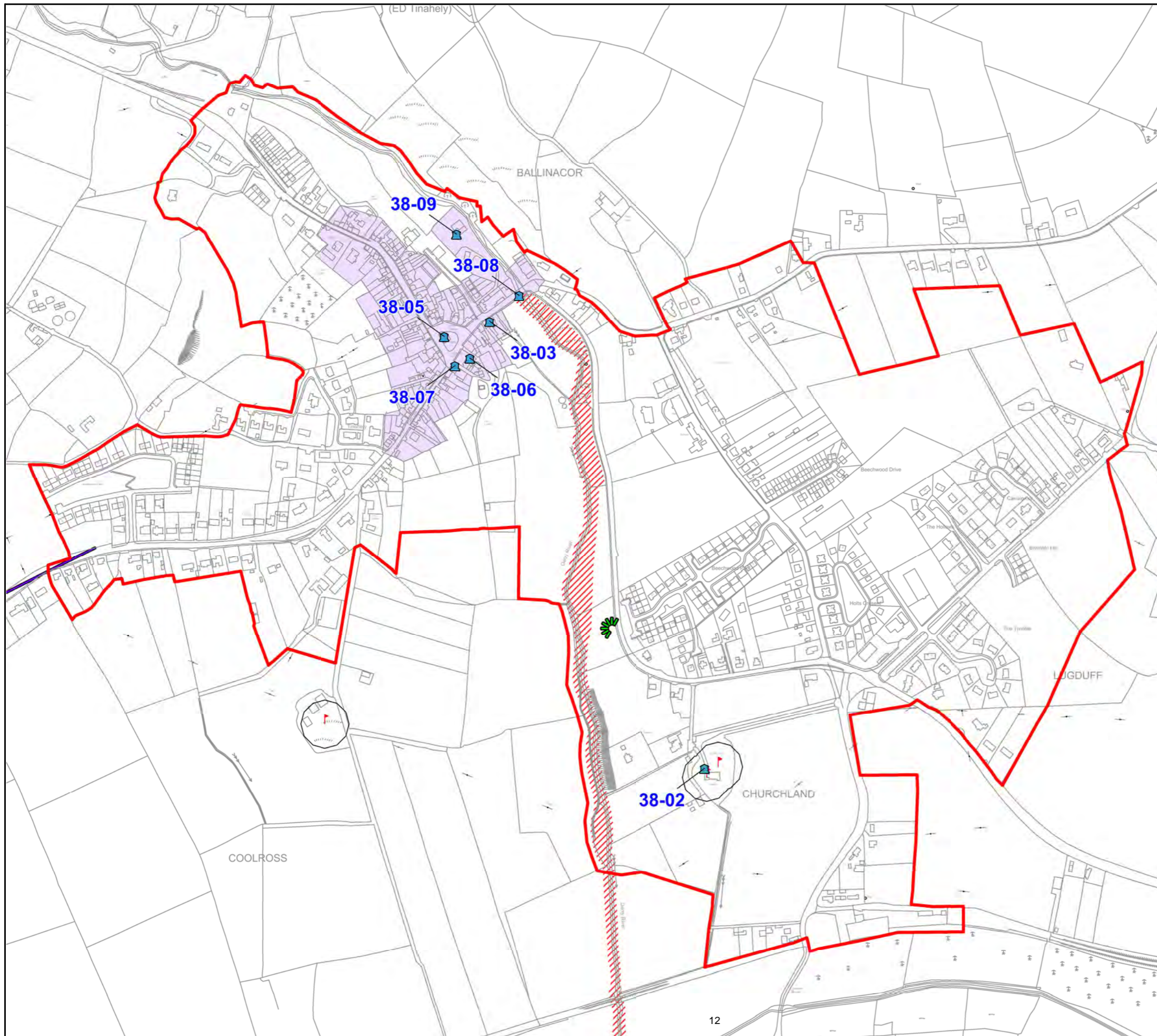
Map No. 2

## Heritage Objectives



### Legend

- Settlement Boundary
- Protected Structure
- National Monuments
- Prospects
- View
- SAC-Special Area of Conservation
- Architectural Conservation Areas



## WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

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Scale 1:6,000 @ A3



# Tinahely Town Plan


## Map No. 3

### Indicative Flood Zones




#### Legend

 Settlement Boundary

 Flood Zone A: High probability of flooding

Where the probability of flooding from rivers and the sea is highest (greater than 1% or 1 in 100 for river flooding or 0.5% or 1 in 200 for coastal flooding)

 Flood Zone B: Moderate probability of flooding

Where the probability of flooding from rivers and the sea is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding and between 0.1% or 1 in 1000 year and 0.5% or 1 in 200 for coastal flooding)

#### Disclaimer

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

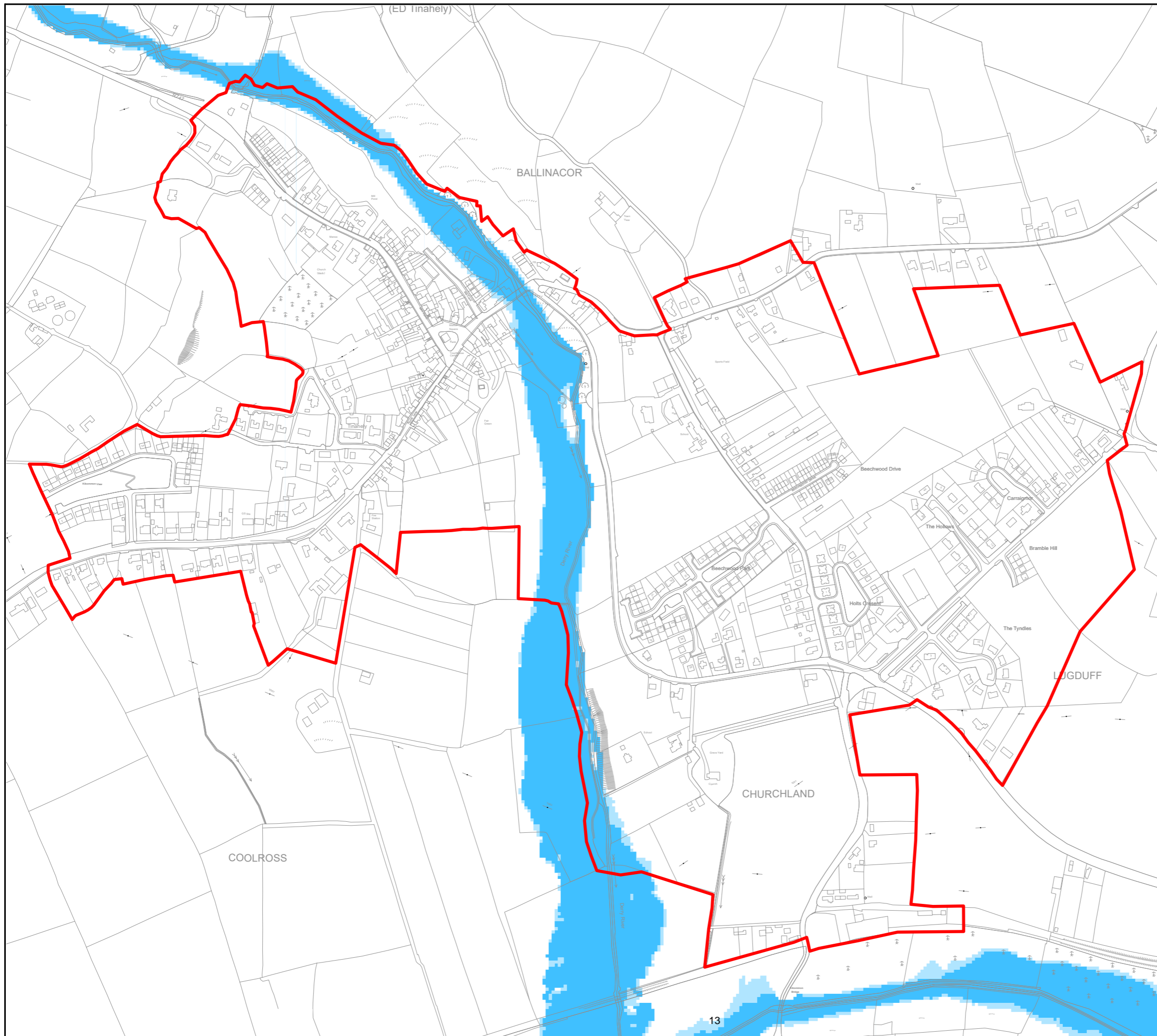
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# Tinahely Town Plan

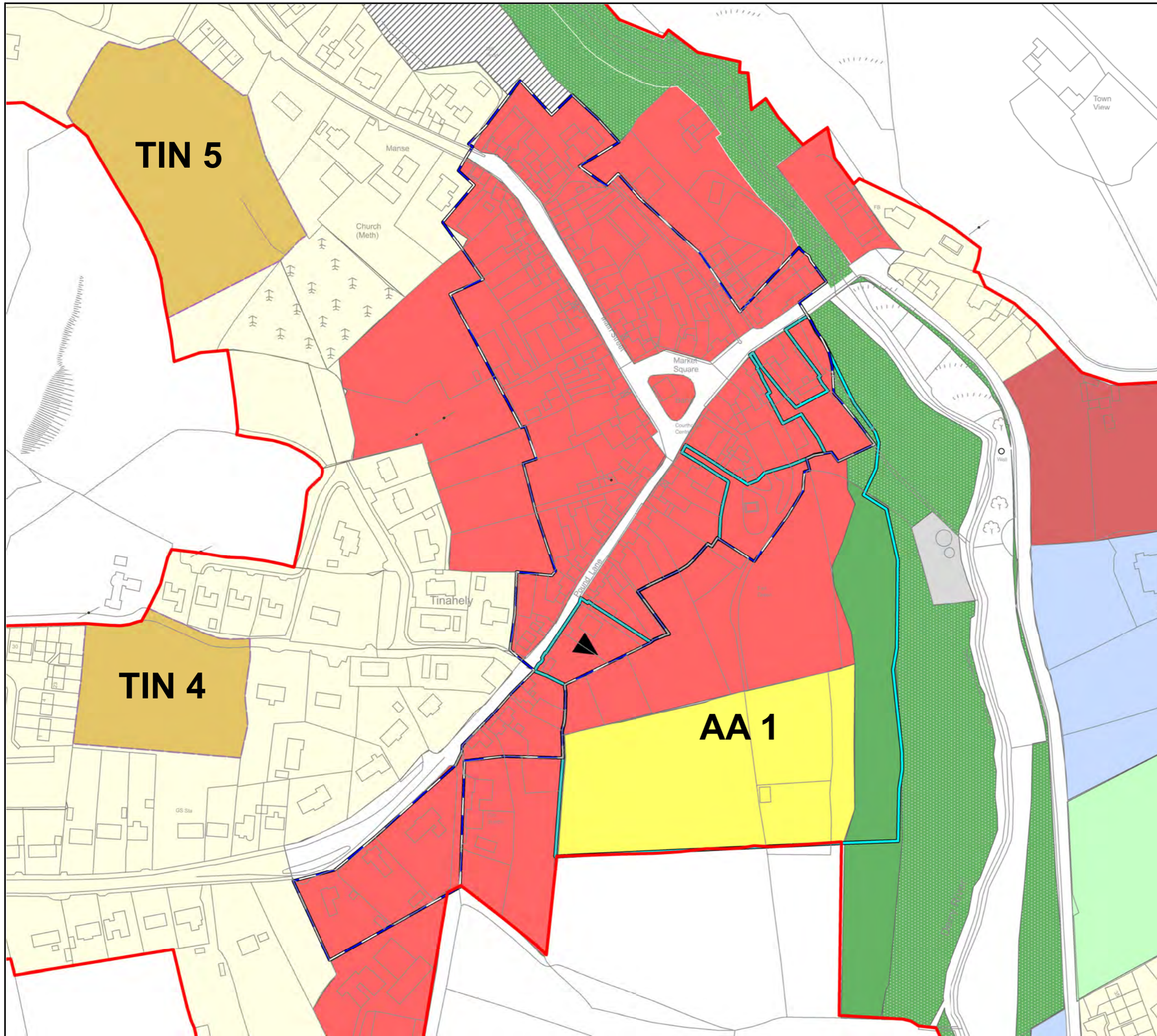
Map No. 4

## Regeneration & Renewal Area



### Legend

- Settlement Boundary
- Regeneration Boundary
- RN-New Residential
- RE-Existing Residential
- R Special - Special Residential
- TC-Town Centre
- CE-Community & Education
- E-Employment
- MU-Mixed Use
- PU-Public Utility
- SLB-Strategic Land Bank
- AOS-Active Open Space
- OS1-Open Space
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