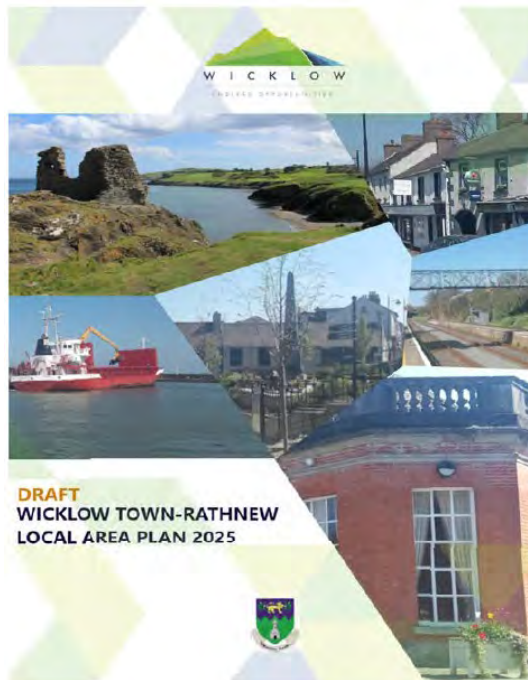




WICKLOW COUNTY COUNCIL

Proposed Material Amendments to the Wicklow Town & Rathnew Plan 2025-2031



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Addenda

SEA screening report
AA screening report

1.0 INTRODUCTION

1.1 Draft Wicklow Town & Rathnew Local Area Plan 2025-2031

The draft Wicklow Town & Rathnew Local Area Plan 2025-2031, prepared pursuant to Section 20 of the Planning & Development Act 2000 (as amended) was published for public consultation on 09 October 2024.

The purpose of this plan is to put in place a land use framework that will guide the future sustainable development of the Wicklow Town – Rathnew area as shown on Land Use Map No. 1 appended to the draft plan. The plan, in conjunction with the County Development Plan, will inform and manage the future development of the area.

1.2 Planning and Development Act 2000 (as amended)

Section 20(3)(c) of the Planning and Development Act 2000 (as amended) provides that the Chief Executive of a planning authority shall prepare a report on any submissions or observations received with respect to the draft LAP and shall submit the report to the members of the planning authority for their consideration. This report was submitted to the elected members of Wicklow County Council on 10 January 2025.

The members of the planning authority considered the proposal to make a new LAP and the Chief Executive's Report and resolved at the Council meeting of 10 February 2025 to make amendments to the draft LAP.

As said amendments constitute 'material alterations' to the Draft LAP, the planning authority is required to publish notice of the proposed material amendments and a determination as to whether Strategic Environmental Assessment or Appropriate Assessment of the Proposed Material Amendments is required. The Proposed Material Amendments and any determination with respect to SEA / AA shall be placed on public display for a period of not less than 4 weeks and submissions invited. All submissions shall be taken into account before the making of the Proposed Material Amendments.

It should be noted that the Proposed Material Amendments to the Draft LAP are related to the Proposed Material Alterations to Proposed Variation No. 2 to the Wicklow County Development Plan 2022-2028, which were also made at the meeting of 10 February 2025. For completeness, it is recommended that interested parties should consider both processes in tandem, including the Proposed Material Alterations to Proposed Variation No. 2, which are being published for public consultation alongside this document.

2.0 PROPOSED MATERIAL AMENDMENTS TO THE DRAFT LOCAL AREA PLAN

To follow is a list of the Proposed Material Amendments to the Draft Local Area Plan.

New text is shown in red, deleted text in ~~blue strikethrough~~.

CHAPTER 3 RESIDENTIAL DEVELOPMENT

Proposed Material Amendment No. 1

Amend Table 3.1 New Residential Zoning

Proposed amended Table 3.1 New Residential Zonings

Location	Area (ha)	Status (Q3-2024)	Zoning /Priority
Hawkstown Road	5.5ha	Permission granted on part of the site.	RN1
Marlton (north of Marlton Stream/Marlton Link Road (SLO-1))	4.6ha 3.2ha	Permission granted on part of the site	RN1
Tinakilly Park (SLO-2)	11ha	Linked to essential infrastructure ^{1,2}	RN1
Bollarney North (SLO-4)	5.1ha	Linked to essential infrastructure ¹	RN1
Ballynerrin (Hawkstown Road SLO-6 east)	1.8ha	Infill lands	RN1
Rosanna Lower (Hunters Road SLO-7)	1.1ha	Linked to essential infrastructure ^{1,2}	RN1
Glebe (SLO-9)	0.7ha	Linked to essential infrastructure ¹	RN1
Ballynerrin (Ashtown Lane SLO-10)	3.6ha	Linked to essential infrastructure ¹	RN1
Marlton Road (south of Marlton Stream (SLO-11))	5.9ha 9.3ha	Current planning application on site. Linked to essential infrastructure ¹	RN1
Broomhall (SLO-12)	7.35ha	Linked to essential infrastructure ¹	RN1
Hawks Bay (SLO-13)	2.7ha	Linked to essential infrastructure ¹	RN1
West of Hawkstown Park	1.6ha	Local Authority Scheme	RN1
Hillview	0.9ha	Local Authority Scheme	RN1
Greenhills Road	1.2ha	Local Authority Scheme	RN1
Rathnew village	0.1ha	Local Authority Scheme	RN1
Rosanna Lower (Hunters Road)	2.5ha	Permission granted	RN1
Greenhills Road (south of Mariner's Point)	3ha	Linked to essential infrastructure ¹	RN1
Ballyguile Road	0.67ha	Infill site	RN1
Charvey Court	0.06ha	Infill site	RN1

Location	Area (ha)	Zoning /Priority
Rosanna Lower 1 (Hunters Road)	1.2ha	RN2
Rosanna Lower 2 (Hunters Road)	1.1ha	RN2
Tighe Avenue (Nth and Sth SLO-3)	4.35ha	RN2
Ballybeg (Glenealy Road R752 SLO-3)	2.6ha-3ha	RN2
Ballybeg (R772 SLO-5)	8.5ha-8.9ha	RN2
Broomhall	10ha	RN2
Ballynerrin (Hawkstown Road east and SLO-6 west)	5ha-4.9ha	RN2
Ballynerrin (Ashtown Lane, 3-sites)	4.2ha-0.6ha	RN2
Ballyguile Road (2 sites)	1.8ha	RN2
Bollarney North	6.8ha	RN2
Greenhills Road (south of Mariner's Point)	3ha	RN2
Glebe (SLO-9)	0.7ha	RN2

1 = Linked to essential community infrastructure
 2 = Linked to essential transportation infrastructure

Proposed Material Amendment No. 2

Insert the following new objective under **Residential Objectives**

WTR – XX:

To promote and facilitate the development of a range of residential development types, tenures and sizes, including affordable and cost-rental properties, in order to cater for the varying housing needs and economic circumstances of the town's population. In particular, Wicklow County Council shall work with the Land Development Agency, and other relevant stakeholders, to deliver a range of residential tenures to meet the requirements of the population including (but not limited to) affordable and cost-rental housing types on appropriate lands, subject to compliance with the policies and objectives of the LAP, the Development Plan and other relevant national and regional policies and guidelines.

CHAPTER 4 ECONOMIC DEVELOPMENT

Proposed Material Amendment No. 3

Insert the following new objective under **Employment Objectives**

WTR-X:

To facilitate and support Wicklow Town Centre and Rathnew Village Centre as the priority locations for new employment, particularly 'people'-based employment development

CHAPTER 5 KEY REGENERATION AREAS

Proposed Material Amendment No. 4

Insert the following new heading and objective under **Wicklow Town Centre Strategy Objectives**

General Objectives

WTR-X:

To promote Wicklow Town Centre (and Rathnew Village Centre) in the first instance as the priority locations within the settlement for new residential, retail / retail services, community and employment use through the development of vacant or underutilised sites and via the reconfiguration / redevelopment of existing low density development, while at all times respecting the character and heritage of the town / village centres. In particular, to support the development of opportunity sites in accordance with the specific criteria set out for each identified area within this Local Area Plan.

Proposed Material Amendment No. 5

Insert the following new objective under **Rathnew Village Centre Strategy Objectives**

WTR-X:

To promote Rathnew Village Centre (and Wicklow Town Centre) in the first instance as the priority locations within the settlement for new residential, retail / retail services, community and employment use through the development of vacant or underutilised sites and via the reconfiguration / redevelopment of existing low density development, while at all times respecting the character and heritage of the town / village centres. In particular, to support the development of opportunity sites in accordance with the specific criteria set out for each identified area within this Local Area Plan.

Proposed Material Amendment No. 6

Insert the following new objective under **Rathnew Village Centre Strategy Objectives**

WTR-X:

To support and reinforce the unique identity and the key service role of Rathnew village centre as the priority location within the northern sector of the settlement of Wicklow Town – Rathnew for investment and new development through:

- *enhancing the urban realm in the village centre and creating new urban spaces, in order to provide for a welcoming, safe and vibrant place for the community to meet and interact;*
- *investment in pedestrian and cyclist accessibility and safety, in order to ensure excellent linkages between the village and Wicklow County Campus, the surrounding existing residential areas and Wicklow Town;*
- *Protecting function of Rathnew as a service centre with its own level of retail, retail services, employment and community services appropriate to a village of its size and catchment, and not allowing it be absorbed as a ‘suburb’ of Wicklow town. In particular to resist the development of any new retail or commercial facilities outside of the village centre zone or within 1km of Rathnew core retail area;*
- *the re-development / regeneration of vacant or underutilised sites in the core of the village in particular Opportunity Site 5.*

Proposed Material Amendment No. 7

Delete text from **Rathnew Village Centre Strategy**.

Wicklow County Campus to Tinakilly.

This area is also part of the historical development of Rathnew with the c.18th century estate houses of Clermont House to the northwest and Tinakilly House to the east, with the Rathnew Stream dividing the two estate grounds. In the central area (i.e. around the roundabout) the village centre has developed with strong 2-storey streetscape of retail and commercial developments that provide for some of the everyday retail and services needs of the residents of the village. The linkages between this area and the rest of the village are important given the services available here. Rathnew village centre has been extended to the north with the development of Aldi and Costa Coffee, on lands that historically formed part of Clermont House. The development of these lands has enhanced connection and linkages between the village centre and Clermont / Wicklow County Campus. ~~This connection with Wicklow County Campus will be further enhanced with the development of the Village Centre lands to the east of Clermont Grove.~~

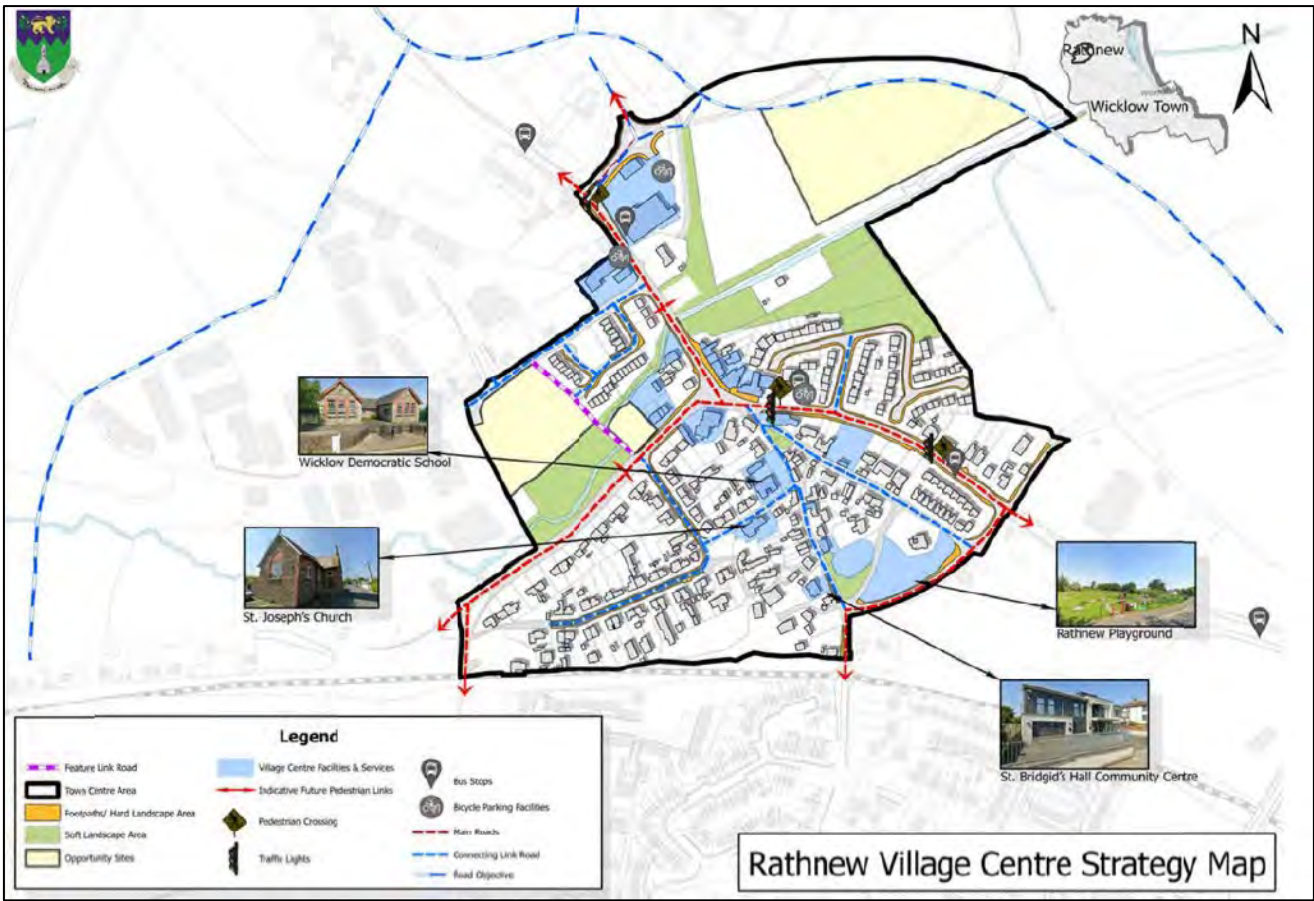
A new junction has also been created here facilitating pedestrian crossings between Wicklow County Campus and the area to the north of the Glenealy Road / Charvey Lane. The area along both sides of the Rathnew stream has been zoned appropriately to facilitate the development of a riverine public park with links down to the Murrough to the east. The development of the Clermont Grove housing estate includes the western element of this new park, fronting onto the bridge and R772. Some lands along the south bank of the stream have also been identified in the Flood Risk Assessment as being in the high flood risk zone and therefore an 'open space' zoning is the most appropriate for this area.

There are good footpaths in the area of the village but no cycleways. The pedestrian experience has been enhanced in parts with crossings available towards the old village and at Aldi. The pedestrian and cyclist experience is somewhat diminished by the existence of on-street parking in front of the shops, but until an alternative off street car parking can be developed, it is considered essential that this car parking remain for the convenience of shoppers and vitality of the village centre. The public realm at the existing bus stop / car park has been improved with the addition of bicycle parking, bus shelters and information signs.

Proposed Material Amendment No. 8

Rathnew Village Centre Strategy - **Update Rathnew Village Centre Strategy Map**

Draft Rathnew Village Centre Strategy Map



Proposed Material Amendment No. 9

Improve legibility of the following maps including clearer identification of Opportunity Sites and clearer numbering / labelling **upon adoption of plan:**

Map 5.1 Wicklow Town Centre Strategy Map

Map 5.2 Rathnew Village Centre Strategy Map

Map 5.3 Wicklow Town Waterfront Strategy Boundary Map

Map 5.4 Wicklow Town Waterfront Zone Strategy Map

Map 5.5 Wicklow Town Waterfront Strategy Map

CHAPTER 6 CENTRES AND RETAIL, INCLUDING OPPORTUNITY SITES

Proposed Material Amendment No. 10

Opportunity Sites - **Insert new Opportunity Site**, associated text and maps as follows

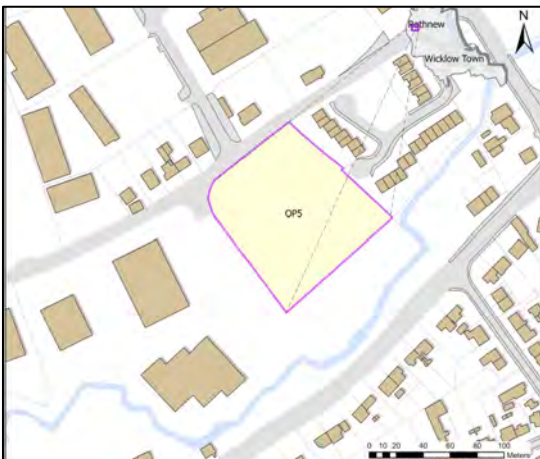
OP5 – Charvey Lane

These ‘village centre’ and ‘open space’ zoned lands measure c.1ha and have road frontage onto Charvey Lane and the R772. These lands are located in the heart of Rathnew Village and the development of same would provide an opportunity to make best use of serviced land, densify the centre of the village and to provide for additional community and commercial uses, and also to provide for a new amenity and biodiversity enhancement area along the natural corridor of the Rathnew River.

Objectives OP5

- *To provide for a high density mixed use development on lands zoned VC which may include commercial, retail, retail services, residential, community and cultural uses;*
- *Buildings shall be designed to the highest quality that provides for a strong street frontage along Charvey Lane, and maximum supervision of the OS lands along the Rathnew River.*
- *Vehicular access shall be via Charvey Lane, with high quality pedestrian and cyclist access across the site linking Charvey Lane to the R772*
- *Lands zoned OS to the south of the river and for a distance of not less than 10m to the north of the river shall be retained in as natural condition with maximum tree / vegetation retention as possible subject to any essential clearance to provide for new pedestrian / cyclist routes. Any river crossings shall be via a clean span bridges that maintain its natural character. Any remaining OS shall be laid out for amenity use.*

Proposed OP5 Site Charvey Lane



Proposed Indicative Concept Plan OP5 Charvey Lane



CHAPTER 9 INFRASTRUCTURE

Proposed Material Amendment No. 11

Insert the following new heading and objective under **Transportation Objectives**

WTR – XX

In collaboration and with the support of the relevant transport agencies to prepare a Local Transport Plan for Wicklow Town – Rathnew. The preparation of the plan would be subject to screening for both SEA and AA and, as relevant, subsequent stages of assessment.

Proposed Material Amendment No. 12

Insert the following new heading and objective under **Transportation Objectives**

WTR-XX:

To promote the delivery of improved and new bus services and infrastructure within the plan area and connecting the plan area to the wider region by:

- *supporting the development and delivery of bus service enhancement projects, under the Connecting Ireland programme and measures to improve bus priority such as additional bus lanes and priority signalling etc as may be deemed appropriate;*
- *facilitating the needs of existing or new bus providers with regard to bus stops and garaging facilities (although unnecessary duplication of bus stops on the same routes / roads will not be permitted);*
- *supporting the development of enhanced bus shelters, of secure covered bicycle parking facilities at key locations along bus routes,*
- *to promote and support the improvement of M11 / N11 in a manner capable of facilitating greater free flow of public transport,*
- *to support and facilitate the existing service providers and encourage the further development of the Local Link Rural Transport Programme (and any other or subsequent rural transport programmes).*

Proposed Material Amendment No. 13

Insert the following new heading and objective under **Transportation Objectives**

WTR – XX

To support and facilitate the delivery of Transit-Oriented Development at locations that may be identified in the plan area as appropriate for such and continue to work with state agencies to identify TOD sites served by existing or planned public transport which are appropriate for high density development supporting a mix of uses.

Proposed Material Amendment No. 14

Insert the following text with respect to the Wicklow County Campus zoning: under the heading '**Flooding and Coastal Erosion**'

Some parts of the Wicklow County Campus zone are identified as being at risk of flooding. The zoning objective does not proscribe exactly where in the zone development should occur and the zone is sufficiently large to provide for the development of desired uses while avoiding development in any area at risk of flooding. Any proposals for new development are required to be accompanied by an appropriately detailed FRA, undertaken in accordance with 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' (2009), as well as the relevant policies and objectives in the County Development Plan and Wicklow Town-Rathnew Local Area Plan. In particular, the sequential approach shall be applied in the site planning, to ensure no encroachment onto, or loss of the flood plain, or that only water compatible development such as Open Space will be permitted for the lands which are identified as being at risk of flooding within the site.

CHAPTER 11 ZONING AND LAND USE**Proposed Material Amendment No. 15**

Insert the following text under **Section 11.1 Zoning Objectives**

*Uses generally appropriate for **residential (RN / RE)** zoned areas include houses, apartments, residential open space, education, community facilities, retirement homes, nursing homes, childcare/crèche, health centres, guest house, bed and breakfast, places of public worship, home based economic activity, utility installations and ancillary development and other residential uses in accordance with the County Development Plan (CDP) and Local Area Plan (LAP).*

*Uses generally appropriate for **town and village centres (TC / VC)** include residential development, childcare/crèche, commercial, education retail, retail services, health, restaurants, public house, public buildings, hotels, guest houses, nursing / care homes, parking, office, tourism and recreational uses, community, including provision for religious use, utility installations and ancillary developments for town centre uses in accordance with the CDP and LAP.*

*Uses generally appropriate for **neighbourhood centre (NC)** include retail, retail services, health, restaurants, public house, public buildings, hotels, guest houses, nursing / care homes, parking, residential development, childcare/crèche, commercial, education, office, tourism and recreational uses, community, including provision for religious use, utility installations and ancillary developments for neighbourhood centre uses in accordance with the with the CDP and LAP.*

*Uses generally appropriate for **local shops and services (LSS)** include retail, retail services, health, public house, guest houses, parking, residential development, childcare/crèche, commercial, office, tourism and recreational uses, community, including provision for religious use, utility installations and ancillary developments for local shops and services uses in accordance with the with the CDP and LAP.*

*Uses generally appropriate for **Wicklow County Campus (CC)** zoned land include Car Park, Community Facility, childcare / crèche, Education, Enterprise Centre, Industry (Light), Laboratory, Office-Based Employment, Open Space, Playground, Public Services, Recreational Building, Recreational Facility/Sports Club, Residential ¹, Restaurant/ public house², Skate Park, Film sector, Food sector, Renewable energy sector and ancillary developments for Wicklow County Campus uses in accordance with the CDP and LAP.*

*Uses generally appropriate for **employment (E)** zoned land include general and light industry, office uses, enterprise units, education, appropriate warehousing, petrol filling stations (as deemed appropriate), public transport depots, open space, including sports grounds, childcare/crèche, community facilities including community and sports centres, utility installations and ancillary developments for employment and industry uses in accordance with the CDP and LAP.*

*Uses generally appropriate for **waterfront (WZ)** zoned land include aquaculture / fishing, residential, childcare/crèche, civic / cultural uses, community facilities, education, employment / office uses, general and light industry, harbour uses, health related service / uses, hotels, maritime uses, recreational and leisure uses, retail, restaurants, parking, public house, tourism uses, utility installations and ancillary development in accordance with the CDP and LAP.*

*Uses generally appropriate for **community and educational (CE)** zoned land include community, childcare/crèche, educational and institutional uses include burial grounds, places of worship, schools, training facilities, community hall, nursing homes, health related developments, sports and recreational facilities, utility installations and ancillary developments for community, educational and institutional uses in accordance with the CDP and LAP.*

*Uses appropriate for **open space (OS1)** zoned land are recreational uses such as formal / informal landscaped parks with off-road walking / cycling paths, as well as playgrounds, skate parks, Mixed Use Games Areas and outdoor gyms and allotments.*

Proposed Material Amendment No. 16

Insert the following text under **Section 11.1 Zoning Objectives**

Amend uses generally permitted on OS1 lands as follows:

Uses appropriate for open space (OS1) zoned land are recreational uses such as formal / informal landscaped parks with off-road walking / cycling paths, as well as playgrounds, skate parks, Mixed Use Games Areas and outdoor gyms and allotments.

Proposed Material Amendment No. 17

Insert the following text at the end of Section **11.1 Zoning Objectives**

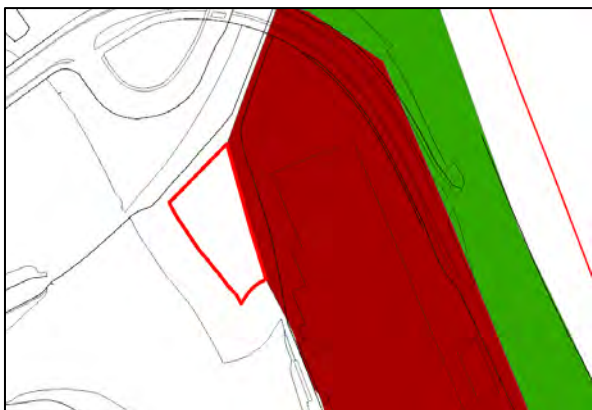
Essential infrastructure, including roads / footpaths / cycleways and utilities that are necessary to support development lands, are generally permissible in all zones. Where such infrastructure would be required in OS1 or OS2 zones, and no other routes are viable, such infrastructure shall only be considered where it is shown it will not undermine the purpose of this zoning or give rise to significant adverse environmental impacts.

Proposed Material Amendment No. 18

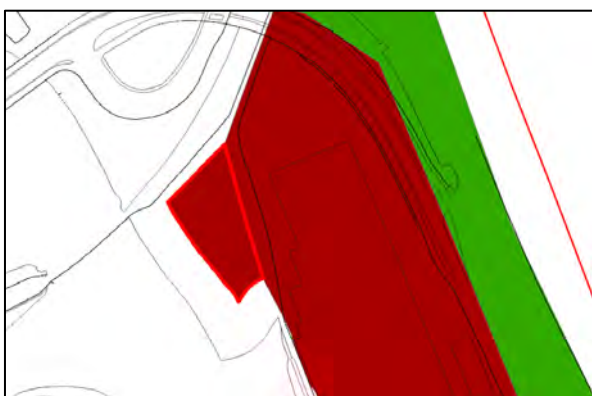
Amend **Waterfront Zone Strategy Map** under Section 11.2 and insert text under the heading **WZ Zoning Objectives**

Proposed map amendment

Change from 'unzoned':



Change to 'regeneration area':



Amend WZ Zoning Objectives Area 3 text as follows:

Within Area 3 (Mixed Use Regeneration Area) the following uses are deemed 'priority uses' and will be permitted in principle

- *High intensity and high quality tourist accommodation, such as hotels, holiday apartments etc. Low density tourism accommodation such as holiday homes, glamping etc will not be considered;*
- *High intensity and high quality employment uses such as offices, enterprise hubs, education / training centres;*
- *High quality community, civic / cultural and recreation uses;*
- *High quality retail, retail services, restaurants, public house, café;*
- *High density residential use, where developed in conjunction with **at least one and ideally a number of** other priority uses described above.*

Wherever possible, new developments in Area 3 shall include active street frontage. Developments that entail the removal / relocation of existing low intensity uses (such as single storey buildings, warehouses etc) with higher value uses will be particularly supported in this area."

SECTION 11.5 SPECIFIC LOCAL OBJECTIVES

Proposed Material Amendment No. 19

Amend the text and map of **SLO2 Tinakilly/Newrath** and amend the SLO2 Concept Plan as follows:

SLO2 Tinakilly/Newrath

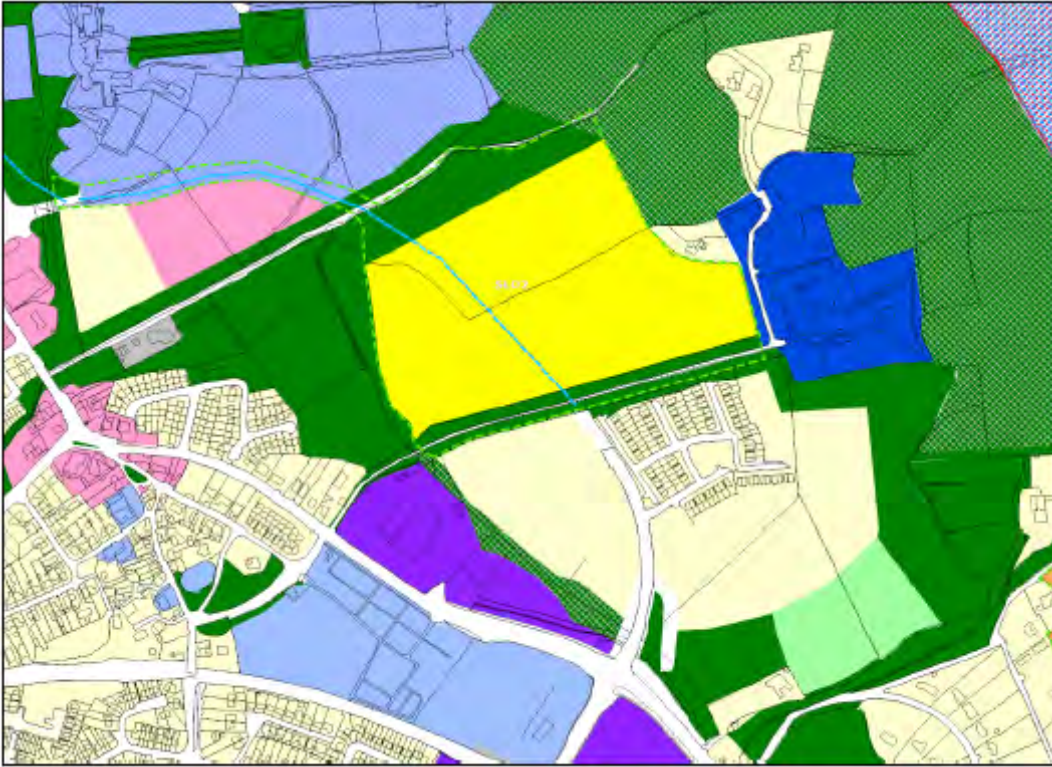
Amend SLO2 map and text as follows:

This SLO is located in the townlands of Tinakilly and Newrath. The SLO comprises New Residential (RN1), *Existing Residential (RE), Active Open Space (AOS)*, Natural Areas (OS2) and Open Space (OS1) zonings. Any development proposal shall comply with the County Development Plan, this Local Area Plan and the following:

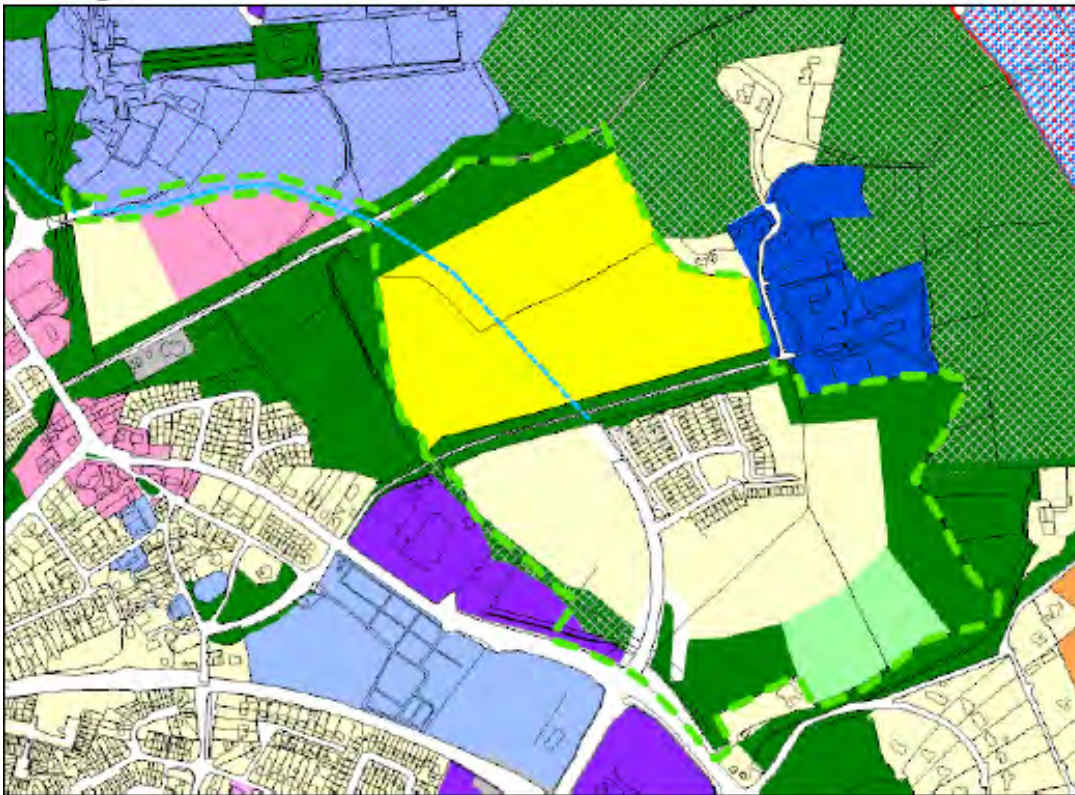
- Provision of the Rathnew Inner Relief Road (RIRR) to facilitate access to new developments from the existing road network, to prevent congestion in Rathnew village centre due to the development of the Clermont and Tinakilly area and to achieve good traffic circulation in the area. The RIRR shall ~~be constructed in full by the developer from Clermont Grove to Tinakilly Park. The delivery of the RIRR may be on a phased basis, but no dwelling within the SLO may be occupied until the full completion and operation of the road,~~ *be developed in accordance with the delivery programme set out in the future Wicklow Town – Rathnew Local Transport Plan;*
- Provision of a childcare facility at an appropriate location on the RN1 zoned lands in line with the relevant Guidelines for Planning Authorities and
- Retain the 'fairy tree' at its current location (shown with green tree symbol on map SLO 2).
- *Provision of a mixed use games area of not less than 0.75ha on lands zoned RN1 or OS1 comprising at a minimum: an equipped playground of not less than 2,000sqm; one tennis court; one basketball court; and a '7-a-side' size mixed use pitch. No dwelling may be occupied in on the lands zoned RN1 until this facility is complete and available for use.*
- *Provision of a fully drained, levelled and seeded full size playing pitch (at least 145mx90m) on the AOS lands in this SLO along with the completion of the associated vehicular access and car parking prior to the commencement of any residential development on the RN1 lands in this SLO.*

Extend the SLO2 boundary to include the RE lands and AOS lands south of Tinakilly Avenue as follows.

Draft LAP SLO2 boundary



Proposed amended LAP SLO2 boundary

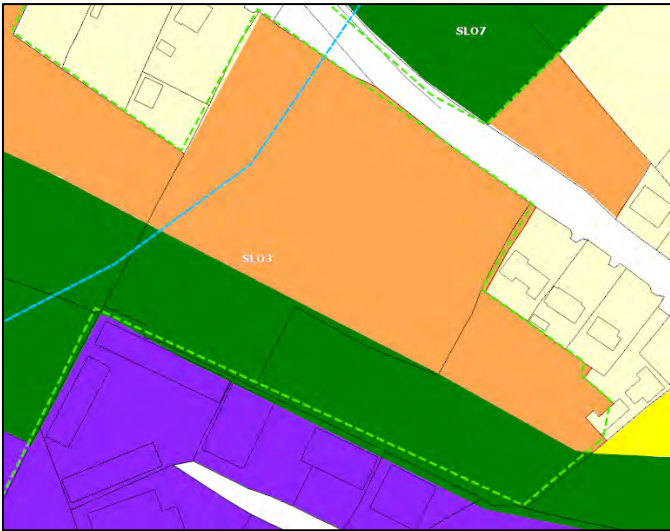


Proposed Material Amendment No. 20

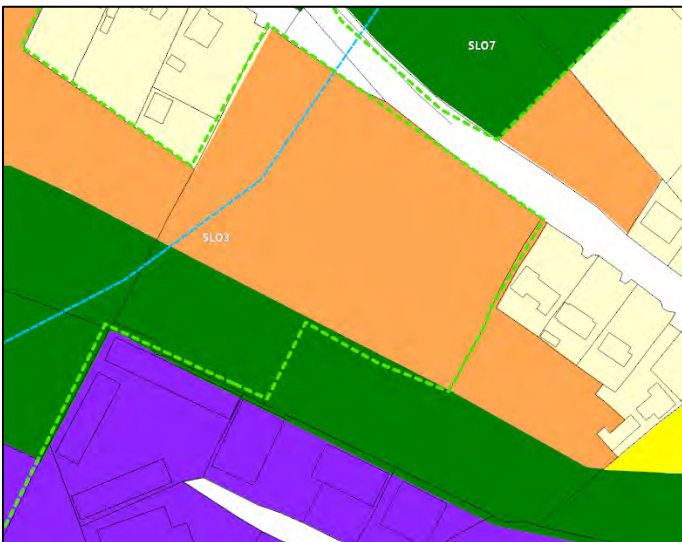
Amend the map of **Map SLO3 - Milltown North** as follows:

A) Amend SLO3 boundary at northern end of SLO (Tighe's Avenue) as follows:

Draft LAP SLO3 boundary

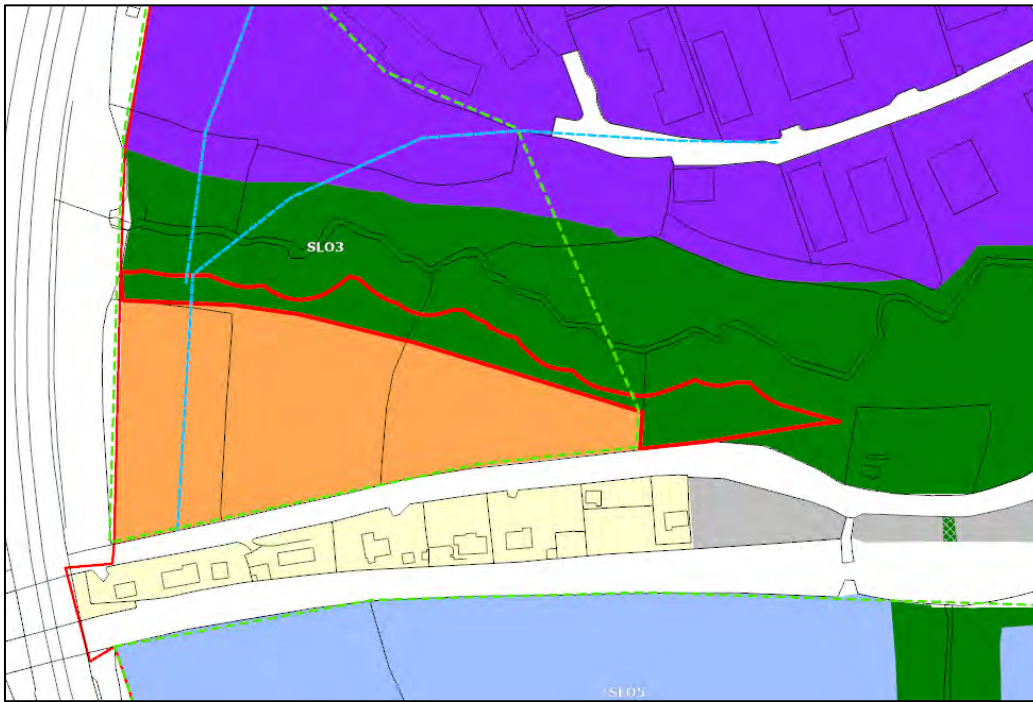


Proposed amended LAP SLO3 boundary

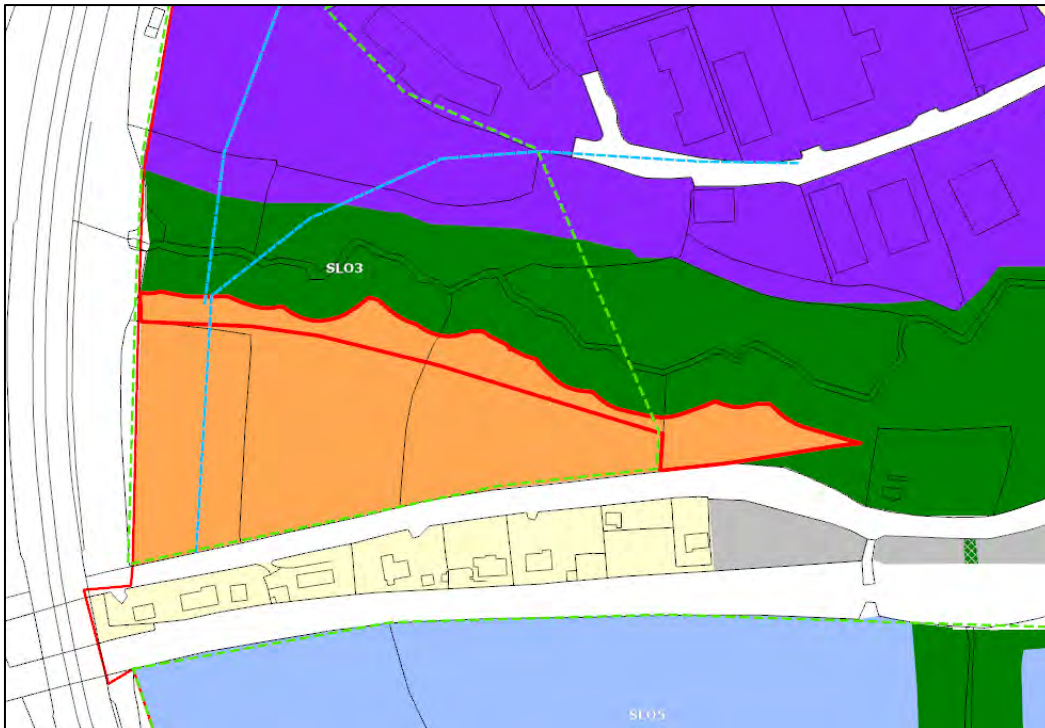


B) Amend area of RN2 zone at southern end of SLO (Glenealy Road) as follows:

Draft LAP



Proposed amended LAP



Change consequent: Amend SLO boundary to reflect this zoning change

Proposed Material Amendment No. 21**Amend text of SLO3 - Milltown North as follows:****SLO 3**

This SLO is located in the townlands of Milltown North and Ballybeg. The SLO comprises Employment (E), New Residential (RN – Priority 2) and Natural Areas (OS2) zonings. Any development proposal shall comply with the County Development Plan, this Local Area Plan and the following:

- A new link road is to be provided that connects Tighe's Avenue to the R752, *to be developed in accordance with the delivery programme set out in the future Wicklow Town – Rathnew Local Transport Plan;*
- No development may occur in this area until an overall final design has been determined for the road network in the area, including but not limited to (a) the final northern section of the RIRR connecting same to the R772 and (b) a route from the R772 to the R752
- Any development on these lands shall take into account the N11 set back distances as specified for different development types in the County Development Plan.

Proposed Material Amendment No.22

Amend **text** and **map SLO4 - Bollarney North** as follows:

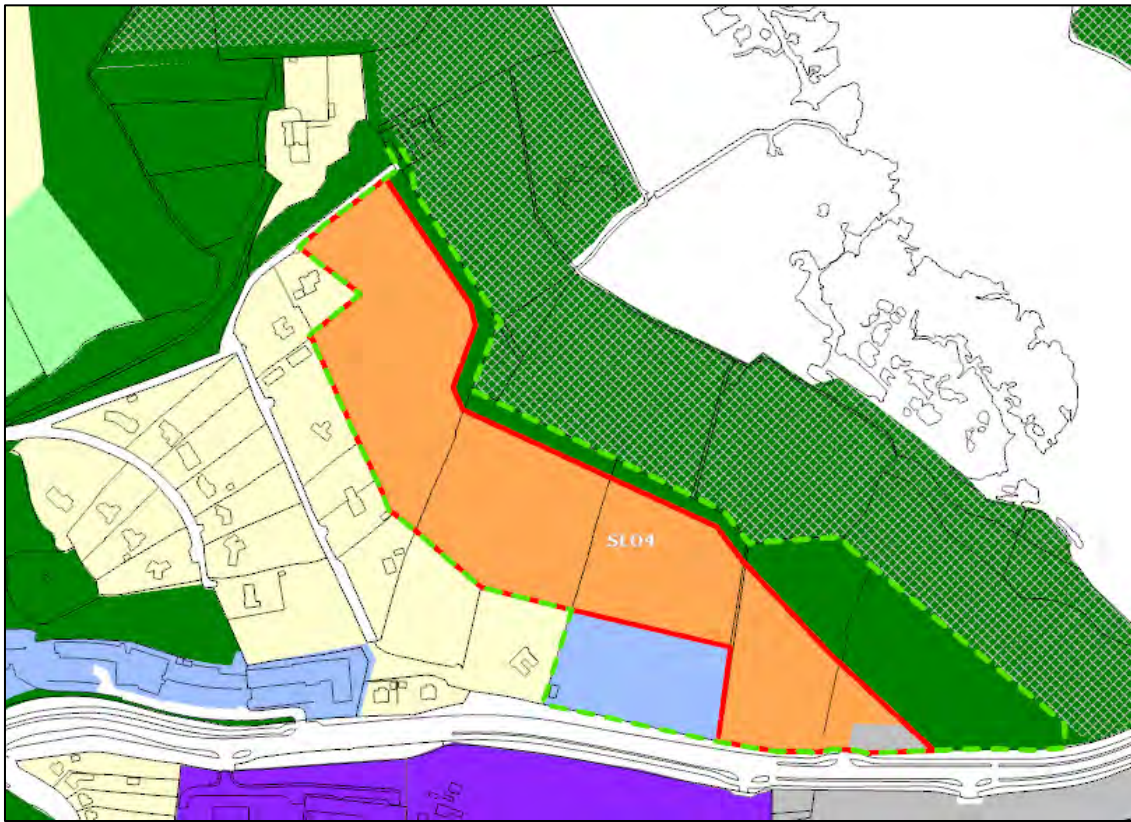
Amend SLO4 text as follows:

This SLO is located in the townland of Bollarney North. The SLO comprises New Residential (RN – Priority 2), Open Space (OS1), Public Utility (PU) and Community/ Education (CE). Any development proposal shall comply with the County Development Plan, this Local Area Plan and the following:

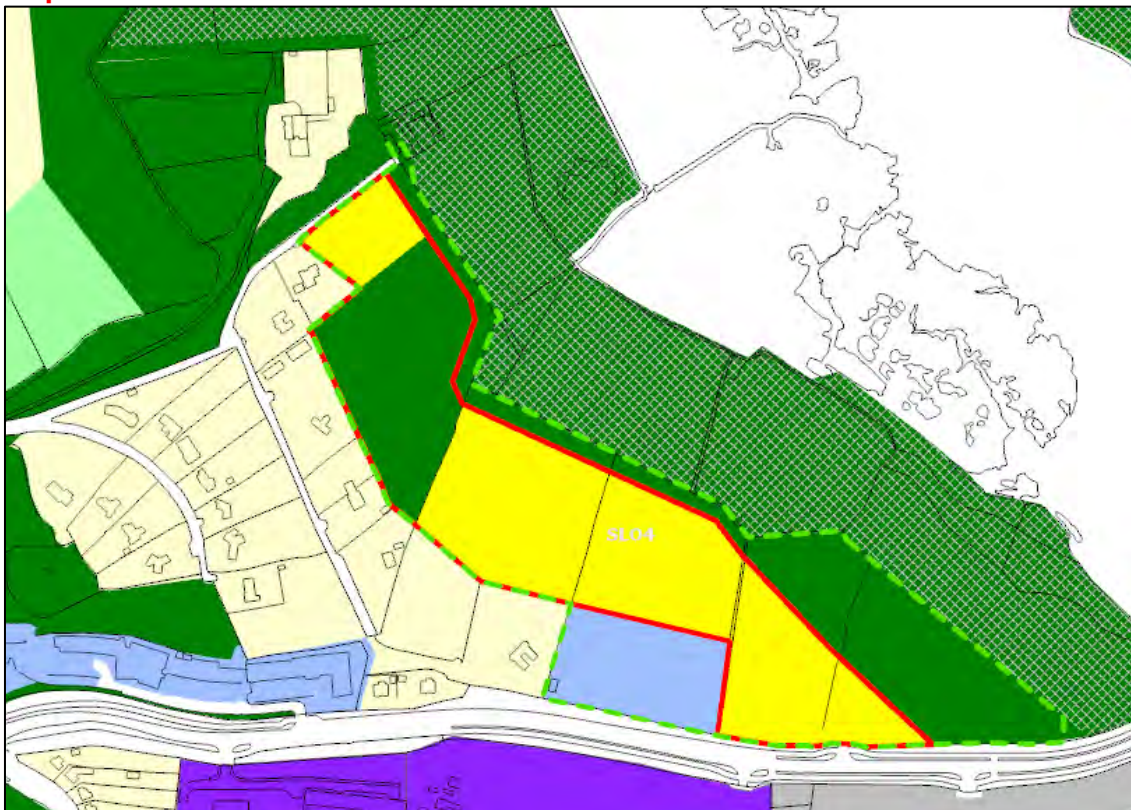
- ~~To provide a new car park with access onto the Port Access Road for a minimum of 50 cars, with cycle parking facilities on lands zoned PU.~~
- A minimum of 1.2ha on lands zoned CE shall be provided for community uses. Generally, this shall comprise a community / sports/ recreation type development of the highest architectural quality and layout. No more than 30% of the residential lands may be developed in advance of the CE zoned lands being developed and devoted to the use of the general public and not reserved for a single club or activity, in a format and with such facilities to be determined following consultation with the Directorate of the Council responsible for sports and recreation and agreement with the Planning Authority.
- The design and height of any development shall pay particular regard to the height of immediately adjoining (mostly 1 - 2-storey) residences and the visual impact of the proposed development on the Murrough Wetlands / coastline.
- To provide a linear green route for walking and cycling, with a minimum width of 8 metres, on the lands zoned OS1 with pedestrian / cycling access onto the Port Access Road. This route should connect to the residential development in Tinakilly Park, providing a pedestrian/cycling connection to the train station from Tinakilly (indicative route shown with purple arrow.)
- To provide a recreational open space park on the lands zoned OS1, to the east (lands closet to the Murrough Bridge) of a minimum of 2 hectares contiguous to the linear green route.
- The overall site layout design shall locate the main public open space element/s of the residential development adjoining the OS1 green route/park (on the lands closed to the Murrough).
- *All proposed projects within zoning area SLO4 – Bollarney North shall: have full regard to the Habitats Directive (with particular regard for the Murrough SPA and the Murrough Wetlands SAC), including being subject to AA that identifies and addresses any likely significant effects. In doing so, proposed projects and associated AAs in this area shall, as relevant: be informed by appropriately targeted ecological surveys of the Qualifying Interests of the SAC and SPA; and give due consideration to any requirement for project level mitigation, including additional visitor management plans.*

Amend SLO4 zoning map as follows:

Draft LAP



Proposed Amended LAP



Proposed Material Amendment No. 23

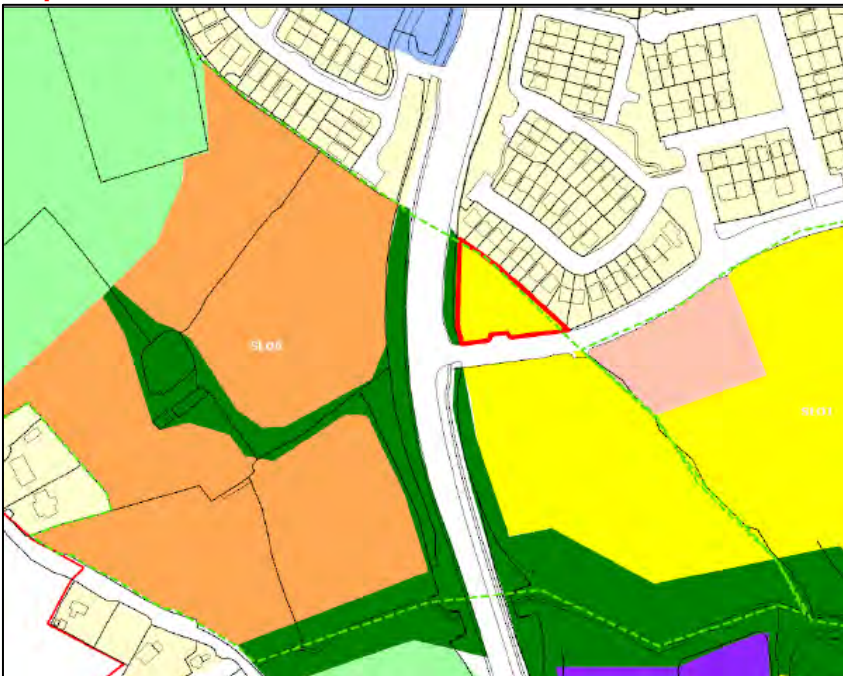
Amend **SLO6 - Ballynerrin** as follows:

SLO6 - Ballynerrin

Draft LAP



Proposed Amended LAP



Proposed Material Amendment No. 24

Amend **SLO7** and **SLO8** as follows:

Amend SLO7 text as follows:

SLO - 7

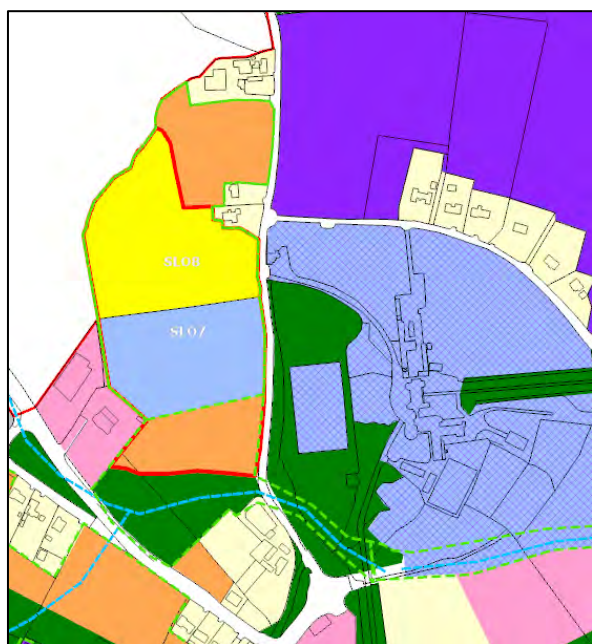
This SLO is located in the townland of Rosanna Lower. The SLO comprises New Residential (RN2), *Community & Education (CE)* and Open Space (OS1) zonings. Any development proposal shall comply with the County Development Plan, this Local Area Plan and the following:

- *Lands zoned CE shall be reserved for future school use and shall not be developed for any other CE use during the lifetime of this plan.*
- ~~Provision of the Rathnew Inner Relief Road (RIRR). The RIRR shall be constructed in full by the developer. Any design shall make provision for the completion of the RIRR from Clermont Grove to the R750 at the Maxol Garage. The delivery of the RIRR may be on a phased basis, but no dwelling within the SLO may be occupied until the full completion and operation of the road.~~ *The RIRR shall be developed in accordance with the delivery programme set out in the future Wicklow Town – Rathnew Local Transport Plan;*
- No development may occur in this area until an overall final design has been determined for the road network in the area, including but not limited to (a) the final northern section of the RIRR connecting same to the R772 and (b) a route from the R772 to the R752 *as set out in the future Wicklow Town – Rathnew Local Transport Plan.*

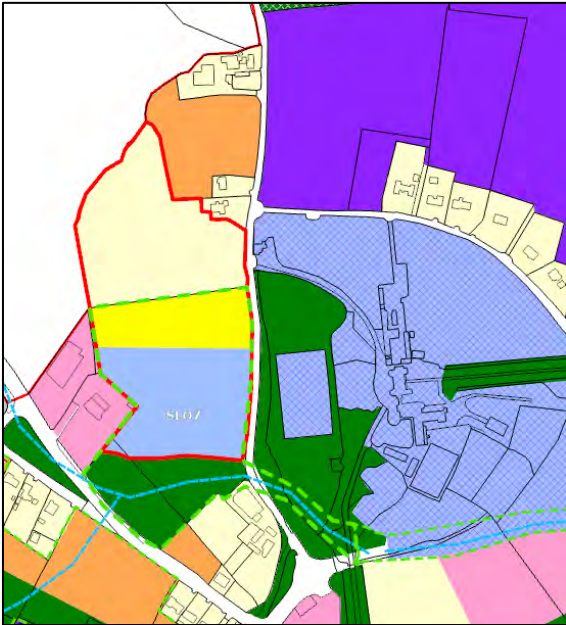
Amend maps of SLO7 and SLO8 as follows:

- Omit SLO8
- Change RN1 in SLO8 to RE (permitted development under construction) and retain RN2 to north of same
- Integrate CE site from former SLO8 into SLO7 and expand boundary of SLO7
- Change RN2 to RN1
- Swap position of RN with CE (no change to areas)

Draft LAP



Proposed Amended LAP



Proposed Material Amendment No. 25

Delete SLO8 map and text

SLO8 – Rosanna Lower

Delete SLO8 map and text

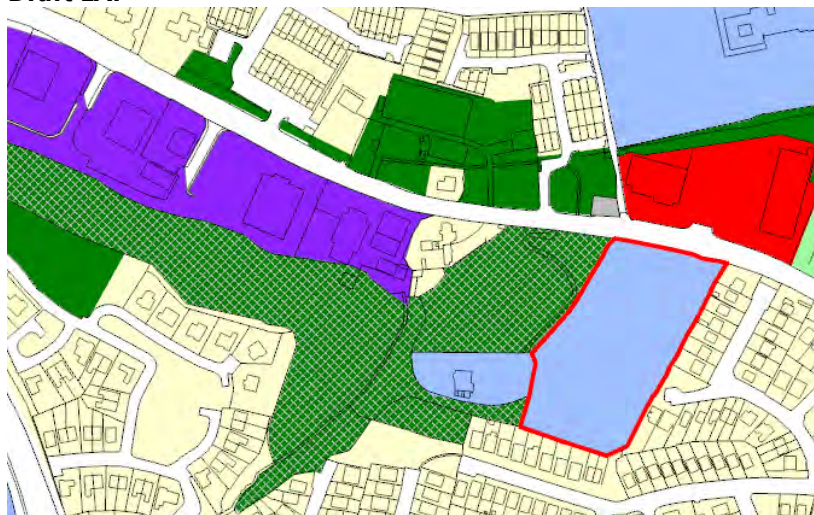
~~This SLO is located in the townland of Rosanna Lower. The SLO comprises New Residential (RN1), New Residential (RN2) and Community & Education (CE) zonings. Any development proposal shall comply with the County Development Plan, this Local Area Plan and the following:~~

~~–Lands zoned CE shall be reserved for future educational use and shall not be developed for any other CE use during the lifetime of this plan.~~

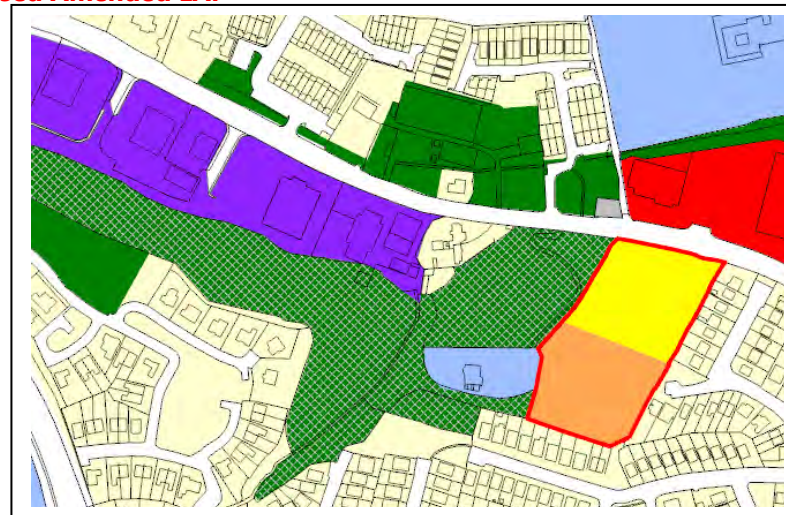
Proposed Material Amendment No. 26

Change c. 1.4ha at Glebe – Fernhill House from 'CE Community/Education' to 'RN1 New Residential' (Priority 1) (0.7ha) and 'RN2 New Residential' (Priority 2) (0.7ha)
Identify a new SLO 9 area as follows:

Draft LAP



Proposed Amended LAP



Proposed new text:

SLO-9 Glebe

This SLO is located in the townland of Glebe and measures c. 3.15ha. The SLO comprises lands zoned 'New Residential' RN1 (Priority 1), 'New Residential' RN2 (Priority 2), Natural Areas' (OS2) and 'Community / Education' (CE). Fernhill House, which was formerly occupied by the Girl Guides, is located on the lands and is currently in poor condition.

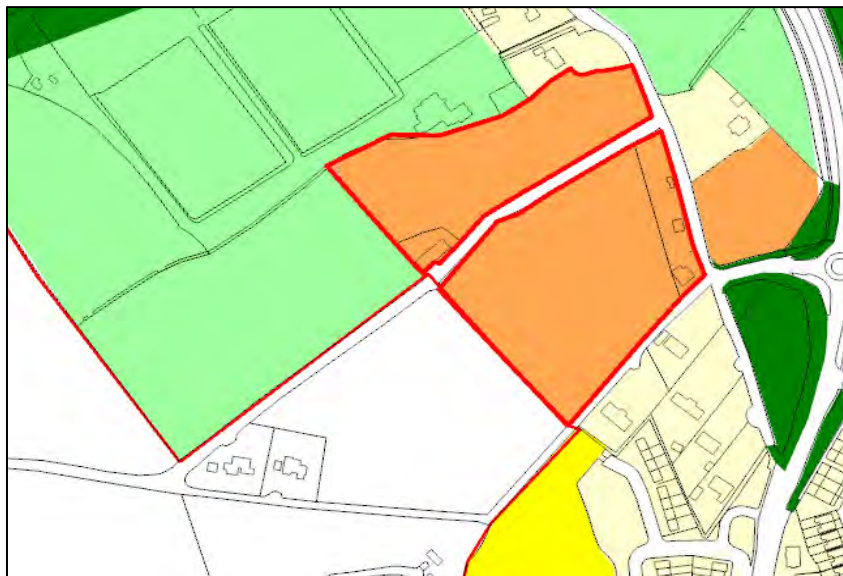
Any development proposal shall comply with the County Development Plan, this Local Area Plan and the following:

- *Any residential development proposals for the RN1 lands shall be accompanied by proposals to regenerate Fernhill House and surrounding CE zoned lands and bring them into a use that accords with the CE zoning. No dwelling units that may be permitted on foot of the RN1 zoning may be occupied until the CE lands and building are brought into active community / education use.*
- *Any development on these lands shall make provision for possible future pedestrian / cycling connectivity between Friarshill and the R750.*
- *Lands identified as OS2, which are the subject of a TPO, shall be retained and maintained in a natural condition. Any development of these lands for recreational uses will only be considered where such use is shown to not undermine the purpose of this zoning.*

Proposed Material Amendment No. 27

Identify new SLO 10 area including lands zoned RN and AOS (1ha) and amend zoning of land measuring c.3.5ha from RN2 to RN1.

Draft LAP



Proposed Amended Draft LAP



Proposed new text:

SLO-10 Ashtown Lane

This SLO is located in the townland of Hawkestown Lower on Ashtown Lane and measures c. 4.5ha. The SLO comprises lands zoned 'New Residential' (RN1 – Priority 1), and 'Active Open Space' (AOS).

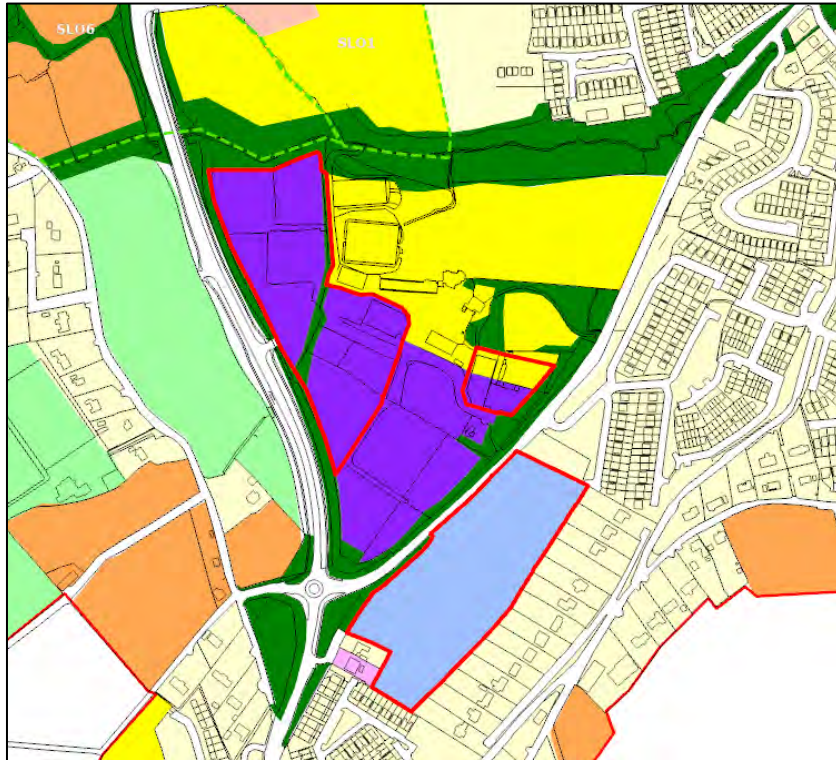
Any development proposal shall comply with the County Development Plan, this Local Area Plan and the following:

- Any residential development proposals for the RN1 lands shall be accompanied by proposals for the concurrent development of playing pitches on lands zoned AOS measuring not less than 1ha;*
- No dwelling units that may be permitted on foot of the RN1 zoning may be occupied until these AOS lands are fully developed suitable for sports use (including appropriate layout, drainage, lighting, access, and car parking) and are available for community use;*

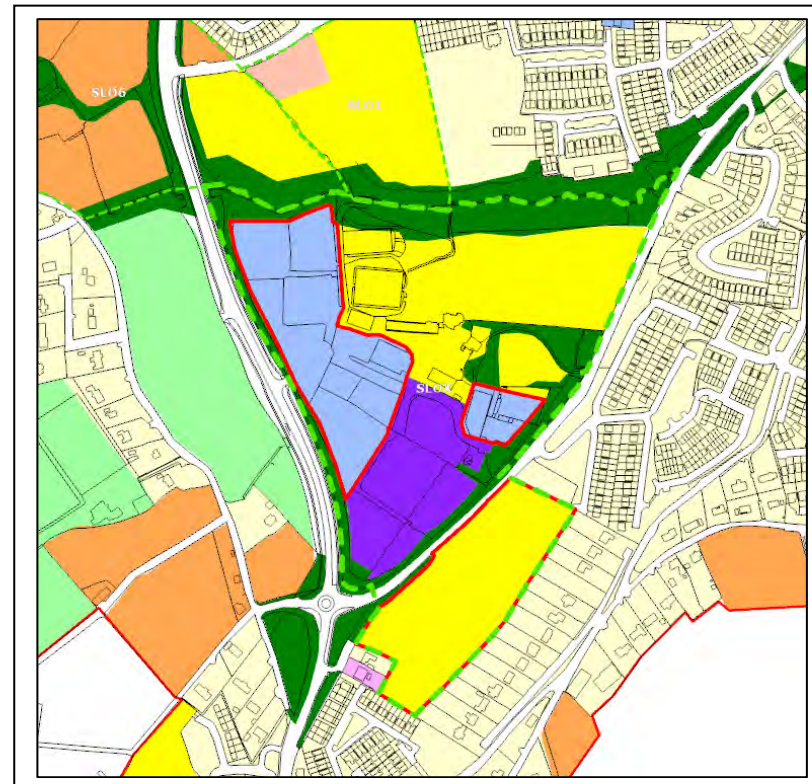
Proposed Material Amendment No. 28

1. Identify new **SLO 11** area – Specific Local Objectives' at **Marlton - Ballynerrin Lower**
2. Change zoning of lands measuring 3.6ha from CE to RN1
3. Change zoning of lands measuring 3.82ha from E / OS1 to CE
4. Change zoning of lands measuring 0.5 Ha from E / RN1 to CE

Draft LAP



Proposed Amended LAP



Proposed new text:

SLO-11 Marlton –Ballynerrin Lower

This SLO is located in the townland of Ballynerrin Lower on the Marlton Road and measures c. 20.8ha. The SLO comprises lands zoned 'New Residential' (RN1 – Priority 1), 'Community / Education' (CE), 'Natural Areas' (OS2) and 'Employment' (E).

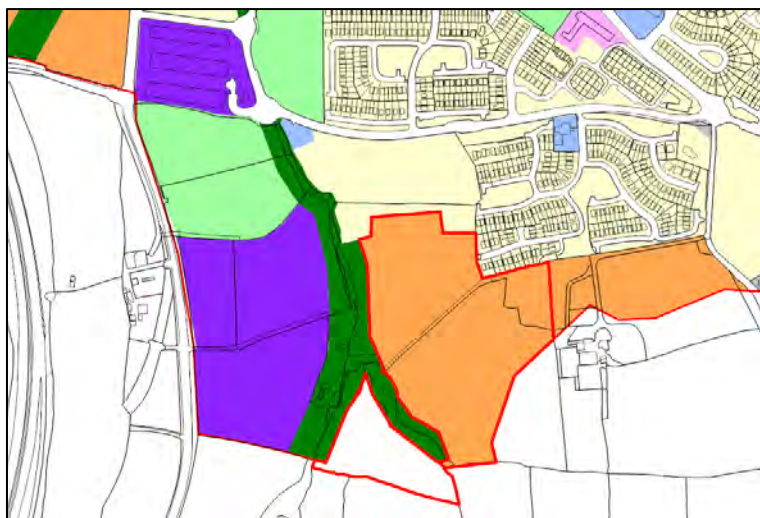
Any development proposal shall comply with the County Development Plan, this Local Area Plan and the following:

- Any residential development proposals for the RN1 lands shall be accompanied by proposals for the concurrent development of an indoor community / sport facility utilising the structure and curtilage of the existing 'grain store' on lands measuring not less than 0.5ha (zoned CE);*
- No dwelling units that may be permitted on foot of the RN1 zoning may be occupied until this indoor community / sport facility is fully developed suitable for sports use (including appropriate structures, access and car parking) and are available for community use;*
- Lands measuring not less than 3.82ha shall be reserved for possible future secondary school development;*
- Lands identified as OS2 shall be retained and maintained in a natural condition; the OS2 lands along the Marlton Stream shall include the development of a low impact, well-surveyed pedestrian trail from the eastern boundary of the SLO where the watercourse meets the Marlton Road as far as the Hawkestown Road.*

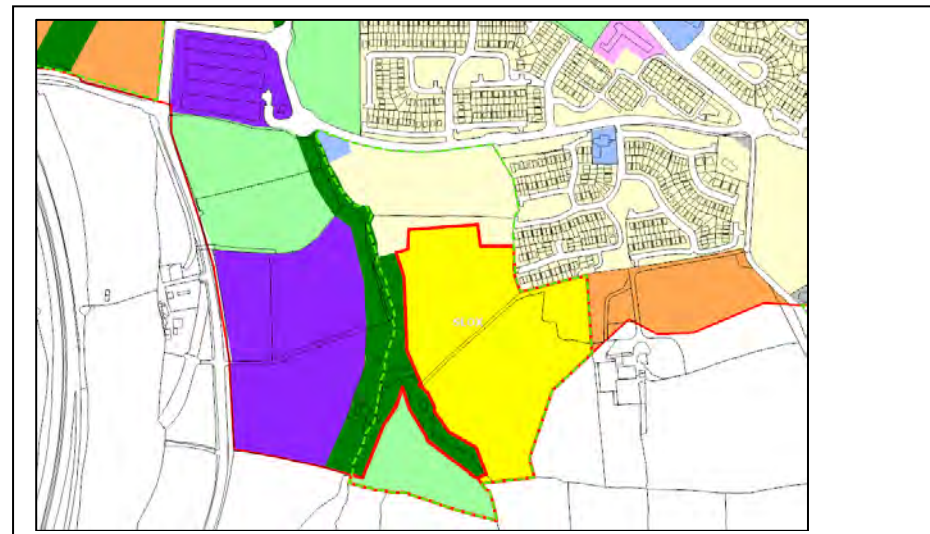
Proposed Material Amendment No. 29

1. Identify new **SLO 12** area – Specific Local Objectives’ at **Broomhall**
2. Amend zoning of land measuring c. 7.35ha from RN2 to RN1
3. Amend zoning of land measuring 1.7ha from ‘unzoned (outside plan boundary) to AOS (Active Open Space)

Draft LAP



Proposed Amended LAP



Proposed new text:

SLO-12 Broomhall

This SLO is located in the townland of Broomhall and measures c. 14.1ha. The SLO comprises lands zoned ‘Existing Residential’ (RE), ‘New Residential’ (RN1 – Priority 1), ‘Community / Education’ (CE), ‘Natural Areas’ (OS2) and ‘Active Open Space’ (AOS).

Any development proposal shall comply with the County Development Plan, this Local Area Plan and the following:

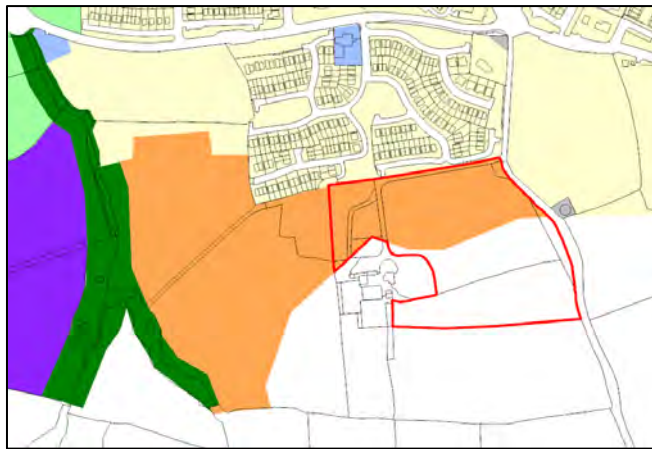
- *Any residential development proposals for the RN1 lands shall be accompanied by proposals for the concurrent development of playing pitches on lands zoned AOS measuring not less than 1.7ha;*
- *No dwelling units that may be permitted on foot of the RN1 zoning may be occupied until these AOS lands are fully developed suitable for sports use (including appropriate layout, drainage, lighting, access, and car parking) and are available for community use;*

- *Any development on these lands shall make provision for possible future pedestrian / cycling connectivity between Friarshill and Rocky Road;*
- *Lands identified as OS2 shall be retained and maintained in a natural condition; no development proposed on foot of this plan shall interfere with river / stream beds, banks and channels and shall maintain a core riparian buffer zone of at least 25m; the only development that will be considered across this area is that which provides access to the AOS area. No piping of watercourses will be permitted – crossing shall be clear span, and designed and built in accordance with Inland Fisheries Ireland guidance.*

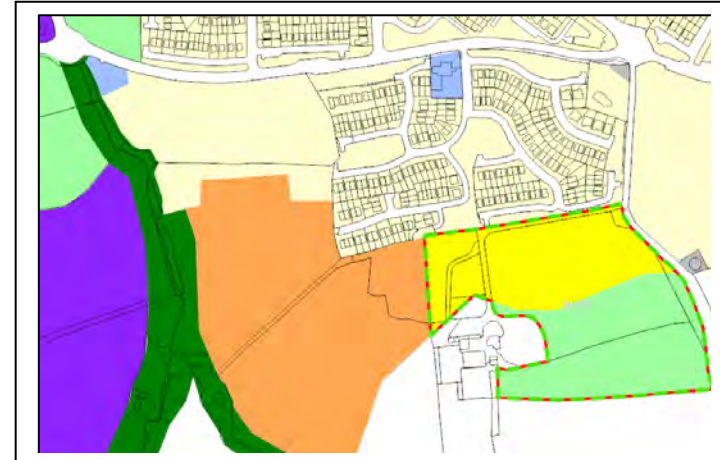
Proposed Material Amendment No. 30

1. Identify new **SLO 13** area – Specific Local Objectives’ at **Broomhall – Hawks Bay**
2. Amend zoning of land measuring c. 2.7ha from RN2 to RN1
3. Amend zoning of land measuring c. 2.8ha from ‘unzoned (outside plan boundary) to AOS (Active Open Space)

Draft LAP



Proposed Amended LAP



Proposed new text:

SLO-13 Hawks Bay

This SLO is located in the townland of Broomhall, south of the Kirvin Hill and Hawks Bay developments and measures c. 5.5ha. The SLO comprises lands zoned ‘New Residential’ (RN1 – Priority 1) and ‘Active Open Space’ (AOS).

Any development proposal shall comply with the County Development Plan, this Local Area Plan and the following:

- *Any residential development proposals for the RN1 lands shall be accompanied by proposals for the concurrent development of playing pitches on lands zoned AOS measuring not less than 2.8ha;*
- *No dwelling units that may be permitted on foot of the RN1 zoning may be occupied until these AOS lands are fully developed suitable for sports use (including appropriate layout, drainage, lighting, access, and car parking) and are available for community use;*
- *Any development on these lands shall make provision for possible future pedestrian / cycling connectivity between Friarshill and Rocky Road.*

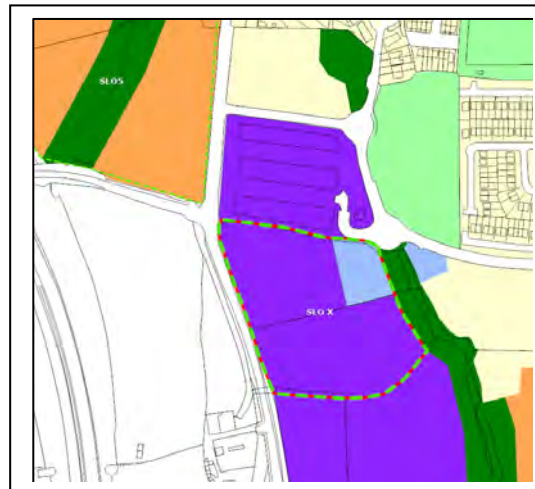
Proposed Material Amendment No. 31

1. Identify new **SLO 14** area – ‘Specific Local Objectives’ at **Ballynabarny**
2. Amend zoning of land measuring c. 3.3ha from AOS to E ‘Employment’
3. Amend zoning of land measuring c. 0.4ha from AOS to CE ‘Community / Education’

Draft LAP



Proposed Amended Draft LAP



Proposed new text:

SLO-14 Ballynabarny

This SLO is located in the townland of Ballynabarny and measures c. 3.7ha. The SLO comprises lands zoned ‘Employment’ (E), ‘Community / Education’ (CE) and ‘Natural Areas’ (OS2).

Any development proposal shall comply with the County Development Plan, this Local Area Plan and the following:

- Any employment development proposals for the E lands shall be accompanied by proposals for the concurrent development of an indoor community / sport facility on lands zoned CE measuring not less than 0.4ha;*
- No employment units that may be permitted on foot of the E zoning may be occupied until this indoor community / sport facility is fully developed suitable for sports use (including appropriate structures, access and car parking) and are available for community use;*
- Lands identified as OS2 shall be retained and maintained in a natural condition; no development proposed on foot of this plan shall interfere with river / stream beds, banks and channels and shall maintain a core riparian buffer zone of at least 25m.*

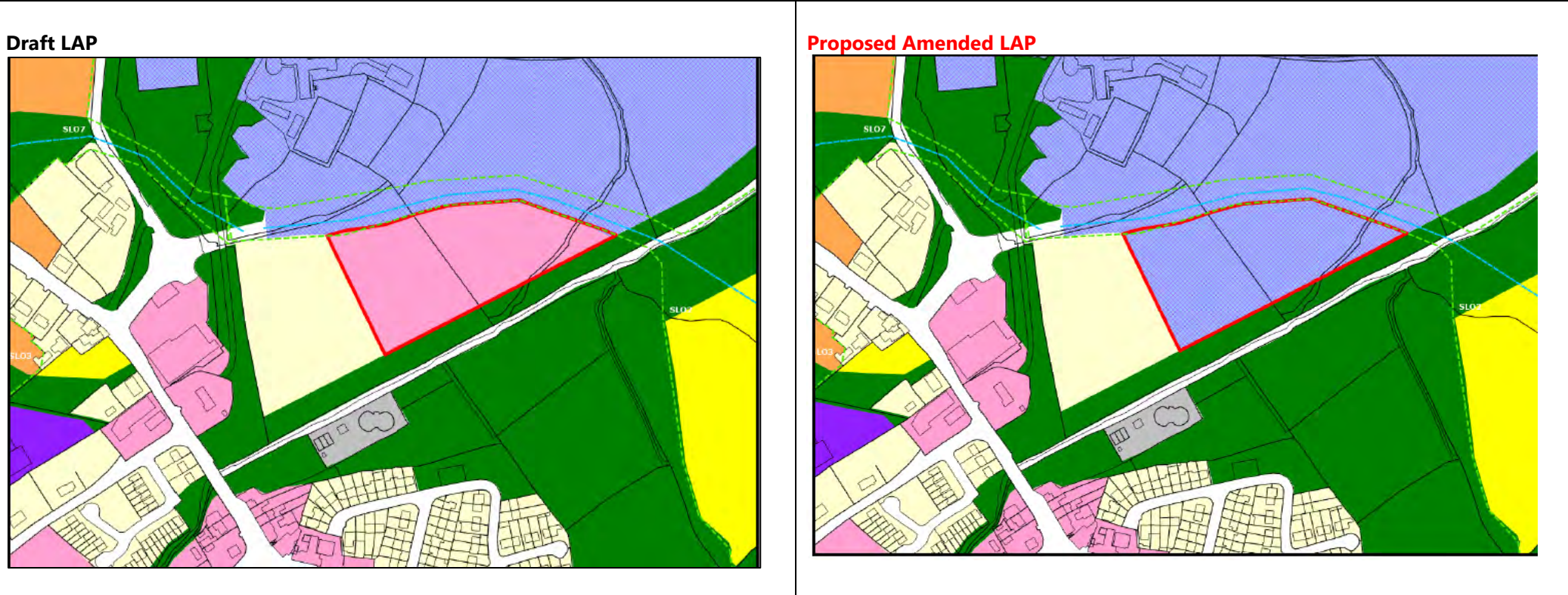
PROPOSED ZONING MAP AMENDMENTS

(EXCLUDING MAP CHANGES IN SLO AREAS ALREADY DETAILED ABOVE)

Proposed Material Amendment No. 32

Rathnew Village Centre

Amend zoning of lands from 'VC Village Centre' to 'WCC-Wicklow County Campus' as follows:

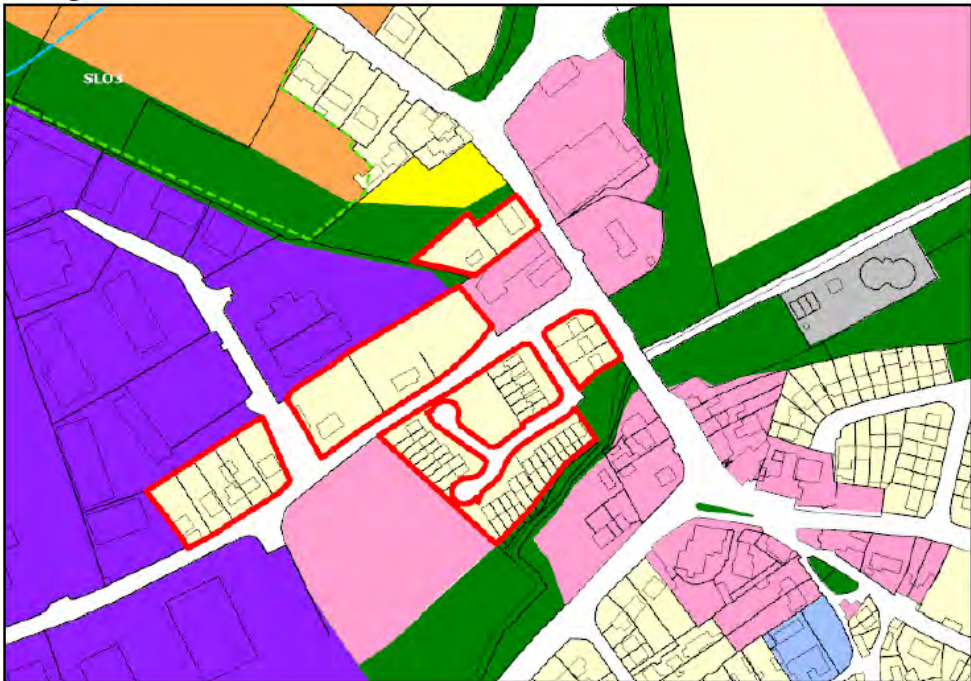


Proposed Material Amendment No. 33

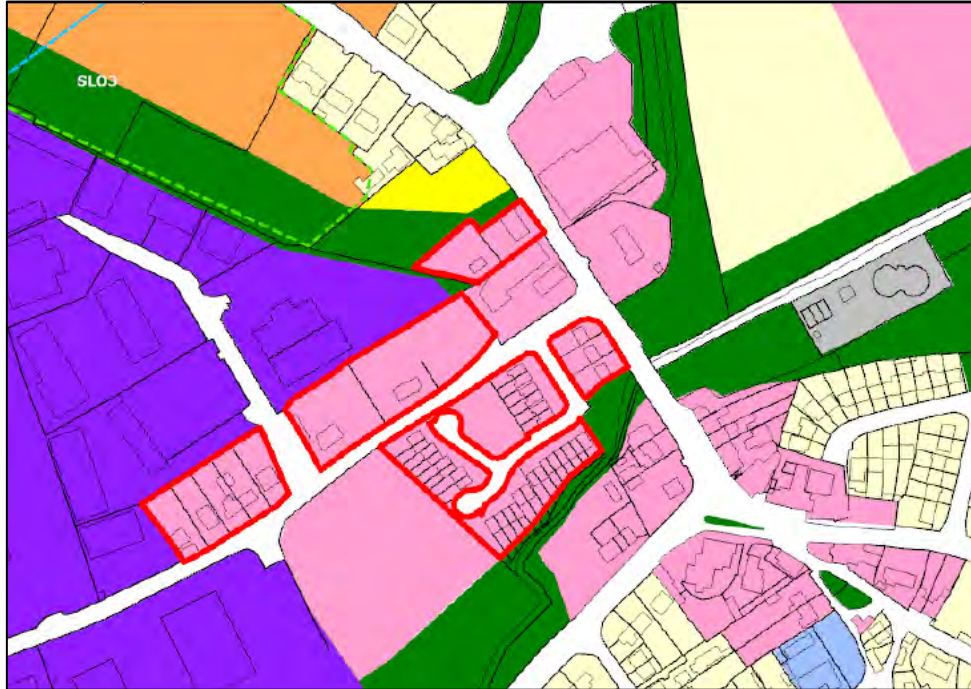
Rathnew Village Centre

Amend zoning of lands from 'RE – Existing Residential' to 'VC Village Centre' as follows:

Draft LAP



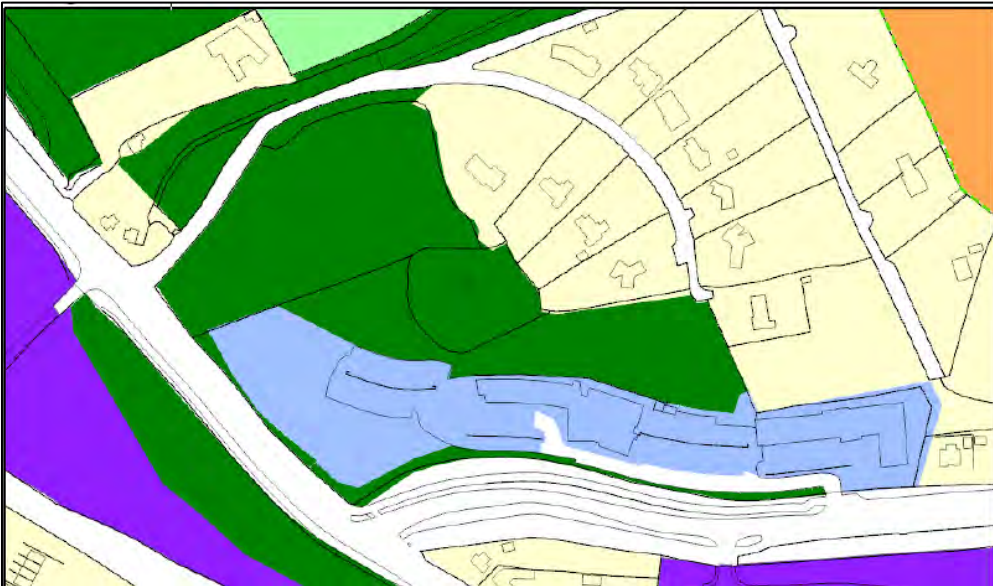
Proposed Amended LAP



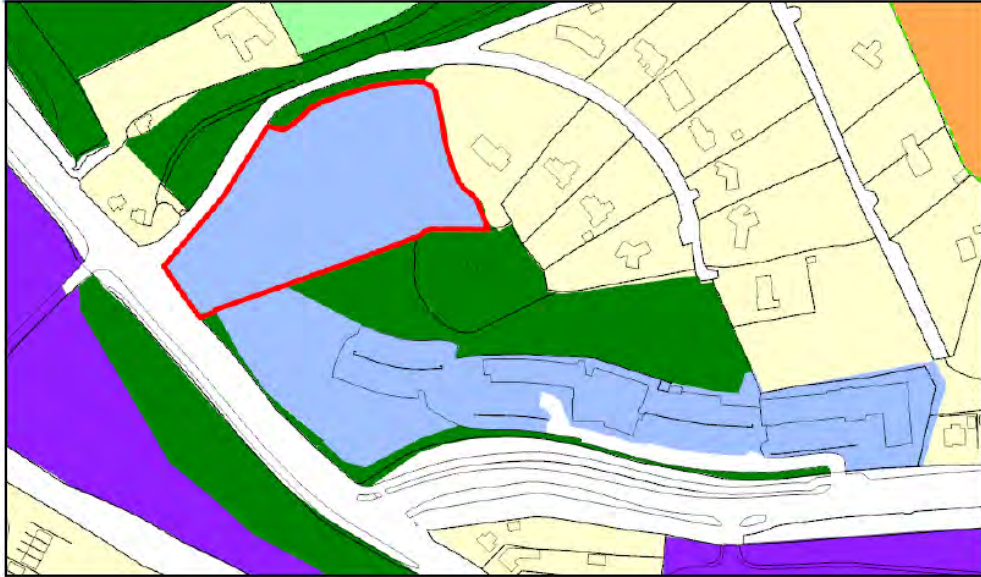
Proposed Material Amendment No. 34

Knockrobin - Amend zoning of lands from 'OS1 - Open Space' to 'CE - Community & Education' as follows:

Draft LAP



Proposed Amended LAP



Proposed Material Amendment No. 35

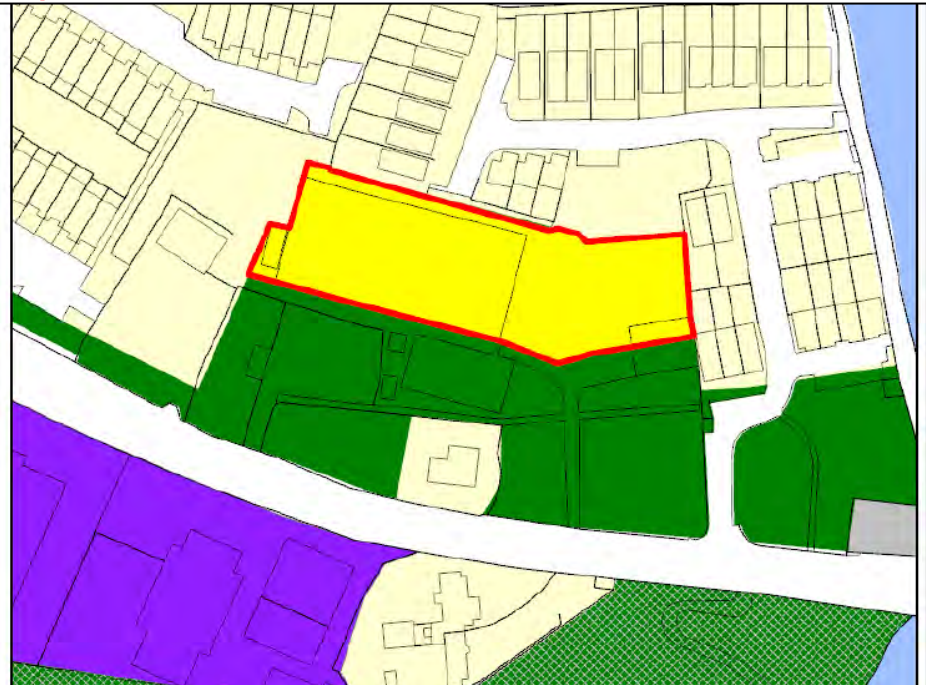
Bollarney North

Amend zoning of lands from 'OS1 – Open Space' to 'RN1 – New Residential' as follows:

Draft LAP



Proposed Amended LAP



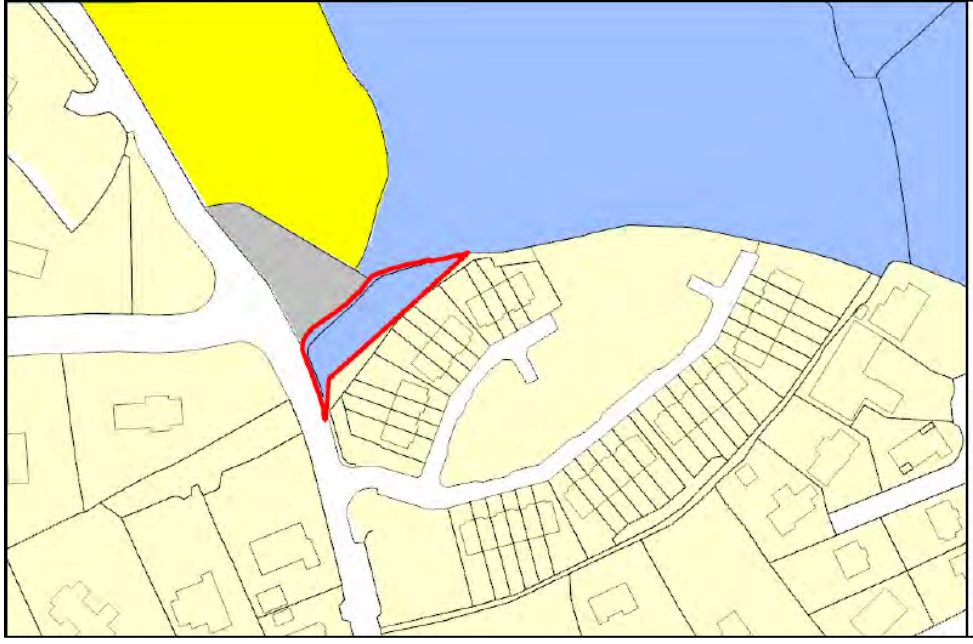
Proposed Material Amendment No.36

Corporation Lands -Amend zoning of lands from 'RE – Existing Residential' to CE – Community & Education' as follows:

Draft LAP



Proposed Amended LAP

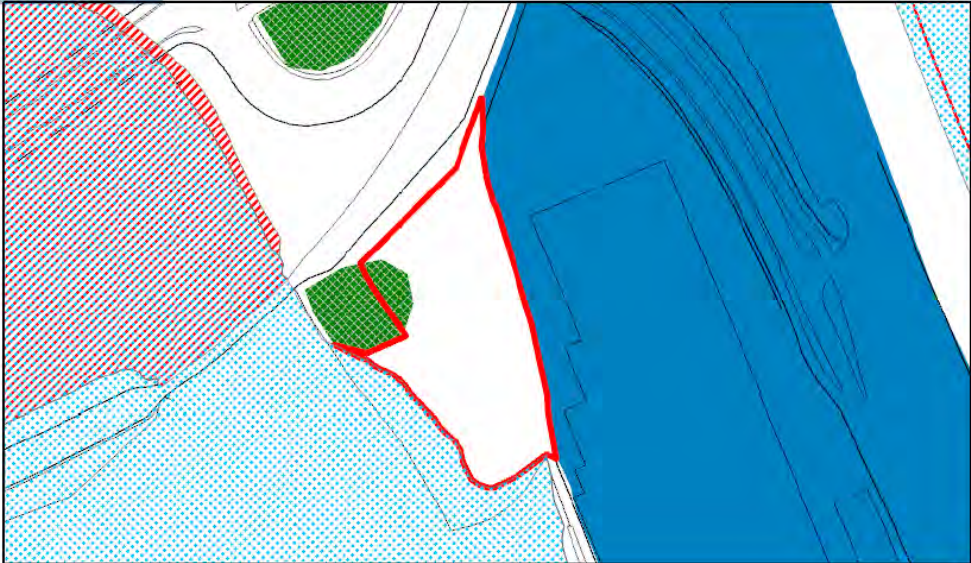


Proposed Material Amendment No. 37

Waterfront Zone

Amend zoning of lands from Unzoned and 'OS2 – Natural Areas' to 'WZ Waterfront Zone' and OS2 as follows:

Draft LAP



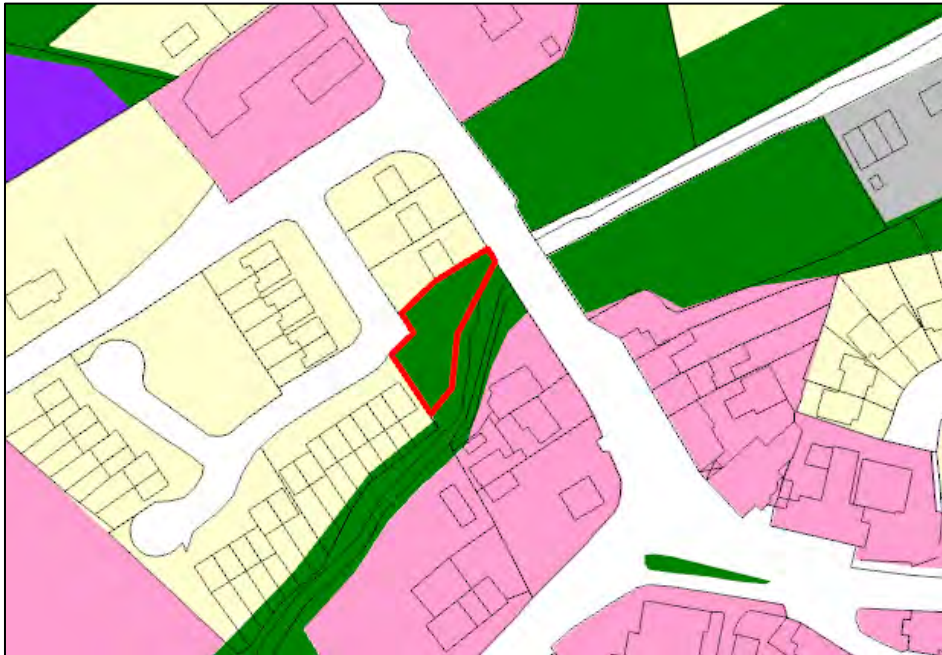
Proposed Amended LAP



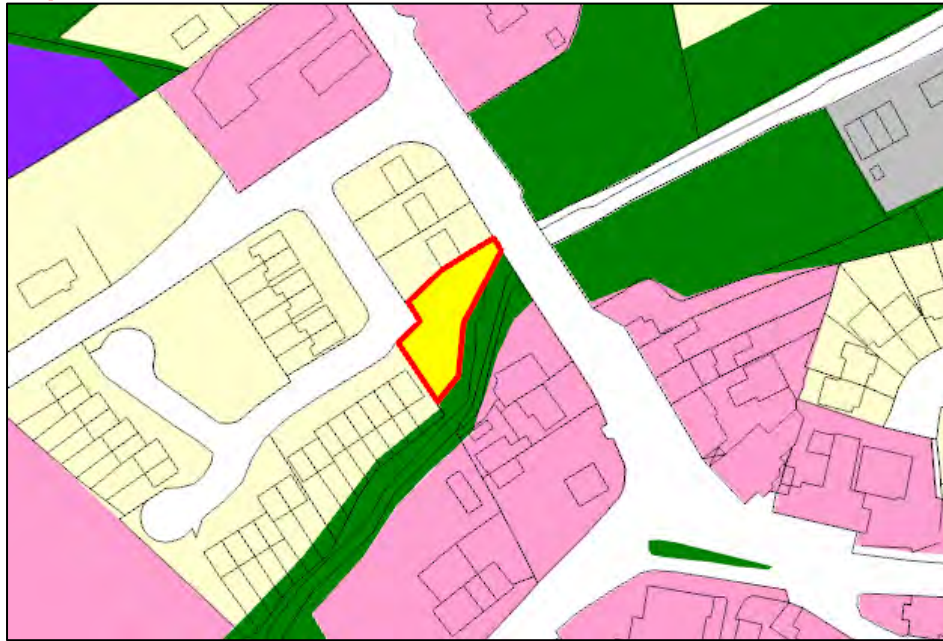
Proposed Material Amendment No. 38

Amend zoning of land measuring c.0.06ha from OS2 to RN1 at Charvey Court, Rathnew as follows:

Draft LAP



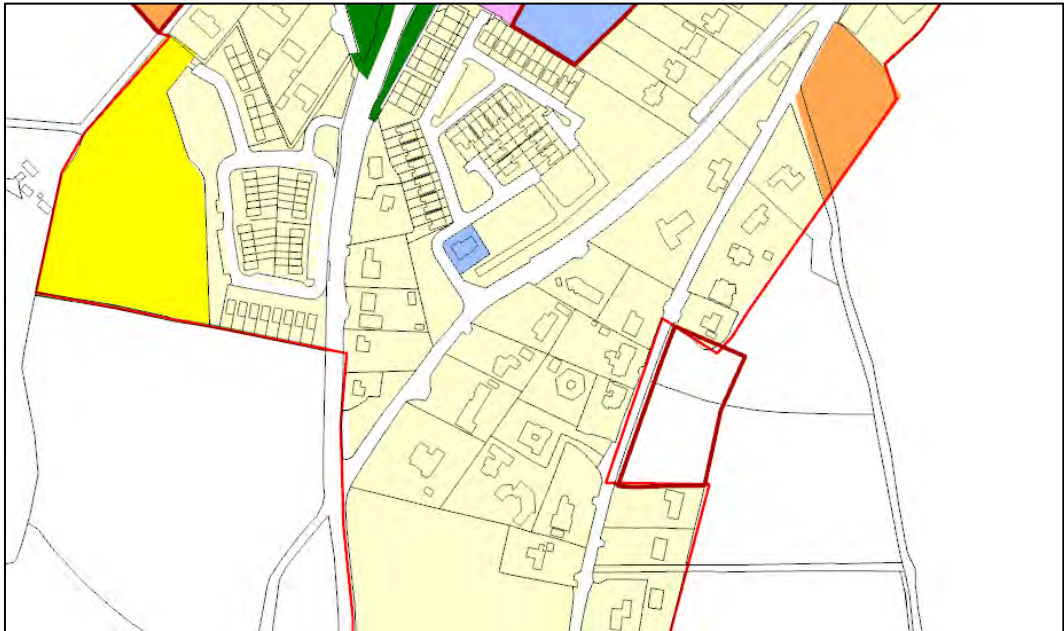
Proposed Amended LAP



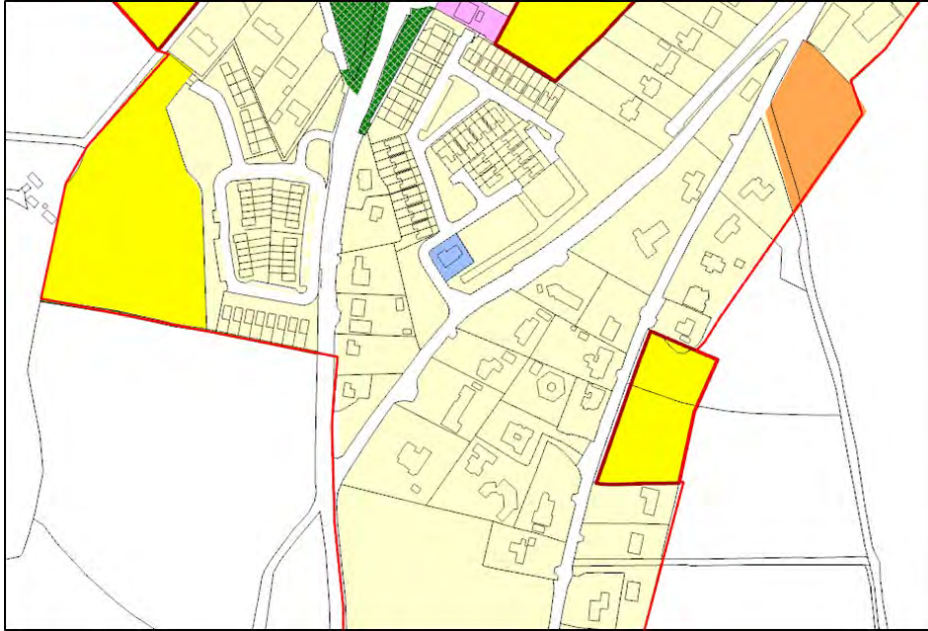
Proposed Material Amendment No. 39

Change c. 0.673ha at Ballyguile Beg from 'Unzoned' to 'RN1 – New Residential (Priority 1)' as follows:

Draft LAP



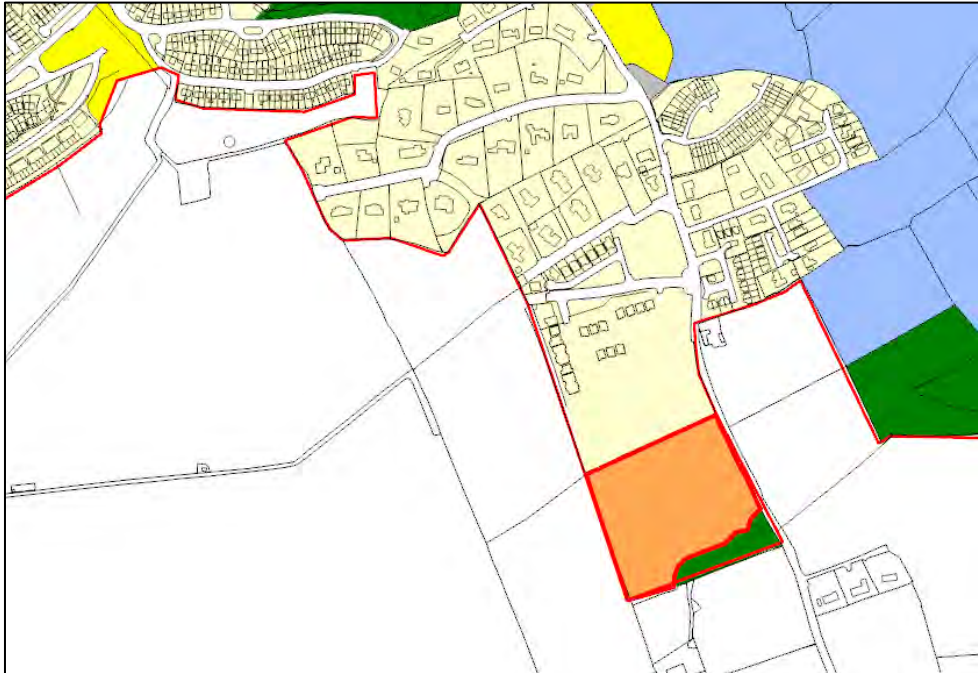
Proposed Amended LAP



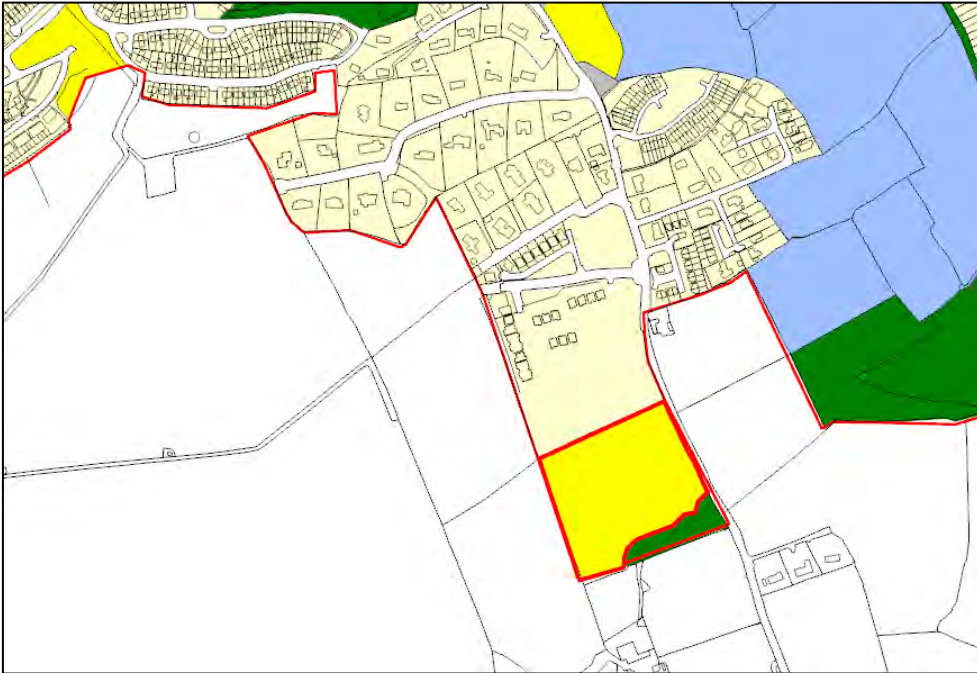
Proposed Material Amendment No. 40

Amend zoning of land measuring c.3ha at Ballyguile More from RN2 to RN1 as follows:

Draft LAP



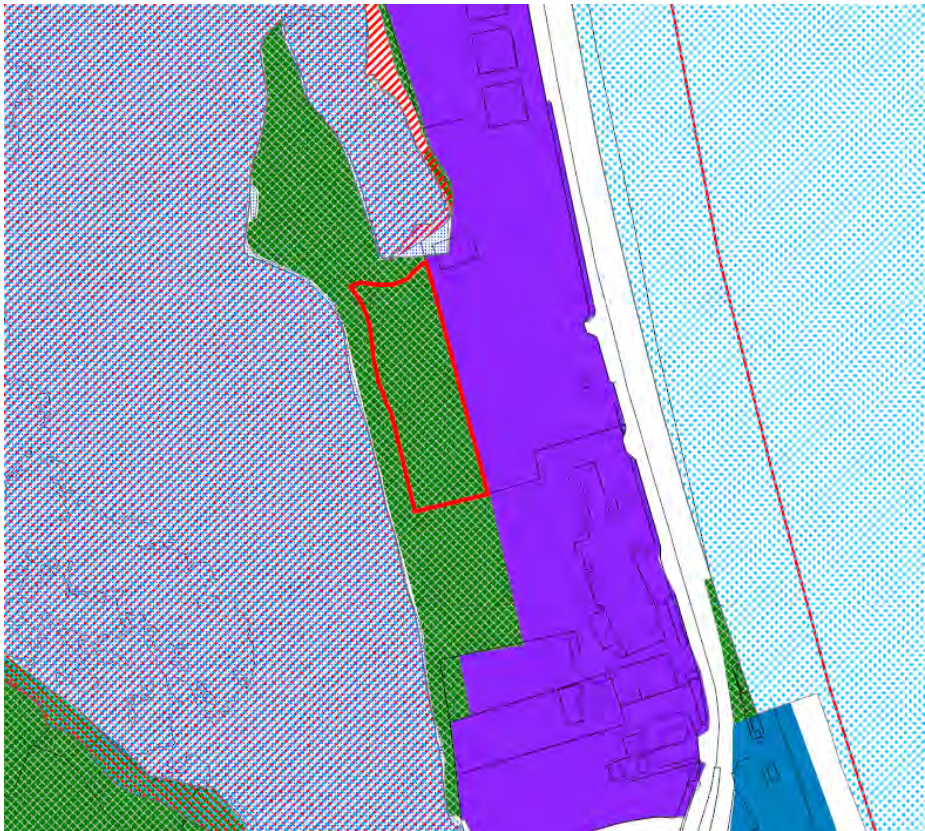
Proposed Amended LAP



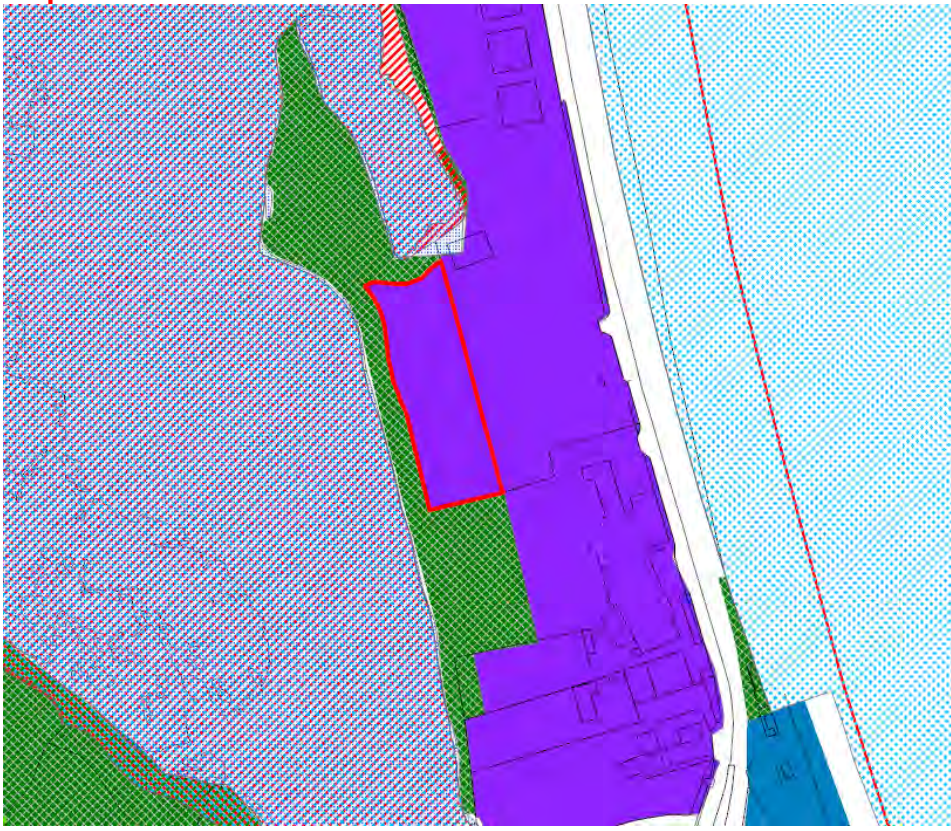
Proposed Material Amendment No. 41

Change c. 1ha at The Murrough from 'OS2- Natural Areas' to 'E – Employment

Draft LAP



Proposed Amended LAP



Proposed Material Amendment No. 42

OS1 and OS2 - Amend OS1 zones to OS2 as follows:

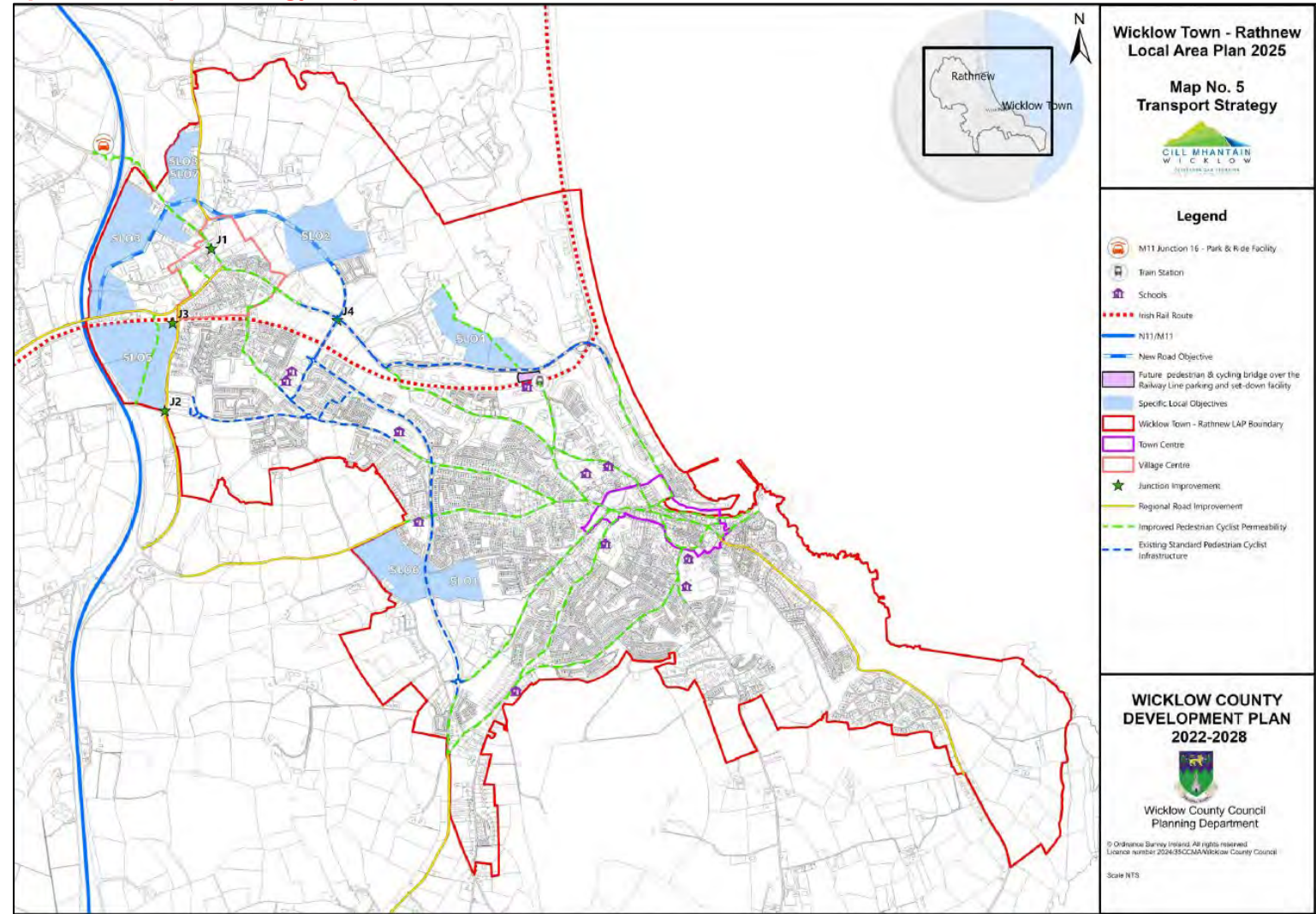
- All lands where undeveloped in Flood Zones A or B shall be OS2
- All lands within 25m of a watercourse where undeveloped and feasible shall be OS2
- All lands that are host to natural habitats shall be OS2

See Proposed Amended Maps in **Part 3** of this document

Appendix 1: Transport Strategy

Proposed Material Amendment No. 43: Insert Updated Transport Strategy Map

Updated Transport Strategy Map



Appendix 3: Infrastructure Delivery Schedule, Phasing and Implementation.

Proposed Material Amendment No. 44: Insert tables and information on implementation and timeframes with respect to all objectives of the plan and a particular focus on identified development areas (SLOs).

Residential Objectives		Implementation	Timeframe
WTR1	All new housing developments shall be required to accord with the housing objectives and standards set out in the Wicklow County Development Plan	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system	Ongoing
WTR2	Development shall extend outwards from the centre of Wicklow Town and Rathnew Village with undeveloped land closest to the centre and public transport routes given priority. <u>'Leapfrogging' to peripheral areas shall be strongly resisted.</u>	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system	Ongoing
WTR3	In accordance with the County Development Plan, there shall be no quantitative restriction inferred from this plan on the number of units that may be delivered on town centre and village centre zoned lands, or on brownfield regeneration sites, or on infill sites located within the following zones – 'Town Centre', 'Village Centre' and 'Existing Residential'.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system	Ongoing
WTR4	Notwithstanding the zoning / designation of land for new residential development (RN), permission will not be considered for RN2 Priority 2 lands unless the following conditions are satisfied: <ul style="list-style-type: none"> - 75% of Priority 1 new residential lands (RN1) lands have been activated (i.e. consent obtained and development initiated); - It can be shown that the housing / population generated by the proposed development would not result in the prevailing Core Strategy targets at the time of the application being significantly breached. 	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system	Ongoing
WTR5	In order to make best use of land resources and services, unless	To be implemented on an ongoing basis during the lifetime of the plan via	Ongoing

	there are cogent reasons to the contrary, new residential development shall be expected to aim for the highest density appropriate given the site's location and access to services. The Council reserves the right to refuse permission for any development that is not consistent with this principle.	the Development Management system	
WTR6	Housing development shall be managed and phased to ensure that infrastructure and in particular, community infrastructure, is provided to match the need of new residents. Where specified by the Planning Authority, new significant residential or mixed use development proposals, may be required to provide a social and community facility/facilities as part of the proposed development or the developer may be required to carry out a social infrastructure audit, to determine if social and community facilities in the area are sufficient to provide for the needs of the future residents. Where deficiencies are identified, proposals will be required to either rectify the deficiency, or suitably restrict or phase the development in accordance with the capacity of existing or planned services.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system	Ongoing
WTR7	To encourage in-fill housing developments, the use of under-utilised and vacant sites and vacant upper floors for accommodation purposes and facilitate higher residential densities at appropriate locations, subject to a high standard of design, layout and finish.	To be proactively pursued on an ongoing basis through the application of the Derelict Sites Act, Housing Act, Urban Regeneration and Housing Act, and Residential Zoned Land Tax, together with the delivery of projects and programmes under the Town Centre First Policy, TRO, Croí Cónaithe and Vacant Homes Officer.	Ongoing
Employment Objectives		Implementation	Timeframe
WTR8	To facilitate and support all forms of employment creation on appropriately zoned land in Wicklow Town-Rathnew and to promote the intensification of activities on existing employment sites and to take advantage of the existing economic assets in order to stimulate further employment within the area.	To be proactively implemented and pursued on an ongoing basis during the lifetime of the plan via the Development Management system and the operations of the Council's Economic Development unit and LEO.	Ongoing
WTR9	To encourage the redevelopment of brownfield sites for enterprise and	To be proactively implemented and pursued on an ongoing	Ongoing

	employment creation throughout the settlement and to consider allowing 'relaxation' in normal development standards on such sites to promote their redevelopment, where it can be clearly demonstrated that a development of the highest quality, that does not create an adverse or unacceptable working environment or create unacceptable impacts on the built, natural or social environment, will be provided.	basis during the lifetime of the plan via the Development Management system and the operations of the Council's Economic Development unit and LEO.	
WTR10	To support and facilitate existing and future commercial port activities, in line with the Waterfront Strategy (chapter 5), and to resist developments that would undermine the commercial potential of the port area.	To be proactively implemented and pursued on an ongoing basis during the lifetime of the plan via the Development Management system and the operations of the Council's Economic Development Unit, LEO, Municipal District team, TRO and Harbours team.	Ongoing
WTR11	To support and facilitate all forms of employment development in Wicklow Town Centre and Rathnew Village Centre, particularly retail and retail services uses.	To be proactively implemented and pursued on an ongoing basis during the lifetime of the plan via the Development Management system and the operations of the Council's Economic Development unit and TRO.	Ongoing
WTR12	To support the continued operation of Rathnew Business Park as a manufacturing and warehousing area.	To be proactively implemented and pursued on an ongoing basis during the lifetime of the plan via the Development Management system and the operations of the Council's Economic Development unit and LEO.	Ongoing
WTR13	To support the development of Wicklow County Campus; to support the development of adjacent employment zoned lands for higher order employment types such as film / food / renewable energy.	To be proactively implemented and pursued on an ongoing basis during the lifetime of the plan via the Development Management system and the operations of the Council's Economic Development Unit, LEO and Clermont Campus project team.	Ongoing
WTR14	On lands zoned for employment on the 'Murrough North', it is the objective of the Council to: <ul style="list-style-type: none"> ▪ To facilitate the continued operation of established / permitted existing business / commercial activities subject to ensuring they operate in a 	To be proactively implemented and pursued on an ongoing basis during the lifetime of the plan via the Development Management system and Environmental Protection Unit.	Ongoing

	<p>manner which is respectful of the local environment, use environmentally friendly / innovative technologies and improve the visual amenity of the area;</p> <ul style="list-style-type: none"> ▪ To resist further expansion / intensification of the existing industries / businesses and consideration will only be given to development that enhances nature conservation; ▪ To ensure that no development is permitted which would give rise to significant adverse impacts upon the conservation objectives of European sites. ▪ To encourage site operators to improve the overall visual amenity of the area including the provision of additional landscaping using native species appropriate to this natural coastal setting. ▪ <p>While the Council acknowledges that these industries are established, permitted and operating businesses / commercial activities, it is important to have regard to (a) the need to ensure no significant adverse impacts on the European Sites arise from the intensification or change of use of this area for industry / employment and (b) the nature restoration goals of the Council and (c) the available of significant areas of zoned employment land within the settlement away from the coast and other environmentally sensitive locations.</p>		
Public Realm Objectives			
WTR15	<p>To protect and enhance the streetscape of Wicklow’s Main Street through the appropriate control of alterations to existing buildings and the development of new structures; in particular</p> <ul style="list-style-type: none"> - building lines and heights which diverge from the established form will require to be justified; - shopfront and building frontages will require to be of an appropriate design and appearance; - frontages with no goods on display to the street or that are opaque will not be considered. - 	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system.	Ongoing
WTR16	To strive to improve the appearance of junctions and gateway areas into the	To be proactively pursued on an ongoing basis during the	Short Term

	Main Street of the Town centre, particularly the Marlton Road – Abbey Street junction.	lifetime of the plan via projects and programmes of the Municipal District team, the TRO and the Council’s Roads and Transportation Department.	
WTR17	New or extended / refurbished units shall, at all times that the unit is not in active use, provide an attractive temporary display or professionally designed artwork affixed to the glass frontage. The temporary use of the space during such times for creative, cultural or community purposes will be encouraged; however, such change of use may require planning permission, and advice will be provided by the Council on a case by case basis in this regard.	To be proactively pursued on an ongoing basis during the lifetime of the plan via the Development Management system and projects and programmes of the TRO.	Ongoing
WTR18	To support opportunities to create better linkages between the Main Street and the South Quay, in particular access routes and views between the two.	To be proactively pursued on an ongoing basis during the lifetime of the plan via projects and programmes of the Municipal District team, the TRO and the Council’s Roads and Transportation Department.	Short Term
WTR19	To maintain and further enhance Fitzwilliam Square and Market Square and support other possibilities for the development of new urban spaces, including The Mall, with hard and soft landscaping and high quality street furniture	To be proactively pursued on an ongoing basis during the lifetime of the plan via projects and programmes of the Municipal District team, the TRO and the Council’s Roads and Transportation Department.	Short Term
WTR20	To improve hard and soft landscaped areas, lighting, seating and other street ‘furniture’ as funding allows, and require private developments providing such features to meet the highest standards of design and siting.	To be proactively implemented and pursued on an ongoing basis during the lifetime of the plan via the Development Management system and projects and programmes of the Municipal District team, the TRO and the Council’s Roads and Transportation Department.	Ongoing
Dereliction and Vacant Sites Objectives			
WTR21	To facilitate appropriate infill development and substantial redevelopment of under-utilised or vacant properties and vacant backlands within the town centre. Any redevelopment proposal that has frontage onto more than one road should be designed to address all roads appropriable. Where the site connects the Main Street to the South Quay or the Main Street to Fitzwilliam	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system	Ongoing

	Road/High Street, the proposed development should include a pedestrian link where feasible.		
WTR22	To positively consider proposals to improve, alter, extend or change the use of protected structures within the town centre so as to render them viable for modern use, subject to retention of any special features with use of suitable design, materials and construction methods.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system	Ongoing
WTR23	Proposals to significantly alter or demolish Protected Structures, or special features which contribute to the character of an ACA, only will be allowed in exceptional circumstances.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system	Ongoing
Mix of Uses Core Area Objectives			
WTR24	To support and facilitate activities and developments that will improve the vitality and vibrancy of the Main Street area.	To be proactively pursued on an ongoing basis during the lifetime of the plan via projects and programmes of the Municipal District team and the TRO.	Ongoing
WTR25	Redevelopment proposals in the town centre shall generally be required to provide commercial use at ground floor / street level.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system	Ongoing
WTR26	All non-residential floors will be required to be designed to be suitable to a range of users.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system	Ongoing
WTR27	To control and restrict where necessary uses at ground / street level to prevent an excessive concentration of single outlet types / formats e.g. bookmakers, off-licences (including off-licences in convenience stores), charity shops, fast-food takeaways, amusement centres and financial institutions.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system	Ongoing
WTR28	Active 1 st floor uses will be required in all new developments and particular encouragement will be given to 'living over the shop'.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system	Ongoing
Retail Role Core Area Objectives			

WTR29	To support the function of the Main Street / Fitzwilliam Square / The Mall and Market Street and associated side streets as the principal retail area in Wicklow.	To be proactively implemented and pursued on an ongoing basis during the lifetime of the plan via the Development Management system and the operations of the Council's Economic Development, as well as the projects and programmes of the Municipal District team and the TRO.	Ongoing
WTR30	To facilitate and support suitable proposals to merge or assemble multiple buildings / sites in order to develop modern retailing formats, including department stores or malls, having due regard to the protection of architectural heritage within the Town Centre.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system	Ongoing
WTR31	To promote and facilitate the conversion of non-retail premises to retail/retail service use and to strongly resist the conversion of existing retail/retail service premises to alternative, less active uses that would diminish vibrancy and daytime activity in the area.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system	Ongoing
Vehicular, Pedestrian and Cyclist Movement Objectives			
WTR32	To maintain the Main Street as a principal vehicular route through the town centre and to exploit any opportunities that arise to improve safety for both vehicles and pedestrians / cyclists.	To be proactively pursued on an ongoing basis during the lifetime of the plan via projects and programmes of the Municipal District team, the TRO and the Council's Roads and Transportation Department.	Ongoing
WTR33	To improve the pedestrian and cyclist environment and to promote ease of movement throughout the town centre and avail of any opportunities to improve footpaths, pedestrian routes, road crossings and the quality of service for cyclists including the provision of safe and secure cycle parking at key locations throughout Wicklow town centre.	To be proactively pursued on an ongoing basis during the lifetime of the plan via projects and programmes of the Municipal District team, the TRO and the Council's Roads and Transportation Department.	Ongoing
WTR34	To facilitate the improvement of existing and the development of new linkages from the town centre to car/bike parks, amenity areas, to South Quay and to the port / Murrough areas and to the town's environs.	To be proactively pursued on an ongoing basis during the lifetime of the plan via projects and programmes of the Municipal District team, the TRO and the Council's Roads and Transportation Department.	Ongoing
Car Parking Objectives			

WTR35	To provide new car parking options as funding allows, in proximity to the town centre including new 'park n stride' car parks on the edge of the town centre.	To be proactively pursued on an ongoing basis during the lifetime of the plan via projects and programmes of the Municipal District team and the Council's Roads and Transportation Department.	Ongoing
WTR36	To improve public car parking operations and management.	To be proactively pursued on an ongoing basis during the lifetime of the plan via projects and programmes of the Municipal District team and the Council's Roads and Transportation Department.	Ongoing
Enhancing access to public transport objectives			
WTR37	To continue to facilitate the improvement of public transport user facilities including, inter alia, shelters, covered bicycle parking, information points with maps, routes, timetables, real-time information and designated taxi ranks.	To be proactively pursued on an ongoing basis during the lifetime of the plan via projects and programmes of the Municipal District team and the Council's Roads and Transportation Department.	Short Term
WTR38	To facilitate improved access to bus stops particularly crossing points for passengers.	To be proactively pursued on an ongoing basis during the lifetime of the plan via projects and programmes of the Municipal District team and the Council's Roads and Transportation Department.	Short Term
Rathnew Village Centre Strategy Objectives			
WTR39	To facilitate the regeneration of Rathnew Village centre, by improving the public realm, facilitating road, footpath and cycling improvement works, creating urban spaces with hard and soft landscaped areas within the centre of the village. The regeneration of the centre will be further enhanced following the construction of the RIRR, and the new link road to the Glenealy Road, which will bring about a significant reduction in vehicular traffic travelling through the centre.	To be proactively pursued on an ongoing basis during the lifetime of the plan via projects and programmes of the Municipal District team, the TRO and the Council's Roads and Transportation Department.	Medium Term
WTR40	To facilitate improved signage and interpretation of local heritage assets.	To be proactively pursued on an ongoing basis during the lifetime of the plan via projects and programmes of the Municipal District team, the TRO, and the Council's Heritage	Ongoing

		and Tourism function.	
WTR41	To encourage and facilitate improvements to the existing retail / services area along the Main Street, including the provision of new / expanded retail and retail services developments, including the provision of a new supermarket, and improved shops fronts	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system	Ongoing
WTR42	To enhance the amenity value of the Rathnew Stream and to facilitate improved access, subject to the protection of its environmental and ecological value.	To be proactively pursued on an ongoing basis during the lifetime of the plan via the Development Management system and projects and programmes of IFI, LAWPRO and the Council's Climate, Environment, Recreation and Amenity Directorate, Heritage and Biodiversity Officers.	Ongoing
WTR43	To improve pedestrian movement around the centre by facilitating the provision of pedestrian crossings at appropriate locations, including across the Glenealy Road to the 'Old Village' and across the Rathnew Inner Relief Road (from the VC zoning) to the Wicklow County Campus.	To be proactively pursued on an ongoing basis during the lifetime of the plan via projects and programmes of the Municipal District team and the Council's Roads and Transportation Department.	Short Term
WTR44	To encourage the development of a transport hub around the existing bus stops, including improved accessibility, car-parking, bus stop facilities, shelters and covered bicycle parking	To be proactively pursued on an ongoing basis during the lifetime of the plan via projects and programmes of the Municipal District team and the Council's Roads and Transportation Department.	Ongoing
WTR45	To facilitate the delivery of the remainder of the Rathnew Inner Relief Road.	The delivery of the RIRR shall be actively progressed during the lifetime of the plan, subject to final detailed design and availability of funding mechanisms, including public funding (Council / NTA / TII) and through its delivery in tandem with development proposals on privately owned sites.	Medium Term
WTR46	To enhance and protect the built and natural heritage of Rathnew and to facilitate improved access to these amenities.	To be proactively pursued on an ongoing basis during the lifetime of the plan via projects and programmes of the Municipal District team, and the Council's Heritage and Biodiversity Officers.	Ongoing

WTR47	To require the vacant lands between the R752 and Charvey Lane to be developed as a single comprehensive development, with a masterplan, that provides for new frontage on the R752 and Charvey Lane, and which addresses all traffic movement issues arising from any development.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system	Ongoing
Wicklow Waterfront Regeneration Objectives			
WTR48	To support and facilitate existing and future commercial port activities on the north quay and to resist developments that would undermine the commercial potential of the area.	To be proactively implemented and pursued on an ongoing basis during the lifetime of the plan via the Development Management system and via the projects and programmes of Council's Economic Development Unit, Municipal District team, TRO and Harbours team.	Ongoing
WTR49	To facilitate the regeneration of the port, harbour, quays and Murrough, to intensify the potential of the area as a high density mixed use area, well connected to the existing town centre and the train station that will support the compact and sustainable growth of the town.	To be proactively implemented and pursued on an ongoing basis during the lifetime of the plan via the Development Management system and via the projects and programmes of Council's Economic Development Unit, Municipal District team, TRO and Harbours team.	Ongoing
WTR50	To facilitate the development of a broad mix of uses in the Waterfront Zone in accordance with the zoning objectives set out in this plan, with an emphasis on higher density residential, small scale enterprise, retail, recreation, cultural, civic facilities and maritime related activities and tourism accommodation and facilities. Large scale storage / warehousing, even where associated with maritime operations, will not be considered suitable in the WZ zone due to its high land take compared to the small area of the WZ zone; adequate alternative areas of zoned land are available within the settlement that would be suitable for such use.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system	Ongoing
WTR51	To encourage water based leisure activity / recreational use of the harbour,	To be proactively implemented and pursued on an ongoing	Ongoing

	waterside or landside, where appropriate, which does not compromise the commercial operation of the port and the environmental quality of the surrounding area.	basis during the lifetime of the plan via the Development Management system and via the projects and programmes of Council's Economic Development Unit, Municipal District team, TRO and Harbours team.	
WTR52	To ensure that all proposals for development have cognisance of European sites in the area and that no development is allowed which would have a significant adverse effect on the conservation interests of these sites.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system.	Ongoing
WTR53	To require any new developments in the waterfront zone to meet a high standard of design that respects the unique historical, maritime, environmental, visual and recreational amenities of the area. To ensure there are active ground floor uses in all buildings fronting public spaces, walkways and streets.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system	Ongoing
WTR54	Seek the provision of a central civic space at the Murrough mixed use regeneration area; surrounded by retail, small enterprise and cultural or civic uses, with clear and legible connections to the surrounding development, the river edge and coast/linear public park.	To be proactively implemented and pursued during the lifetime of the plan via the Development Management system and via the projects and programmes of Council's Economic Development Unit, Municipal District team, TRO and Harbours team.	Medium Term
WTR55	To facilitate the development of a landscaped linear public park along the coastal edge of the Murrough recreational and amenity area, complete with formal and informal landscaped parks with off-road walking / cycling paths, as well as playgrounds, skate parks, 'Mixed Use Games Areas' and outdoor gyms, tourist / visitor infrastructure including car parking, Aires sites ¹ , information signage / booths, toilets, buildings / infrastructure associated with safety, rescue, utilities etc, Seasonal markets / fairs / events.	To be proactively implemented and pursued during the lifetime of the plan via the Development Management system and via the projects and programmes of Council's Economic Development Unit, Municipal District team, TRO and Harbours team.	Short Term
WTR56	To facilitate the development of pedestrian and cycling links throughout the	To be proactively implemented and pursued during the lifetime	Medium Term

¹ Free or low-cost stopping places for motorhomes and caravans; offering just parking or basic facilities such as water, waste disposal and electricity.

	waterfront zone and to the town centre and train station. To consider the feasibility of a new pedestrian / cycling bridge connecting the Port to the town centre.	of the plan via the Development Management system and via the projects and programmes of the Municipal District team, TRO, the Council's Harbours team and the Council's Roads and Transportation Department.	
WTR57	To support and facilitate the development of new infrastructure, including infrastructure that supports the O&M sector, necessary for the continued operation and development of the port.	To be supported on an ongoing basis during the lifetime of the plan via the Development Management system and via the projects and programmes of Council's Economic Development Unit, Municipal District team, TRO and Harbours team.	Ongoing
WTR58	To facilitate the continued operation of the RNLI from Wicklow Harbour and to facilitate any redevelopment of the RNLI station to reinforce its identity as the permanent base for the RNLI.	To be supported on an ongoing basis during the lifetime of the plan via the Development Management system and via the projects and programmes of Council's Economic Development Unit, Municipal District team, TRO and Harbours team.	Ongoing
WTR59	To consider the feasibility of the preparation of a Wicklow Waterfront Masterplan, to facilitate the continued development of the Port, Quays and Harbour, to be prepared by Wicklow County Council. Any approved Masterplan must adhere to the overall zonings, policies and objectives of the County Development Plan and this Local Area Plan.	To be proactively implemented and pursued during the lifetime of the plan via the projects and programmes of Council's Economic Development Unit, Municipal District team, TRO and Harbours team.	Short Term
WTR60	To facilitate the enhancement of the public realm around the Murrough and the harbour area and to facilitate the provision of appropriate information signage in the waterfront zone.	To be proactively pursued on an ongoing basis during the lifetime of the plan via the projects and programmes of the Municipal District team, TRO, Harbours team and the Council's Roads and Transportation Department.	Ongoing
WTR61	To facilitate the improvement of pedestrian/cyclist/transport movement and access to the Waterfront zone, by facilitating the provision of appropriate directional and information signage that increases access to and the legibility of the routes between attractions and facilities in the Waterfront zone. In the Waterfront area, no development will be considered that would reduce or remove existing public amenity access to the coast, river banks or	To be proactively pursued during the lifetime of the plan via the Development Management system and via the projects and programmes of the Municipal District team, TRO, the Council's Harbours team and the Council's Roads and Transportation Department.	Ongoing

	port/harbour quays. Any development proposals will be required to show how existing access is to be maintained, improved or new access is to be provided.		
WTR62	To facilitate appropriate cultural, tourism, recreational and leisure development in the harbour and Murrough recreational and amenity areas including the provision of new clubhouses, pontoons / marinas, shops, cafes and other cultural, leisure and tourism related developments subject to a higher quality of design, as well as the existing environmental, visual and residential amenities in the area.	To be supported on an ongoing basis during the lifetime of the plan via the Development Management system and via the projects and programmes of the Council's Economic Development Unit, the Municipal District team, TRO and the Council's Harbours, Heritage and Tourism function.	Ongoing
WTR63	To protect the unique historical character and recreational value of the harbour.	To be supported on an ongoing basis during the lifetime of the plan via the Development Management system and via the projects and programmes of the Council's Economic Development Unit, the Municipal District team, TRO, the Council's Harbours, Heritage and Tourism function.	Ongoing
General Retail Objectives			
WTR64	To promote Wicklow town centre as the primary retailing and commercial sector location in the settlement. Retailing will be promoted as the core function of the town centre.	To be proactively implemented and pursued on an ongoing basis during the lifetime of the plan via the Development Management system and via the projects and programmes of the Council's Economic Development Unit, the Municipal District team and TRO	Ongoing
WTR65	To support Rathnew Village's role as a Level 4 local retail centre.	To be supported on an ongoing basis during the lifetime of the plan via the Development Management system and via the projects and programmes of the Council's Economic Development Unit, the Municipal District team and TRO	Ongoing
WTR66	To allow for only one further (small scale) neighbourhood centre in the plan area, at Ballynerrin, on the Marlton Link Road, on the grounds that this will allow all existing / planned residential areas to be within 10 minutes' walk of either a core retail area or a neighbourhood centre.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system.	Ongoing
Community Development Objectives			

WTR67	The Planning Authority will resist developments that entail the loss of existing community, education and open space/recreation lands or buildings unless it can be demonstrated that (a) adequate community, education and open space/recreation lands and buildings would be retained in the settlement having regard to the planned future population of the settlement or (b) the particular lands or buildings are not suitable or needed for current or future educational, community or open space / recreational usage. In particular, developments that would unduly constrain the ability of existing schools to expand will not be permitted.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system.	Ongoing
Education Objectives			
WTR68	To facilitate the provision of schools on lands zoned Community and Education (CE) and to consider the provision of schools on any land use zoning, excluding OS1 and OS2 zones, where it is in line with the County Development Plan, this Local Area Plan, relevant planning guidelines (including the Department of Education guidelines) and proper planning.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system.	Ongoing
WTR69	To reserve Community and Education (CE) zoned land for the provision of schools at the Marlton Road, Ballybeg (SLO5) and Rosanna (SLO8).	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system.	Ongoing
Tourism Objectives			
WTR70	To support opportunities to improve the tourism product in Wicklow Town – Rathnew and to facilitate appropriate tourism development within the settlement.	To be supported on an ongoing basis during the lifetime of the plan via the Development Management system and via the projects and programmes of the Council's Economic Development Unit, the Municipal District team, TRO, and the Council's Tourism function.	Ongoing
WTR71	To positively consider the development of a) new hotels in Wicklow Town – Rathnew; b) the development of touring caravan (Aires park) and camping sites (not static mobile home parks) having due regard to surrounding land uses and proper planning and development of the area; c) the development of hostels along established walking routes and	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system.	Ongoing

	adjacent to existing tourism facilities; d) the improvement of, and extension to, existing tourist accommodation related developments, subject to the proper planning and sustainable development of the area.		
WTR72	To encourage and facilitate tourism and leisure related uses in the Mixed Use Regeneration Area of the Waterfront zone including hotel / accommodation facilities and leisure uses to complement the marina and associated boating uses and activities.	To be supported on an ongoing basis during the lifetime of the plan via the Development Management system and via the projects and programmes of the Council's Economic Development Unit, the Municipal District team, TRO, and the Council's Tourism function.	Ongoing
WTR73	To promote and encourage the sustainable recreational use of coastline, rivers and lakes for eco-tourism activities. Where such recreational uses involve the development of structures or facilities, the Council will ensure that the proposals will respect the natural amenity and scenic character of the area.	To be supported on an ongoing basis during the lifetime of the plan via the Development Management system and via the projects and programmes of the Council's Economic Development Unit, the Municipal District team, TRO, and the Council's Heritage and Tourism function.	Ongoing
WTR74	To support the development of linkages to connect Wicklow Town-Rathnew with adjoining towns / villages via cycle and walking trails.	To be supported on an ongoing basis during the lifetime of the plan via the Development Management system and via the projects and programmes of the Council's Economic Development Unit, the Municipal District team, the Council's Roads and Transportation Unit, TRO and the Council's Heritage and Tourism function.	Ongoing
Transportation Objectives			
WTR75	Support the implementation of the recommendations of the Transport Assessment with regard to the delivery of new regional/distributor roads and road improvements ² , including	The delivery of these road improvement projects and programmes shall be actively progressed by the Council's Roads and Transportation Unit during the lifetime of the plan,	(a) Medium Term (b) Long Term (c) Short Term

² The detail associated with new transport or green/blue infrastructure projects referred to in this Plan and accompanying Transport Assessment, including locations and associated mapping, that are not already permitted or provided for by existing plans / programmes / etc. is non-binding and indicative. Such new projects shall be subject to

	<ul style="list-style-type: none"> (a) The completion of the Rathnew Inner Relief Road including reconfiguration of road network between Junction 16 and Rathnew Village to re-direct Wicklow Town-bound flows away from the Aldi-Tinakilly traffic lights and the village centre; (b) A new link road between Tighe’s Avenue and the R752 (for Glenealy – Rathdrum bound traffic); (c) The improvement of the road connections between the Wicklow Town – Rathnew and M11 Junctions 17 and 18, namely the L-1099 and R751, and; (d) To facilitate and support the improvement of the operational efficiency of the regional / local road network to ensure that the M11 is not utilised as a ‘local’ route for trips internal to the settlement. (e) 	<p>subject to final detailed designs and availability of funding mechanisms, including public funding (Council / NTA / TII) and through their delivery in tandem with development proposals on privately owned sites.</p>	<p>(d) Short Term</p>
WTR76	<p>Support the implementation of the recommendations of the Transport Assessment with regard to the delivery of road improvements, including pedestrian and cycling infrastructure, to the existing road network, including</p> <ul style="list-style-type: none"> (a) Upgrading the Rocky Road (b) Upgrading access roads to schools and public transport services. 	<p>The delivery of these road improvement projects and programmes shall be actively progressed by the Council’s Roads and Transportation Unit during the lifetime of the plan, subject to final detailed designs and availability of funding mechanisms, including public funding (Council / NTA / TII) and through their delivery in tandem with development proposals on privately owned sites.</p>	<ul style="list-style-type: none"> (a) Short Term (b) Ongoing
WTR77	<p>Support the implementation of the recommendations of the Transport Assessment with regard to active travel and public transport measures, including</p> <ul style="list-style-type: none"> (a) Major public realm improvements in Wicklow Town and Rathnew village centres; (b) Active Travel Bridge Wicklow Train Station to Port Access Route; (c) Ballyguilemore footpath; and (d) providing improved, safer sustainable transport linkages (including 	<p>The delivery of these road improvement projects and programmes shall be actively progressed by the Council’s Roads and Transportation Unit during the lifetime of the plan, subject to final detailed designs and availability of funding mechanisms, including public funding (Council / NTA / TII) and through their delivery in tandem with development proposals on privately owned sites.</p>	<ul style="list-style-type: none"> (a) Ongoing (b) Short Term (c) Short term (d) Ongoing

feasibility assessment, taking into account the environmental constraints and the objectives of the Plan relating to sustainable mobility. A Corridor and Route Selection Process will be undertaken for such projects where appropriate. Proposed interventions will be required to demonstrate that they are consistent with all relevant legislative requirements.

	permeability linkages in existing areas) to schools, public transport facilities, shops and services.		
WTR78	To continue to work with Iarnrod Eireann and the NTA on the improvement of mainline train services to Wicklow Town station and to extend the DART services to Wicklow Town station and to provide for the significant enhancement of facilities and infrastructure at Wicklow train station, including but not limited to enhanced pedestrian and cycling connectivity and enhanced car / bike / bus parking.	To be proactively pursued on an ongoing basis during the lifetime of the plan by Council's Roads and Transportation Department.	Ongoing
WTR79	To 'future proof' the development of rail services to reserve land at (a) Rathnew (in the area west of the former Rathnew station) and (b) Merrymeeting for possible future halts / stations.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system.	Ongoing
WTR80	To facilitate the upgrading of the Rocky Road, from Junction 17 of the M11 to Wicklow town centre.	To be proactively pursued during the lifetime of the plan by Council's Roads and Transportation Department and Municipal District team.	Short Term
Coastal Erosion and Flood Management Objectives			
WTR81	To ensure the natural coastal defences are protected and to ensure that their flood defence/management function is not put at risk by inappropriate works or development.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system, and through the projects and programmes of the Council's Climate, Environment, Recreation and Amenity Directorate and other state / semi-state agencies such as the OPW and Irish Rail.	Ongoing
WTR82	To continue to work with the OPW and other agencies to deliver Flood Defence Schemes and Coastal Erosion Schemes.	To be implemented on an ongoing basis during the lifetime of the plan through the projects and programmes of the Council's Climate, Environment, Recreation and Amenity Directorate.	Ongoing
WTR83	Where flood zone mapping does not indicate a risk of flooding but the Planning Authority is of the opinion that flood risk may arise or new information has come to light that may alter the flood designation of the land, including the latest future scenario flood mapping, an appropriate flood risk assessment will be required to be submitted by an applicant for planning	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system.	Ongoing

	permission and the sequential approach shall be applied as the 'Plan Making Justification Test' will not be satisfied.		
Heritage, Biodiversity and Green Infrastructure Objectives			
WTR84	To consolidate and safeguard the historical and architectural character of Wicklow Town and Rathnew Village through the protection of individual buildings, structures, shopfronts and elements of the public realm that contribute greatly to this character.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system and via the projects and programmes of the Municipal District team, the TRO, and the Council's Heritage and Tourism function.	Ongoing
WTR85	To protect the listed views and prospects from development that would either obstruct the view / prospect from the identified vantage point or form an obtrusive or incongruous feature in that view / prospect. Due regard will be paid in assessing development applications to the span and scope of the view / prospect and the location of the development within that view / prospect.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system	Ongoing
WTR86	Protect and enhance the character, setting and environmental quality of natural, architectural and archaeological heritage, and in particular those features of the natural landscape and built structures that contribute to its special interest. The natural, architectural and archaeological heritage of the area shall be protected in accordance with the objectives set out in the Wicklow County Development Plan.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system and via the projects and programmes of the Municipal District team, the TRO, and the Council's Heritage Officer.	Ongoing
WTR87	To consolidate and safeguard the historical and architectural character of Wicklow quay side through the protection of individual buildings, structures, shopfronts and elements of the public realm that are of architectural merit and/or contribute greatly to this character.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system and via the projects and programmes of the Municipal District team, the TRO, and the Council's Heritage Officer.	Ongoing
WTR88	To reinforce the coastal character of the settlement and to provide for the enjoyment of the coast as a recreational and natural asset.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system and through the projects and programmes of the Municipal District team, the Council's Climate, Environment, Recreation and Amenity Directorate, the TRO and the Council's Heritage function.	Ongoing

WTR89	To facilitate the development of initiatives to highlight Wicklow's maritime heritage in the public realm.	To be implemented on an ongoing basis during the lifetime of the plan via the projects and programmes of the Municipal District team, the TRO, and the Council's Heritage and Tourism function.	Ongoing
WTR90	To facilitate the development and enhancement of green infrastructure resources, including access to, connectivity between areas of interest and linkages between green spaces including the coast, where feasible within the plan settlement boundary.	To be implemented on an ongoing basis during the lifetime of the plan through the projects and programmes of the Municipal District team, the Council's Climate, Environment, Recreation and Amenity Directorate, the TRO and the Council's Heritage and Biodiversity Officers.	Ongoing
WTR91	<p>To promote and support the development of enhanced or new greenways, blueways and amenity walks at the following locations and require development in the vicinity of same to enhance existing routes and / or provide new links:</p> <p>(a) Wicklow to Greystones coastal greenway. Any development proposal within the route corridor study area/ preferred route option will be assessed for acceptability having regard to the potential effects on the future viability of the proposed greenway;</p> <p>(b) Wicklow to Arklow coastal route;</p> <p>(c) Wicklow Head Lighthouse Walk</p> <p>(d)</p>	To be implemented during the lifetime of the plan through the projects and programmes of the Municipal District team, the Council's Climate, Environment, Recreation and Amenity Directorate, the TRO and the Heritage service, subject to detailed design and availability of funding mechanisms and through their delivery in tandem with development proposals on privately owned sites	(a) Medium Term (b) Long Term (c) Short Term
WTR92	To facilitate the provision of green linkages along and between green / river corridors / Open Space / Active Open Space, to create inter connected routes and develop parks and linkages between existing and proposed green areas, to form 'necklace' effect routes including development of walkways, cycleways, bridleways and wildlife corridors where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of European sites.	To be implemented during the lifetime of the plan through the projects and programmes of the Municipal District team, the Council's Climate, Environment, Recreation and Amenity Directorate, the TRO and the Heritage service, subject to detailed design and availability of funding mechanisms and through their delivery in tandem with development proposals on privately owned sites	Ongoing
WTR93	To facilitate the enhancement of existing, and development of new recreational facilities along the coastal area, such as walking routes, car	To be implemented during the lifetime of the plan through the projects and programmes of the Municipal District team, the	Ongoing

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	parking areas, signage, changing / toilet facilities and water based clubs, subject to compliance with the provisions of the EU Habitats Directive and other planning considerations.	Council's Climate Action, Environment, Recreation and Amenity Directorate, the TRO and the Heritage service, subject to detailed design and availability of funding mechanisms and through their delivery in tandem with development proposals on privately owned sites	
WTR94	To facilitate the protection of the coastline from erosion through the maintenance of existing and development of new measures of protection from erosion, subject to compliance with the provisions of the EU Habitats Directive.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system, and through the projects and programmes of the Council's Climate, Environment, Recreation and Amenity Directorate and other state / semi-state agencies such as the OPW and Irish Rail.	Ongoing
WTR95	Where relevant, applications for development must demonstrate that the proposal for development would not, individually or cumulatively, affect a water body's ability to meet its objectives under the Water Framework Directive.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system	Ongoing

Infrastructure assessment and requirements for key development areas (identified as SLOs)

Site ID	Current servicing status				Additional infrastructure needs to support full development of site
	Water Supply	Wastewater Infrastructure	Surface Water Infrastructure	Roads & Transportation	
SLO1 Ballynerrin	1	1	1	1	Community facilities – developer delivered Retail facilities – developer delivered Amenity walkways along river – developer delivered
SLO2 Tinakilly / Newrath	1	2	2	2	Development to provide for portion of the RIRR – Developer + State + WCC Development to provide for on-site water infrastructure Community facilities (childcare) – developer delivered
SLO3 Milltown North	1	2	2	2	Development to provide for new link road from Tighe’s Avenue to Glenealy Road – Developer + State + WCC Development to provide for on-site water infrastructure
SLO4 Bollarney North	1	2	2	1	Community facilities – developer delivered Amenity areas including walkways and amenity car parking – developer delivered Development to provide for on-site water infrastructure
SLO5 Ballybeg	1	2	1	1	Community facilities (school site) – land reservation Development to provide for on-site water infrastructure
SLO6 Ballynerrin	1	2	1	2	Upgraded Rocky Road – Developer + State + WCC Community facilities (AOS) – Developer Development to provide for on-site water infrastructure
SLO7 Rosanna Lower	1	1	2	2	Development to provide for portion of the RIRR – Developer + State + WCC Community facilities (childcare) – developer delivered Development to provide for on-site water infrastructure
SLO8 Rosanna Lower	1	2	2	2	Community facilities (school site) – land reservation Development to provide for on-site water infrastructure

1 = serviced, 2 = serviceable, 3 = unserviced

Appendix 4: Strategic Flood Risk Assessment

Proposed Material Amendment No. 45:

Add SFRA Addendum

Insert the updated flood maps; see **Proposed Amended Map No. 4** in Part 3 of this document

3. PROPOSED MAP AMENDMENTS

List of maps to follow

- Map 1A:** Land use Zoning Map – published Draft LAP
- Map 1B:** Land use Zoning map – showing Proposed Material Amendments (PMAs)
- Map 4A:** Current Flood Risk
- Map 4B:** Current Flood Risk and Draft LAP
- Map 4C:** Current Flood Risk and Proposed Material Amendments
- Map 4D:** Future Flood Risk
- Map 4E:** Future Flood Risk and Draft LAP
- Map 4F:** Future Flood Risk and Proposed Material Amendments
- Map 5:** Proposed Amended Transport Strategy Map
- PMA No. 42** Map A Draft LAP Open Space Provision
Map B Proposed Amendments Open Space Provision

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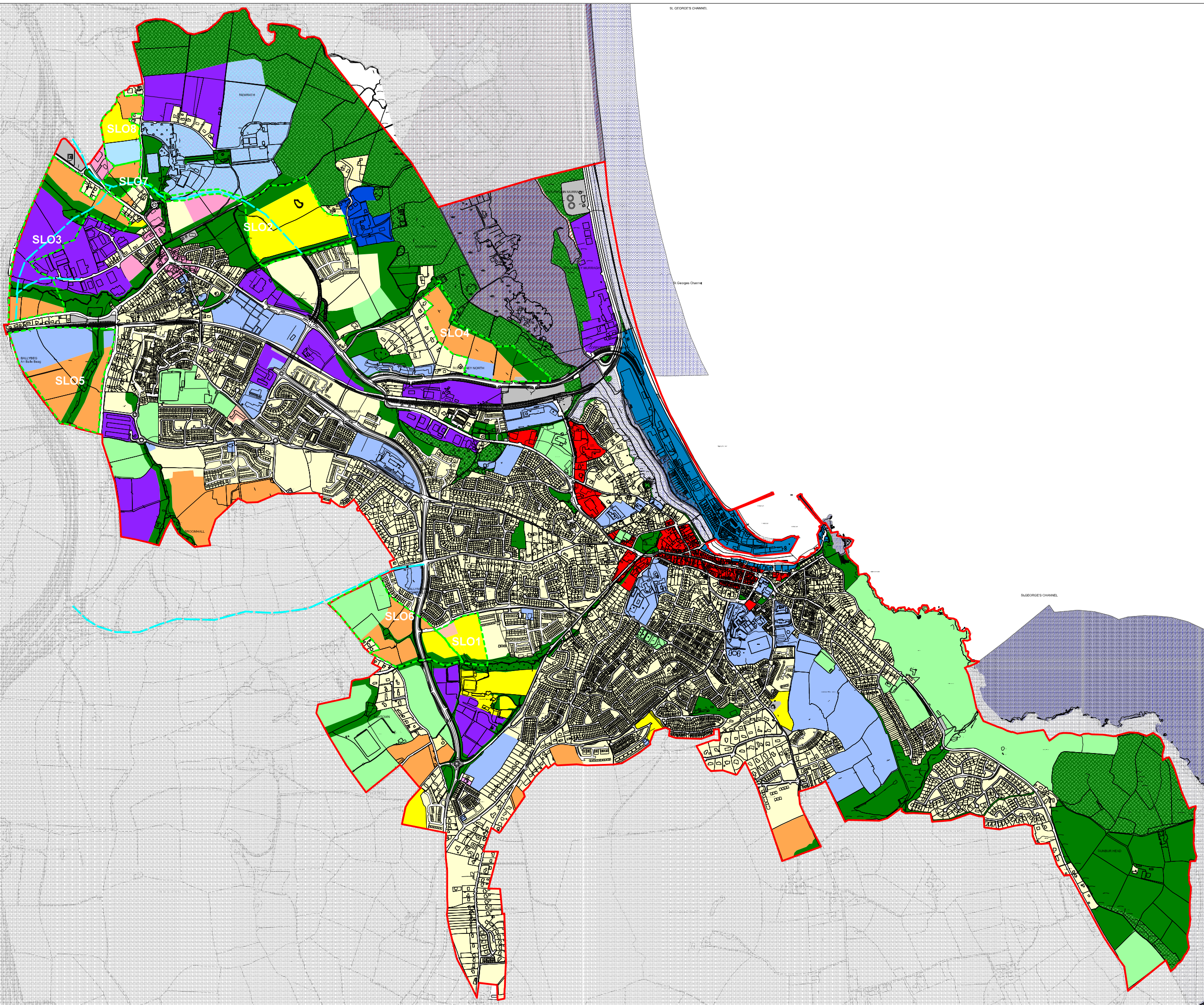
Map No. 1
Land Use Zoning
Objectives



LEGEND

- RE - Existing Residential
- RN1 - New Residential - Priority 1
- RN2 - New Residential - Priority 2
- TC - Town Centre
- VC - Village Centre
- NC - Neighbourhood Centre
- LSS - Local Shops & Services
- WCC - Wicklow County Campus
- WZ - Waterfront
- E - Employment
- CE - Community & Education
- AOS - Active Open Space
- OS1 - Open Space
- OS2 - Natural Areas
- PU - Public Utility
- T - Tourism

- SAC - Special Area of Conservation
- SPA - Special Protection Area
- NHA - Natural Heritage Area
- SLO - Specific Local Objective
- Road Objectives
- Settlement Boundary



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









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Map No. 1B - Proposed Material Amendments to Land Use Zoning Objectives



Legend

-  pNHA - proposed Natural Heritage Area
-  SPA - Special Protection Area
-  SAC - Special Area of Conservation
-  Specific Local Objectives
-  Road Objectives
-  RN(1)
-  RN(2)
-  RE
-  TC
-  VC
-  NC
-  LSS
-  PU
-  CE
-  T
-  WZ
-  AOS
-  OS1
-  OS2
-  WCC
-  E
-  Proposed Material Amendments
-  Plan Boundary (as proposed to be amended)

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Map 4A: Flood Risk - Present Day



For flood zone data sources, refer to the Wicklow Town-Rathnew Strategic Flood Risk Assessment and any accompanying addenda

Flood Zone A: High probability

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

Flood Zone B: Moderate probability

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

Flood Risk Management Infrastructure

Watercourses

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

Full Disclaimer is included in SFRA

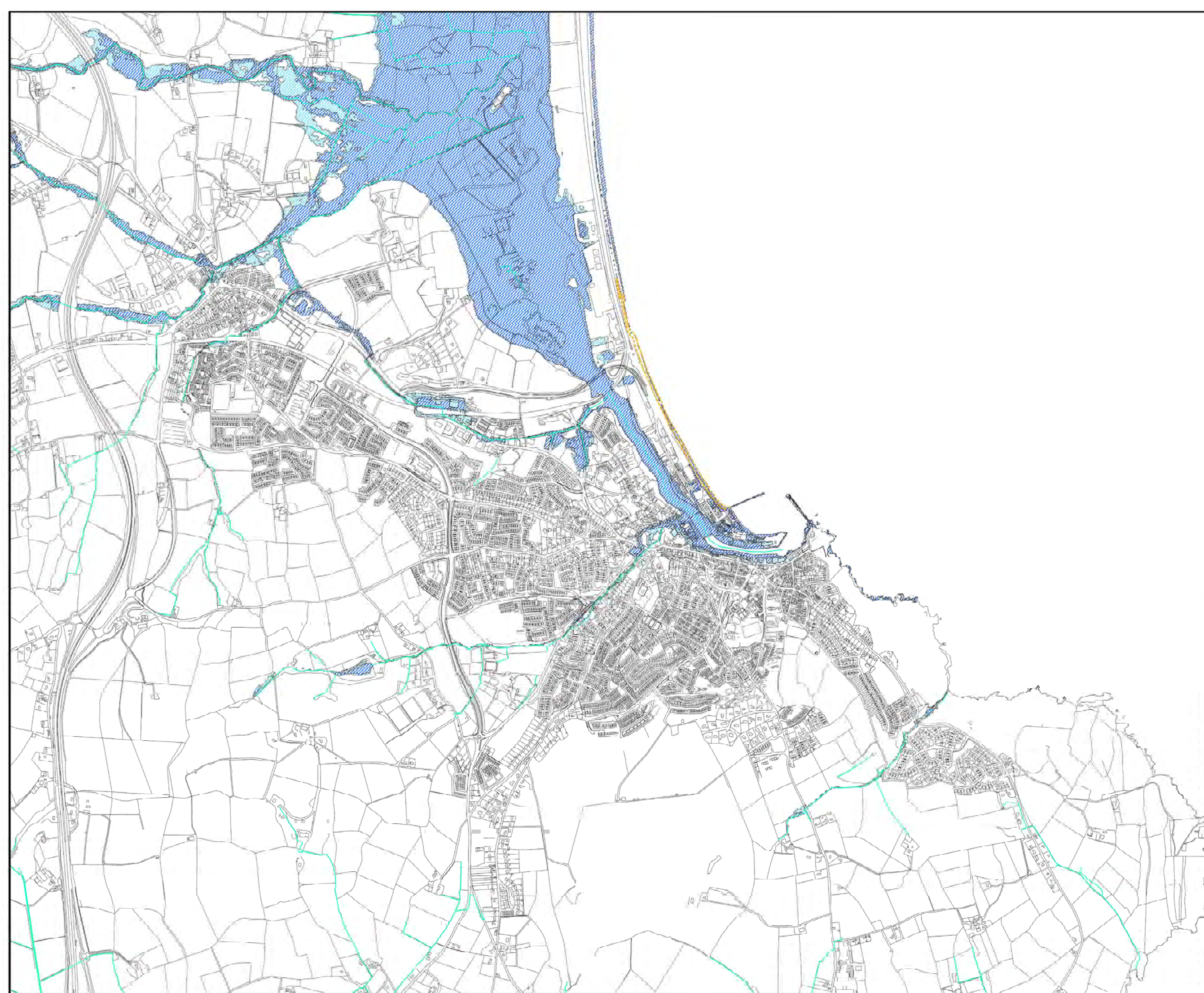
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Map 4B:
Flood Risk - Present Day &
Draft Land Use Zoning
Objectives



Legend

- Specific Local Objectives
- Road Objectives
- Wicklow Town-Rathnew LAP 2025 Boundary
- RN(1)
- RN(2)
- RE
- TC
- VC
- NC
- LSS
- PU
- CE
- T
- WZ
- AOS
- OS1
- OS2
- WCC
- E
- Flood Zone A: High probability
- Flood Zone B: Moderate probability
- Flood Risk Management Infrastructure
- Watercourses

Disclaimer

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**Map 4C:
Flood Risk - Present Day &
Proposed Material
Amendments to Land Use
Zoning Objectives**

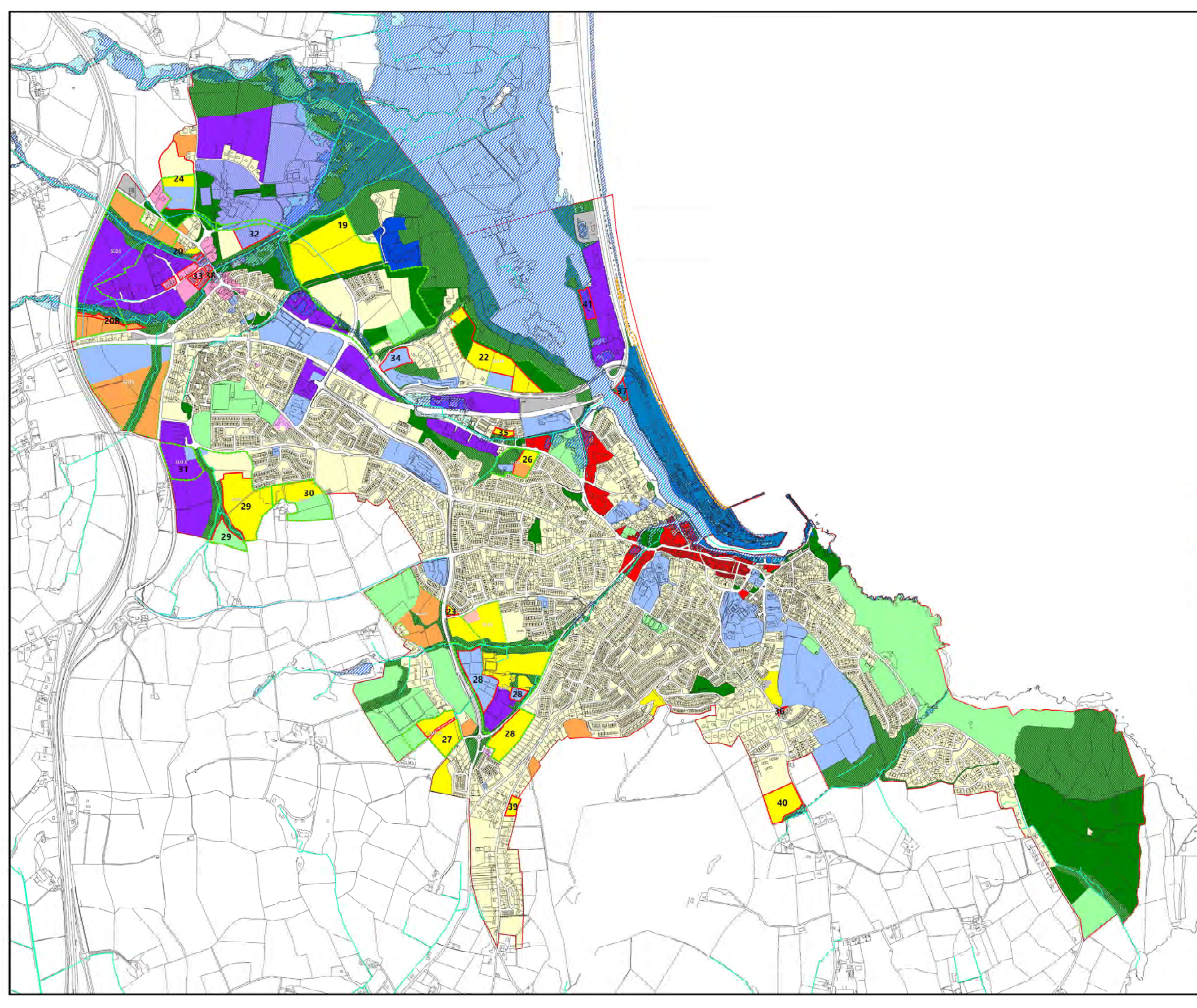


- Specific Local Objectives
- Road Objectives
- RN(1)
- RN(2)
- RE
- TC
- VC
- NC
- LSS
- PU
- CE
- T
- WZ
- AOS
- OS1
- OS2
- WCC
- E
- Flood Zone A: High probability
- Flood Zone B: Moderate probability
- Flood Risk Management Infrastructure
- Watercourses
- Proposed Material Amendments
- Plan Boundary (as proposed to be amended)

Disclaimer

These Indicative Flood Zones were based on information available at the time of drafting 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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Map 4D:
Flood Risk -
Potential Future Scenario



- Flood Risk Management Infrastructure
- Watercourses
- Area of Potential Future Flood Risk

Area corresponding to a moderate risk of flooding (flood zone B) or greater under the CFRAM 'High End' future scenario and NCFHM 'High++' future scenario. For more information, refer to the Wicklow Town-Rathnew Strategic Flood Risk Assessment and any accompanying addenda.

Disclaimer

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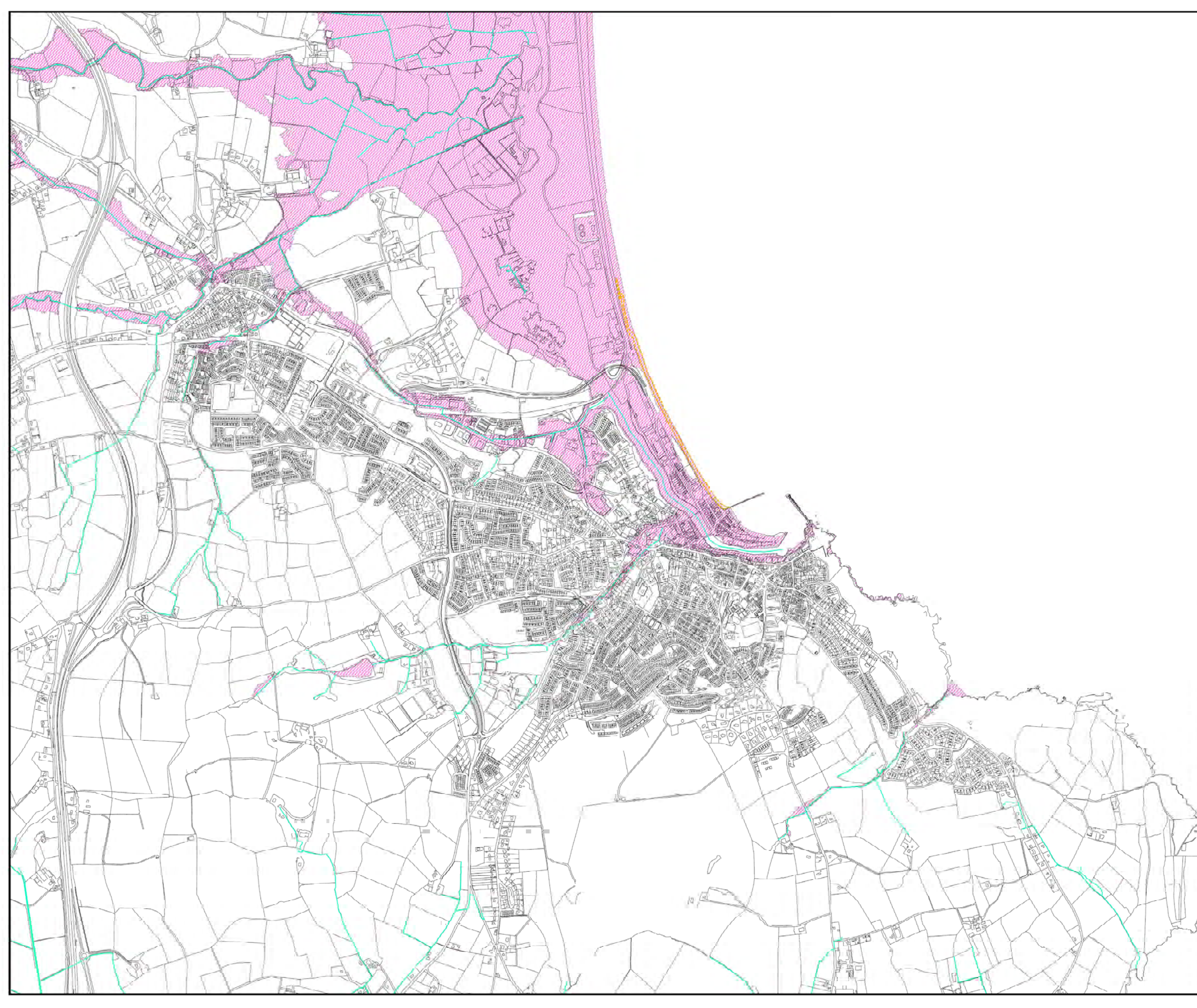
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Local Area Plan 2025**

**Map 4E:
Flood Risk - Potential Future
Scenario & Draft Land Use
Zoning Objectives**



- Legend**
- Specific Local Objectives
 - Road Objectives
 - Wicklow Town-Rathnew LAP 2025 Boundary
 - RN(1)
 - RN(2)
 - RE
 - TC
 - VC
 - NC
 - LSS
 - PU
 - CE
 - T
 - WZ
 - AOS
 - OS1
 - OS2
 - WCC
 - E
 - Flood Risk Management Infrastructure
 - Watercourses
 - Area of Potential Future Flood Risk

Disclaimer

These Indicative Flood Zones were based on information available at the time of drafting 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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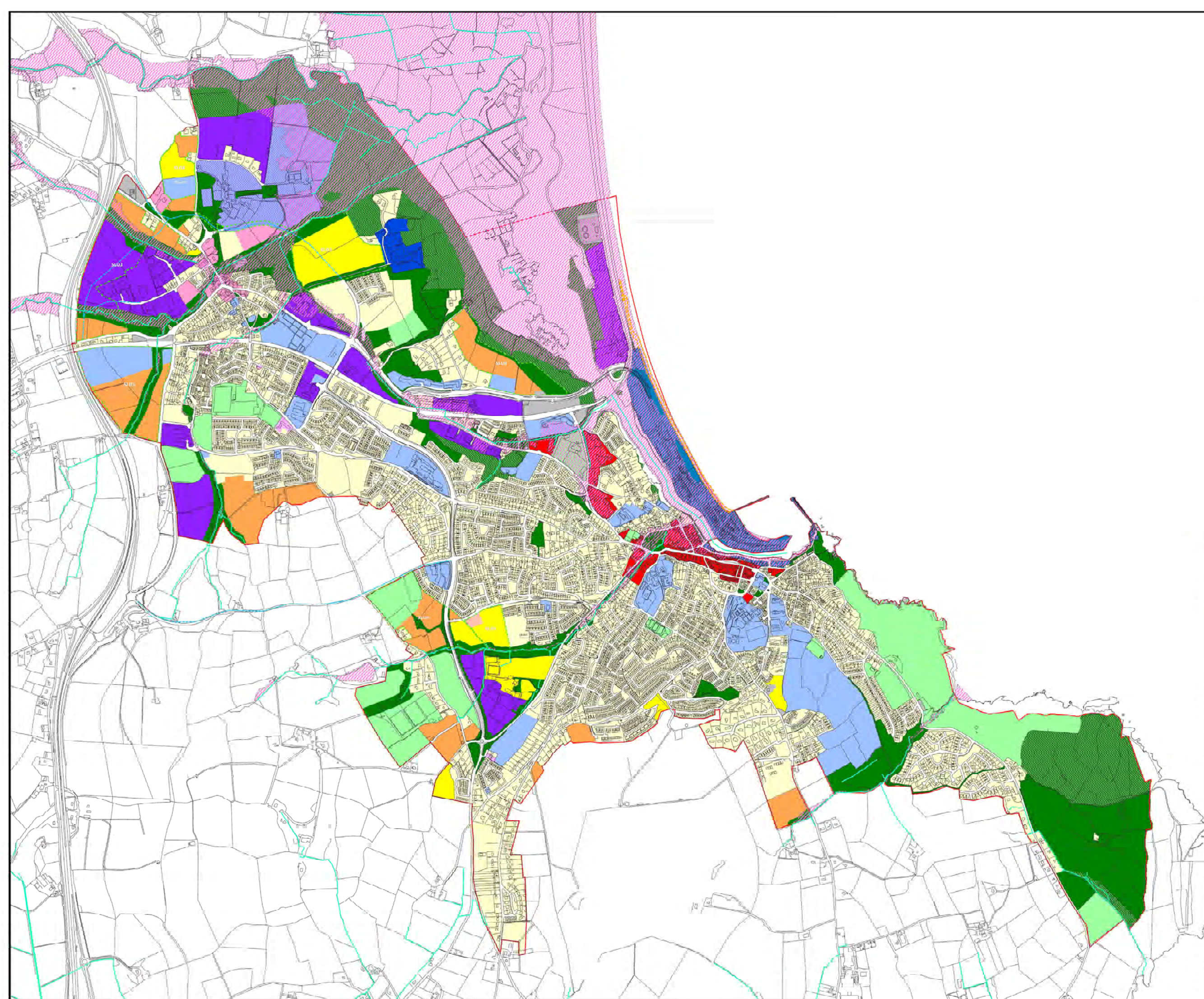
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**Map 4F:
Flood Risk - Potential Future
Scenario & Proposed
Material Amendments to
Land Use Zoning Objectives**



- Specific Local Objectives
- Road Objectives
- RN(1)
- RN(2)
- RE
- TC
- VC
- NC
- LSS
- PU
- CE
- T
- WZ
- AOS
- OS1
- OS2
- WCC
- E
- Flood Risk Management Infrastructure
- Watercourses
- Area of Potential Future Flood Risk
- Proposed Material Amendments
- Plan Boundary (as proposed to be amended)

Disclaimer

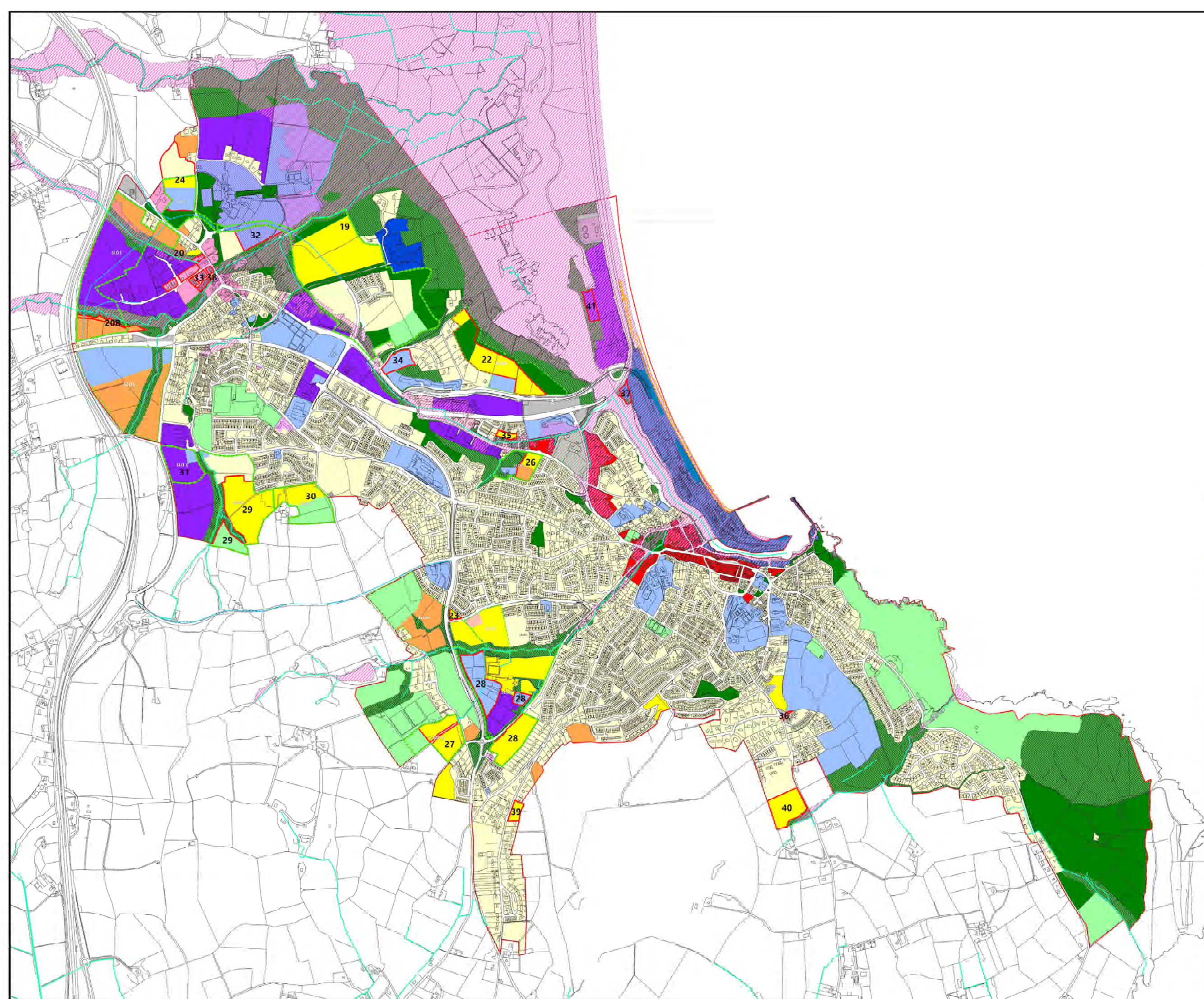
These Indicative Flood Zones were based on information available at the time of drafting this plan. Any new data and analysis carried out after this date has not been integrated into this map but should be used in conjunction with this map for development proposals. All information may be substantially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

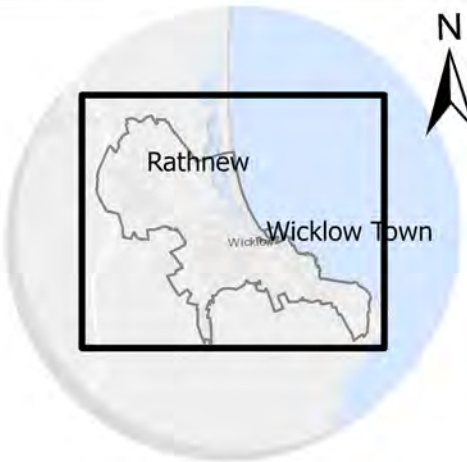
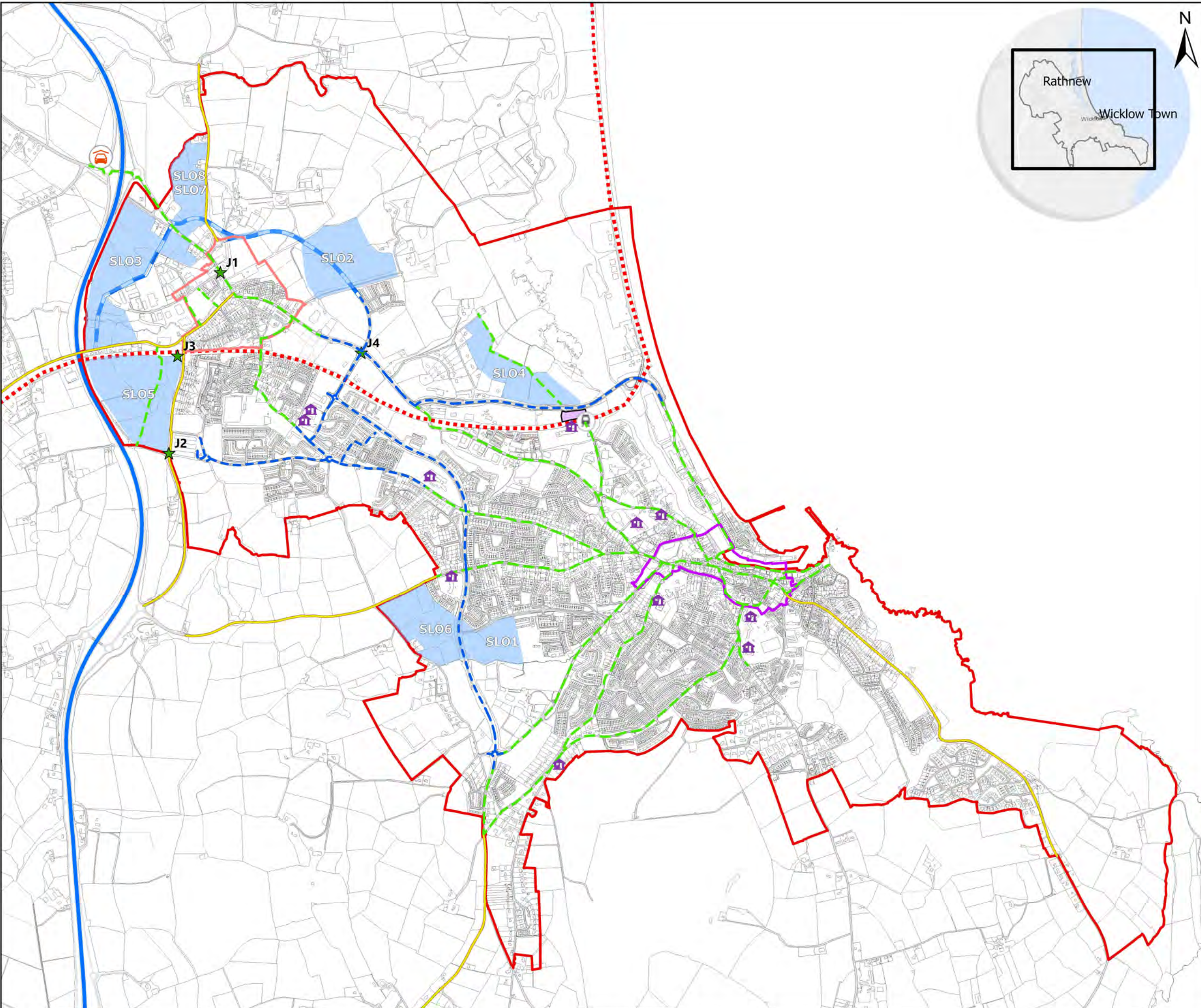
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Wicklow Town - Rathnew Local Area Plan 2025

Map No. 5 Transport Strategy



- ### Legend
-  M11 Junction 16 - Park & Ride Facility
 -  Train Station
 -  Schools
 -  Irish Rail Route
 -  N11/M11
 -  New Road Objective
 -  Future pedestrian & cycling bridge over the Railway Line parking and set-down facility
 -  Specific Local Objectives
 -  Wicklow Town - Rathnew LAP Boundary
 -  Town Centre
 -  Village Centre
 -  Junction Improvement
 -  Regional Road Improvement
 -  Improved Pedestrian Cyclist Permeability
 -  Existing Standard Pedestrian Cyclist Infrastructure

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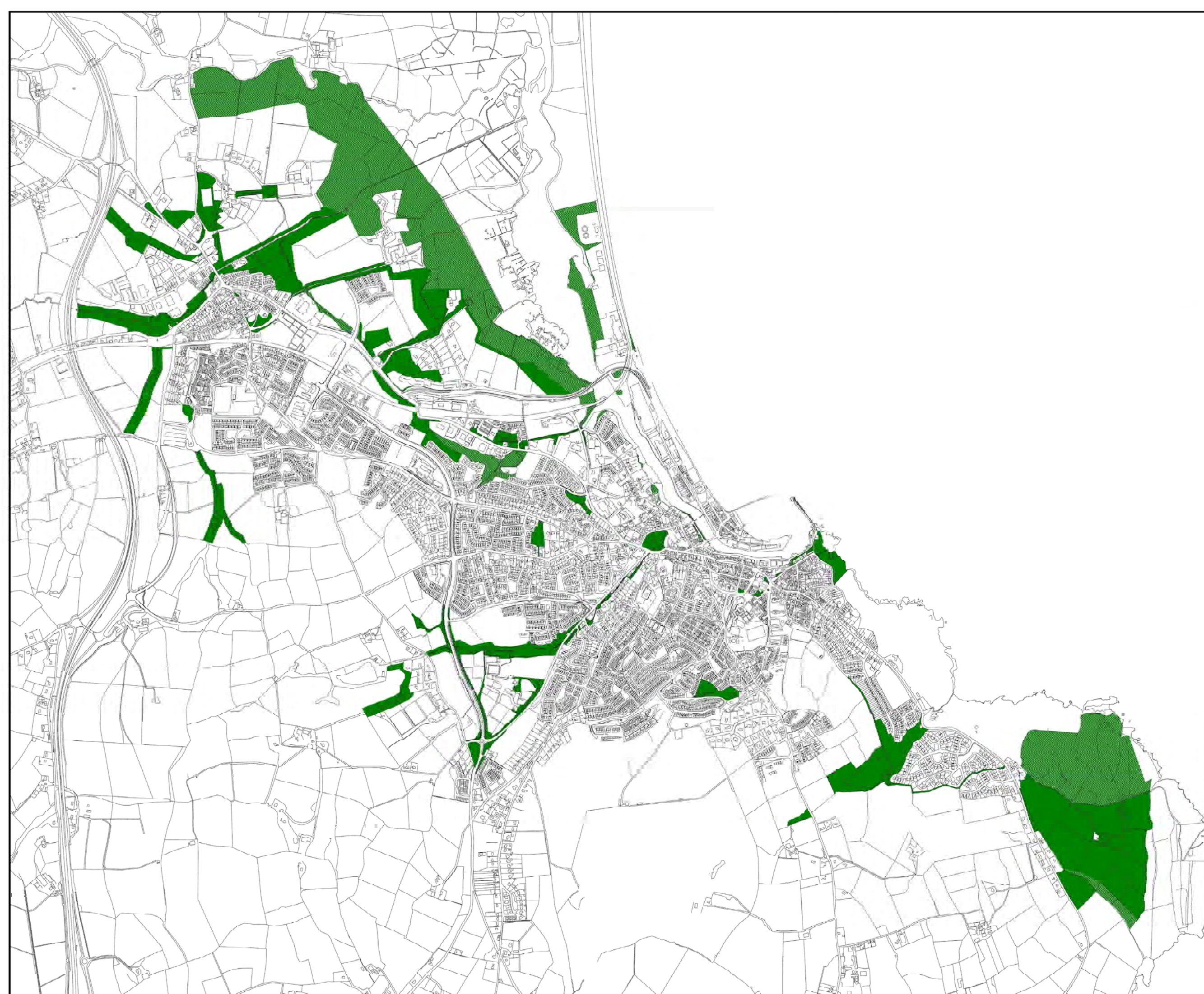
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Legend

-  OS1
-  OS2





Legend

- OS1
- OS2

