

## Section 2

### Chief Executives Recommended Proposed Amendments

To follow is a list of the Chief Executive's recommended amendments to the Draft Local Area Plan.

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

With respect to environmental matters:

1. The Proposed Amendments to the Draft LAP as set out in this document would further contribute towards provisions related to sectors and topics that are already provided for within the Draft Local Area Plan and the existing County Development Plan. Taking into account the measures that have already been integrated into the Draft Local Area Plan and the existing County Development Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, any potential effects arising from these changes would either: be present already (beneficial) and would be further contributed towards, but not to a significant extent; and/or would be mitigated so as not to be significant (adverse). Taking this into account, these changes would not be likely to result in significant environmental effects.
2. There are no additional sources for effects on European sites arising from the Proposed Amendments to the Draft LAP as set out in this document that have not been considered by the AA to date. Taking into account the mitigation measures that have already been integrated into the Draft Local Area Plan and the existing County Development Plan, these changes would not affect the integrity of any European site.

## Section 2.1

### Chapter 3 Residential Development

No.	Section	Proposed Amendment																																								
1	Table 3.1 New Residential Zoning	<table border="1"> <thead> <tr> <th>Location</th> <th>Area (ha)</th> <th>Status (Q3 2024)</th> <th>Zoning /Priority</th> </tr> </thead> <tbody> <tr> <td>Hawkstown Road</td> <td>5.5ha</td> <td>Permission granted on part of the site.</td> <td>RN1</td> </tr> <tr> <td>Marlton (N of Marlton Stream/ Marlton Link Road)</td> <td>4.6ha</td> <td>Permission granted on part of the site.</td> <td>RN1</td> </tr> <tr> <td>Marlton (S of Marlton Stream)</td> <td>5.9ha</td> <td>Current planning application on site.</td> <td>RN1</td> </tr> <tr> <td>West of Hawkstown Park</td> <td>1.6ha</td> <td>Local Authority Scheme</td> <td>RN1</td> </tr> <tr> <td>Hillview</td> <td>0.9ha</td> <td>Local Authority Scheme</td> <td>RN1</td> </tr> <tr> <td>Greenhills Road</td> <td>1.2ha</td> <td>Local Authority Scheme</td> <td>RN1</td> </tr> <tr> <td>Rathnew village</td> <td>0.1ha</td> <td>Local Authority Scheme</td> <td>RN1</td> </tr> <tr> <td>Rosanna Lower (Hunters Road)</td> <td>2.5ha</td> <td>Permission granted</td> <td>RN1</td> </tr> <tr> <td>Tinakilly Park</td> <td>11ha</td> <td>Linked to essential infrastructure</td> <td>RN1</td> </tr> </tbody> </table>	Location	Area (ha)	Status (Q3 2024)	Zoning /Priority	Hawkstown Road	5.5ha	Permission granted on part of the site.	RN1	Marlton (N of Marlton Stream/ Marlton Link Road)	4.6ha	Permission granted on part of the site.	RN1	Marlton (S of Marlton Stream)	5.9ha	Current planning application on site.	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	Tinakilly Park	11ha	Linked to essential infrastructure	RN1
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2	Residential Objectives	<p>Insert new Objective:</p> <p><b>WTR – XX:</b></p> <p><i>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.</i></p>																																								

## Section 2.2

### Chapter 4 Economic Development

No.	Section	Proposed Amendment
3	Employment Objectives	<p><b>Add new objective as follows:</b></p> <p><b>WTR-X:</b></p> <p><i>To facilitate and support Wicklow Town Centre and Rathnew Village Centre as the priority locations for new employment, particularly 'people'-based employment development.</i></p>

## Section 2.3

### Chapter 5 Key Regeneration Areas

No.	Section	Proposed Amendment
4	Wicklow Town Centre Strategy objectives	<p><b>Add new objective as follows:</b></p> <p><b>WTR-X:</b></p> <p><i>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.</i></p>
5	Rathnew Village Centre Strategy objectives	<p><b>Add new objective as follows:</b></p> <p><b>WTR-X:</b></p> <p><i>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.</i></p>
6	Rathnew Village Centre Strategy objectives	<p><b>Add new objective as follows:</b></p> <p><b>WTR-X:</b></p> <p><i>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:</i></p> <ul style="list-style-type: none"> <li>▪ <i>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;</i></li> <li>▪ <i>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;</i></li> <li>▪ <i>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;</i></li> <li>▪ <i>the re-development / regeneration of vacant or underutilised sites in the core of the village in particular Opportunity Site 5</i></li> </ul>
7	Rathnew Village Centre Strategy -	<p><b>Delete the following text from this section:</b></p> <p><i>This area is also part of the historical development of Rathnew with the c.18th century</i></p>

Wicklow County Campus to Tinakilly

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.

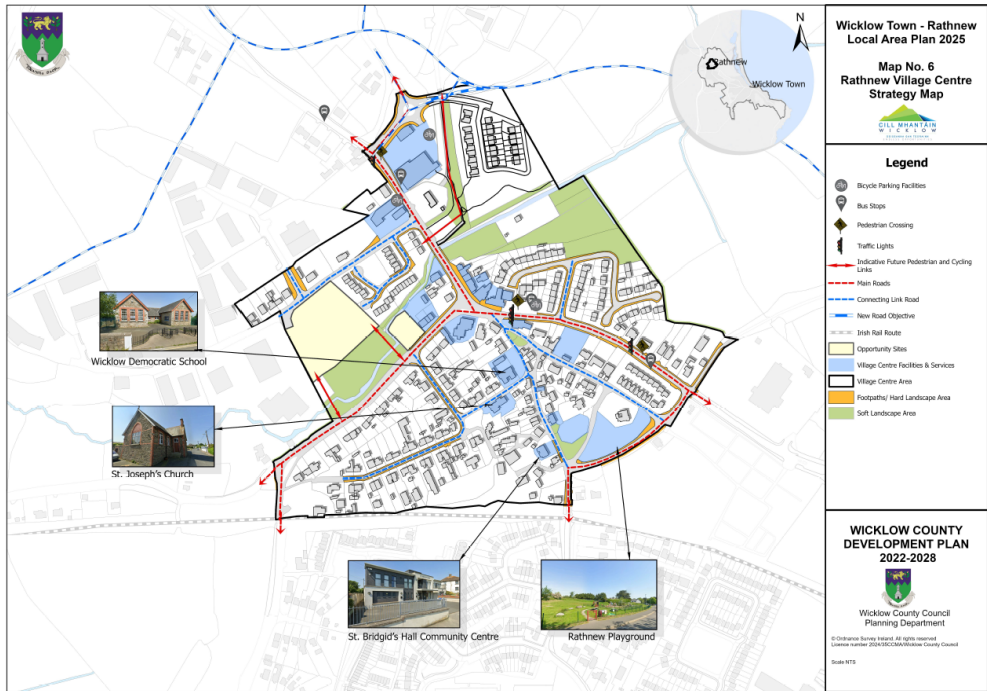
**8** Rathnew Village Centre Strategy

**Update Rathnew Village Centre Strategy Map as follows:**

**Draft Map**

**Rathnew Village Centre Strategy Map**

**Proposed Amended Draft Map**



Larger scale map is appended to this report.

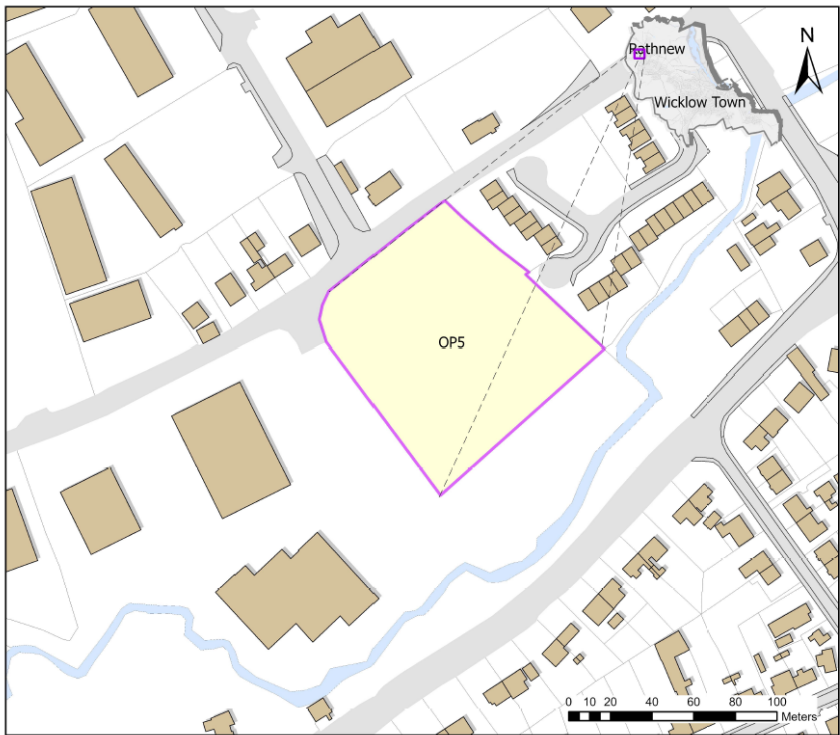
**9** Key Regeneration Areas

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 Strategy zoning map
- Map 5.5 Wicklow Town Waterfront Strategy Map

Section 2.4

Chapter 6 Centres and Retail, including Opportunity Sites

No.	Section	Proposed Amendment
10	Opportunity Sites	<p>Insert new Opportunity Site as follows:</p> <p><b>OP5 – Charvey Lane</b></p> <p><i>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.</i></p> <p><b>Objectives OP5</b></p> <ul style="list-style-type: none"> <li>▪ <i>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;</i></li> <li>▪ <i>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.</i></li> <li>▪ <i>Vehicular access shall be via Charvey Lane, with high quality pedestrian and cyclist access across the site linking Charvey Lane to the R772</i></li> <li>▪ <i>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.</i></li> </ul> <p><b>Proposed OP5 Site Charvey Lane</b></p> 

**Proposed Indicative Concept Plan OP5 Charvey Lane**



**Section 2.5**  
**Chapter 9 Infrastructure**

No.	Section	Proposed Amendment
11	Transportation Objectives	<p>Include new objective</p> <p><b>WTR – XX</b></p> <p><i>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.</i></p> <p>Change Objective Number of all follow objectives thereafter.</p>
12	Transportation Objectives	<p><b>Add new objective</b></p> <p><b>WTR-XX:</b></p> <p><i>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:</i></p> <ul style="list-style-type: none"> <li>▪ <i>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;</i></li> <li>▪ <i>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);</i></li> <li>▪ <i>supporting the development of enhanced bus shelters, of secure covered bicycle parking facilities at key locations along bus routes,</i></li> <li>▪ <i>to promote and support the improvement of M11 / N11 in a manner capable of facilitating greater free flow of public transport,</i></li> <li>▪ <i>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).</i></li> </ul>
13	Transportation Objectives	<p><b>Add new objective</b></p> <p><b>WTR – XX</b></p> <p><i>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.</i></p>
14	Flooding and Coastal Erosion	<p><b>Add the following text with respect to the Wicklow County Campus zoning:</b></p> <p><i>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.</i></p>



## Section 2.6

### Chapter 11 Zoning & Land Use

No.	Section	Proposed Amendment
15	Section 11.1 Zoning Objectives	<p>Insert text as follows:</p> <p><i>Uses generally appropriate for <b>residential (RN / RE)</b> 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).</i></p> <p><i>Uses generally appropriate for <b>town and village centres (TC / VC)</b> 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.</i></p> <p><i>Uses generally appropriate for <b>neighbourhood centre (NC)</b> 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.</i></p> <p><i>Uses generally appropriate for <b>local shops and services (LSS)</b> 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.</i></p> <p><i>Uses generally appropriate for <b>Wicklow County Campus (CC)</b> 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<sup>1</sup>, Restaurant/ public house<sup>2</sup>, Skate Park, Film sector, Food sector, Renewable energy sector and ancillary developments for Wicklow County Campus uses in accordance with the CDP and LAP.</i></p> <p><i>Uses generally appropriate for <b>employment (E)</b> 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.</i></p> <p><i>Uses generally appropriate for <b>waterfront (WZ)</b> 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 /</i></p>

<sup>1</sup> Only Student accommodation related to the college

<sup>2</sup> Strictly only to meet the needs of the student population.

		<p>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.</p> <p>Uses generally appropriate for <b>community and educational (CE)</b> zoned land include community, <i>childcare/crèche</i>, 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.</p> <p>Uses appropriate for <b>open space (OS1)</b> 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 <del>and</del> outdoor gyms <i>and allotments</i>.</p>
16	Section 11.1 Zoning Objectives	<p>Insert new sentence at end:</p> <p><i>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.</i></p>
17	Section 11.1 Zoning Objectives	<p>Amend uses generally permitted on OS1 lands as follows:</p> <p><i>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 <del>and</del> outdoor gyms <i>and allotments</i>.</i></p>
18	11.2 Waterfront Zone (WZ) Zoning Objectives	<p>Amend WZ Zoning Objectives Area 3 text and map as follows:</p> <p><i>Within Area 3 (Mixed Use Regeneration Area) the following uses are deemed 'priority uses' and will be permitted in principle</i></p> <ul style="list-style-type: none"> <li>▪ <i>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;</i></li> <li>▪ <i>High intensity and high quality employment uses such as offices, enterprise hubs, education / training centres;</i></li> <li>▪ <i>High quality community, civic / cultural and recreation uses;</i></li> <li>▪ <i>High quality retail, retail services, restaurants, public house, café;</i></li> <li>▪ <i>High density residential use, where developed in conjunction with <b>at least one and ideally a number of</b> other priority uses described above.</i></li> </ul> <p><i>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. "</i></p>


**Map amendment**

Change from 'unzoned':

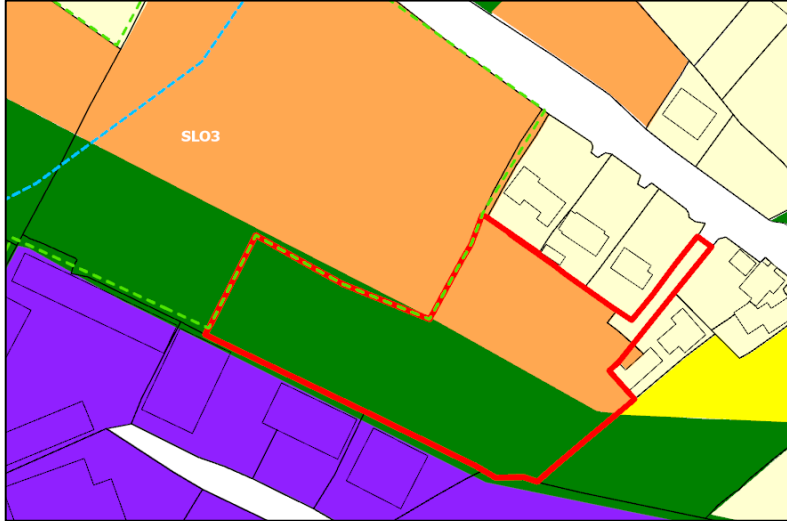


**Change to 'regeneration area':**



19	SLO2	<p><b>Amend SLO2 map and text as follows:</b></p> <p><i>This SLO is located in the townlands of Tinakelly and Newrath. The SLO comprises New Residential (RN1), 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:</i></p> <ul style="list-style-type: none"> <li>- <i>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 <del>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,</del> be developed in accordance with the delivery programme set out in the future Wicklow Town – Rathnew Local Transport Plan;</i></li> <li>- <i>Provision of a childcare facility at an appropriate location on the RN1 zoned lands in line with the relevant Guidelines for Planning Authorities and</i></li> <li>- <i>Retain the ‘fairy tree’ at its current location (shown with green tree symbol on map SLO 2).</i></li> </ul>
20	SLO3	<p><b>Amend SLO3 map and text as follows:</b></p> <p><i>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:</i></p> <ul style="list-style-type: none"> <li>- <i>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;</i></li> <li>- <i>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</i></li> <li>- <i>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.</i></li> </ul> <p><b>Amend SLO3 zoning map as follows:</b></p> <p>Change from:</p> 

**Change to:** (remove the area in red from SLO3 area)

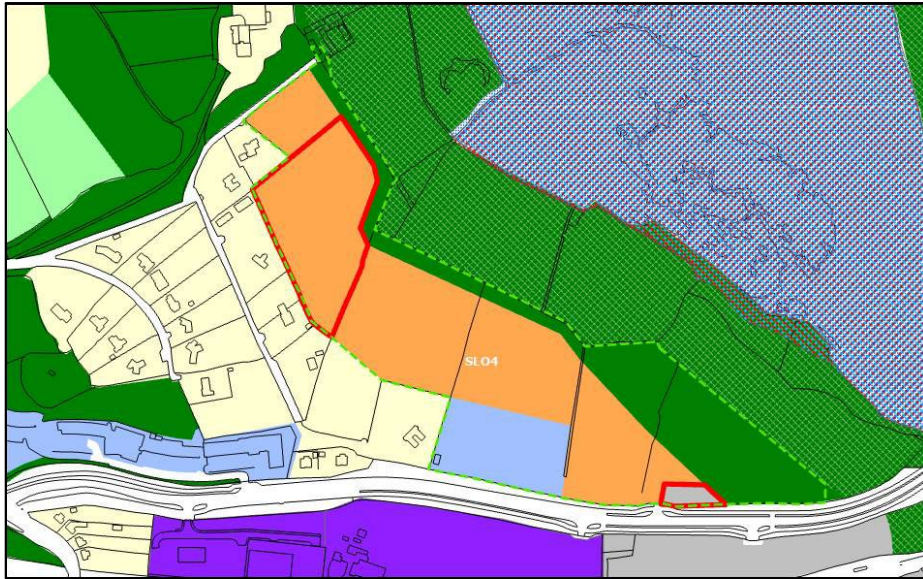


**Change consequent:** Amend SLO3 'Concept Plan'

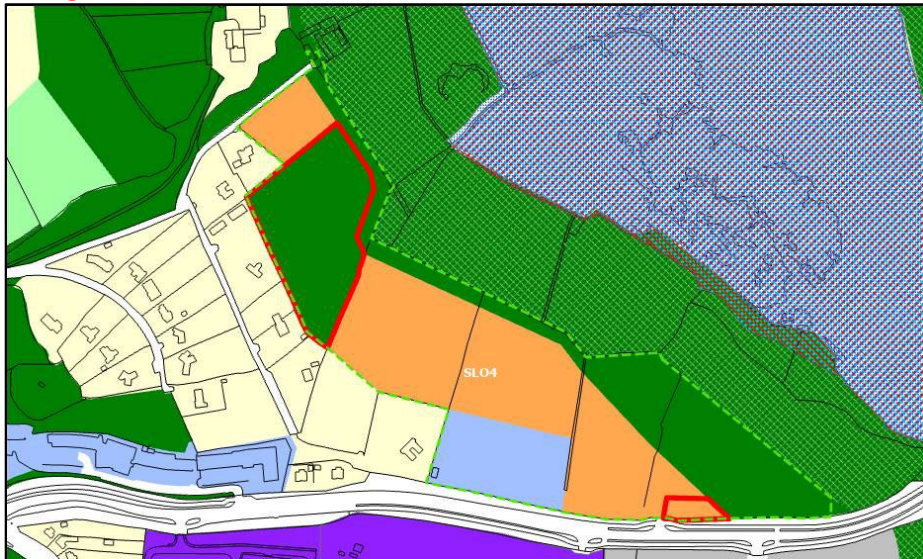
21	SLO4	<p><b>Amend SLO4 map and text as follows:</b></p> <p><i>This SLO is located in the townland of Bollarney North. The SLO comprises New Residential (RN – Priority 2), Open Space (OS1), Public Utility (PU) and Community/ Education (CE). Any development proposal shall comply with the County Development Plan, this Local Area Plan and the following:</i></p> <p><del><i>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.</i></del></p> <ul style="list-style-type: none"> <li>- <i>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.</i></li> <li>- <i>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.</i></li> <li>- <i>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.)</i></li> <li>- <i>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.</i></li> <li>- <i>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).</i></li> <li>- <i>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.</i></li> </ul>
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**Amend SLO4 zoning map as follows:**

**Change from:**



**Change to:**

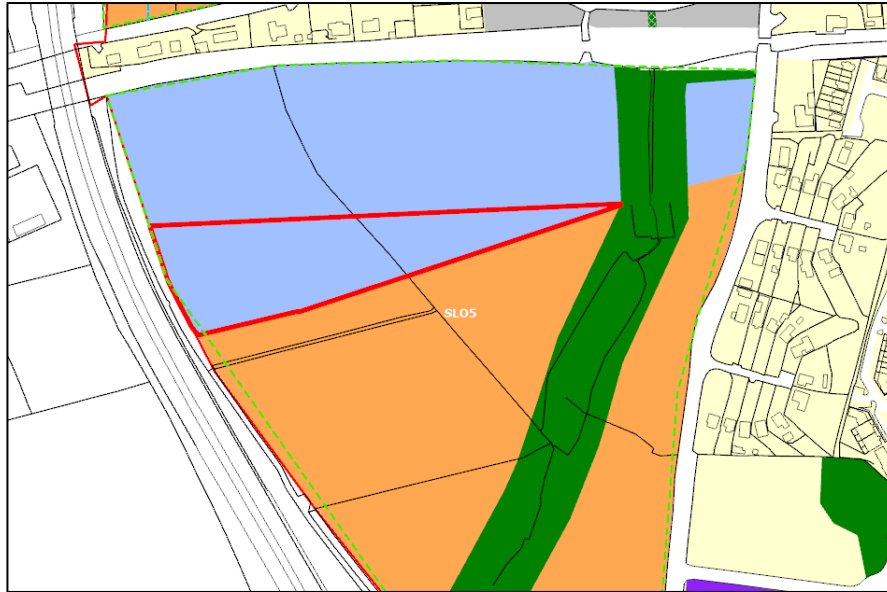


**Change consequent:** Amend SLO4 'Concept Plan'

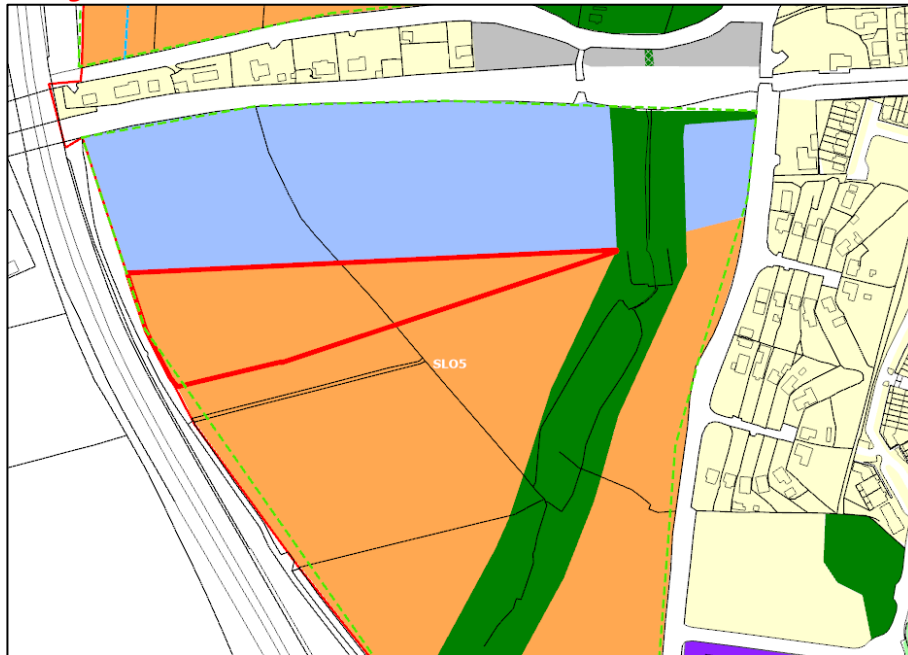
22 SLO5

**Amend SLO5 map as follows:**

**Change from:**



**Change to:**



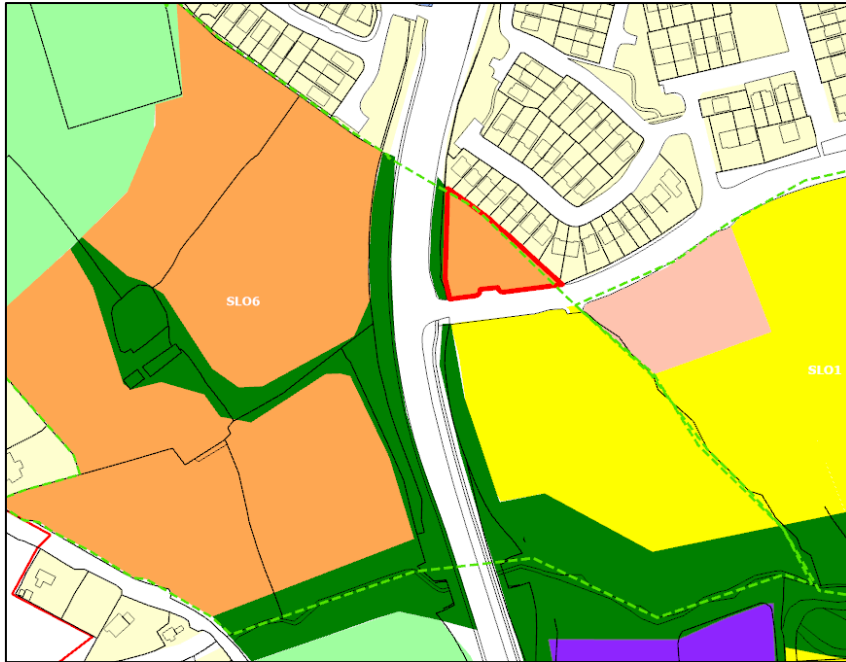
**Change consequent:** Amend SLO5 'Concept Plan'



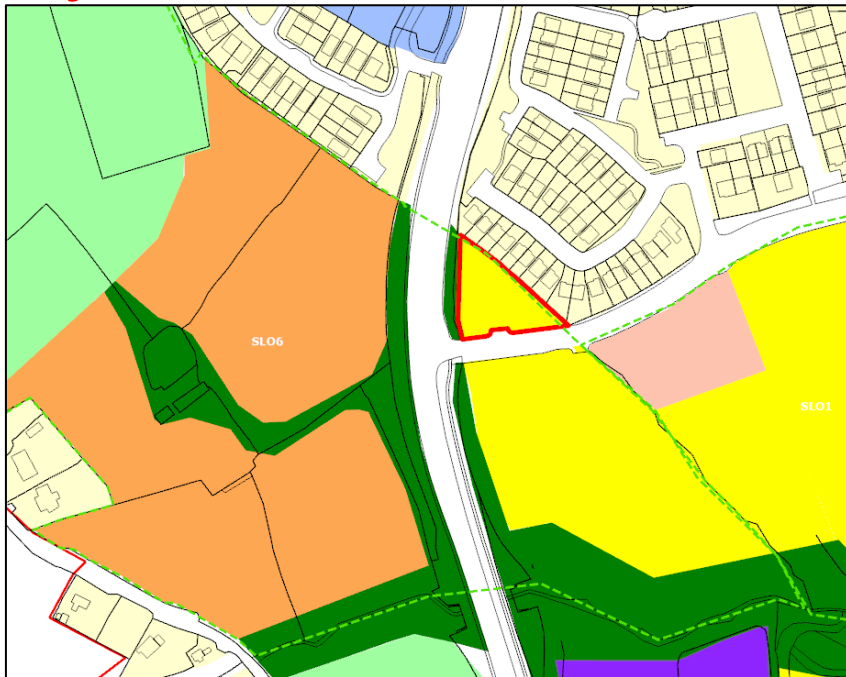
23 SLO6

Amend SLO6 map as follows:

Change from:



Change to:



Change consequent: Amend SLO5 'Concept Plan'

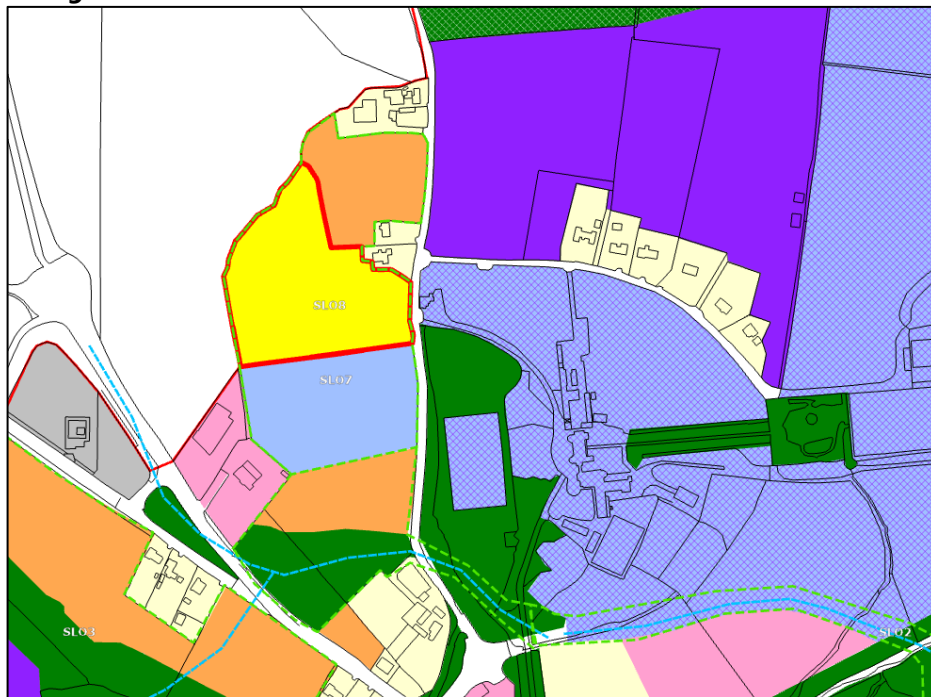
**Amend SLO7 map and text as follows:**

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:

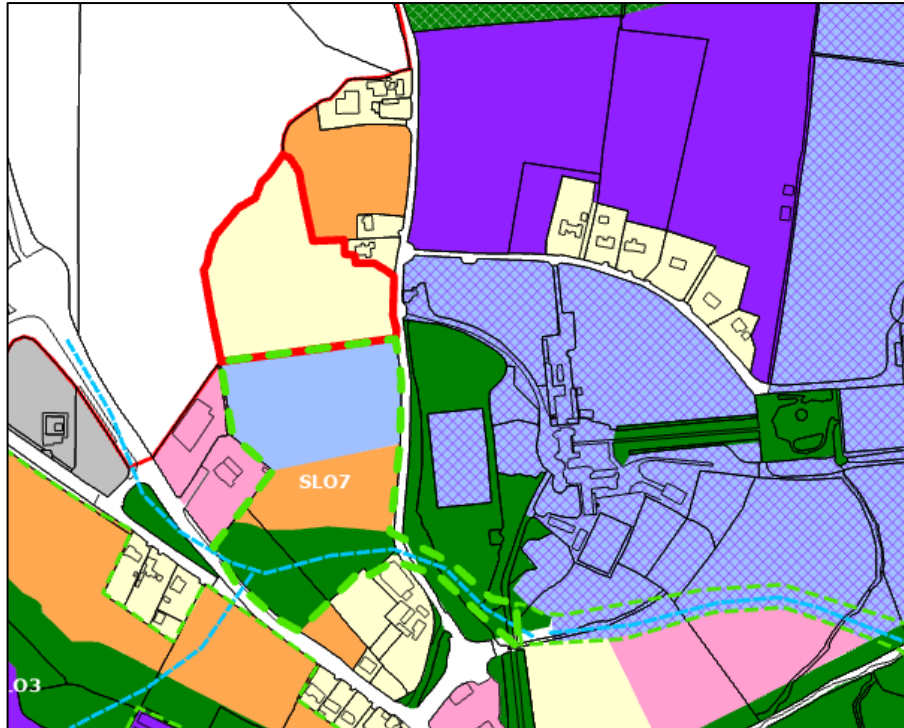
- *Lands zoned CE shall be reserved for future school use and shall not be developed for any other CE use during the lifetime of this plan.*
- *Provision of the Rathnew Inner Relief Road (RIRR). The RIRR shall be constructed in full by the developer. Any design shall make provision for the completion 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 SLO 8 as follows:**

- Omit SLO8. Change RN1 is SLO8 to RE (permitted development under construction) and retain RN2 to north of same.
- Integrated CE site from former SLO8 into SLO7 and expand boundary of SLO7.

**Change from:**

**Change to:**



Red outline – zoning change from RN1 to RE  
Green line – boundary of SLO7 area.

**Change consequent:** Amend SLO7 'Concept Plan'

**25 SLO8**

**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.*~~

**Section 2.7**

**Map Amendments**

(excluding map changes in SLO areas already detailed above)

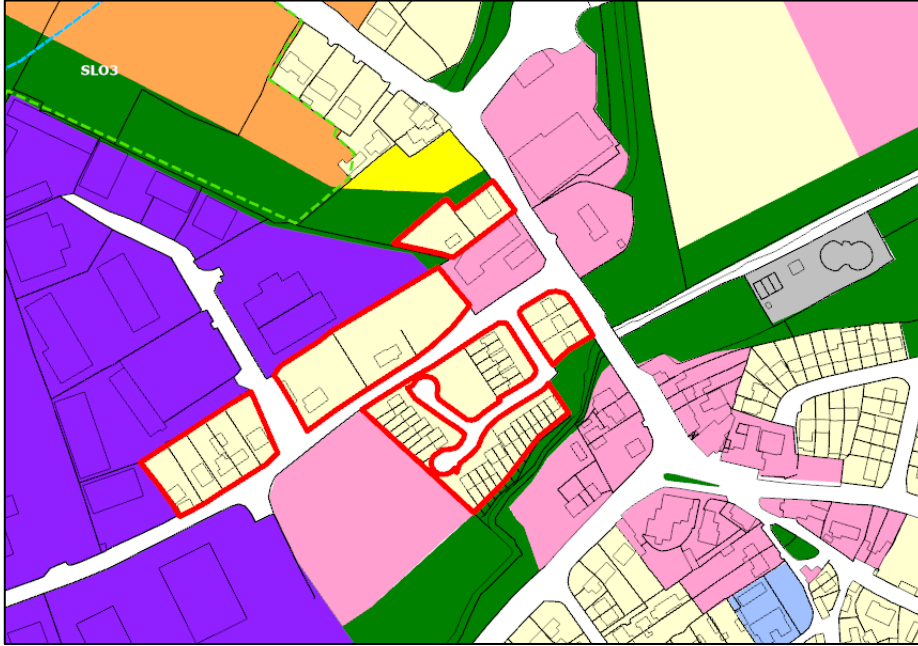
**Map No. 1 Land Use Zoning Map**

No.	Section	Proposed Amendment
26	Rathnew Village Centre	<p>Amend zoning of lands from 'VC Village Centre' to 'WCC-Wicklow County Campus' as illustrated below:</p> <p><b>Change from:</b></p>  <p><b>Change to:</b></p> 

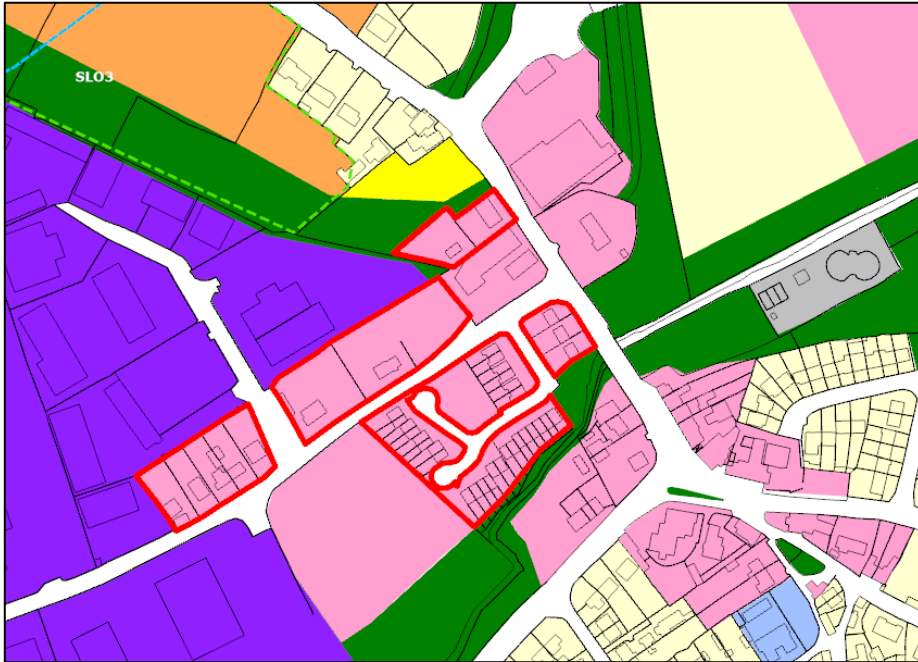
**27** Rathnew Village Centre

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

**Change from:**



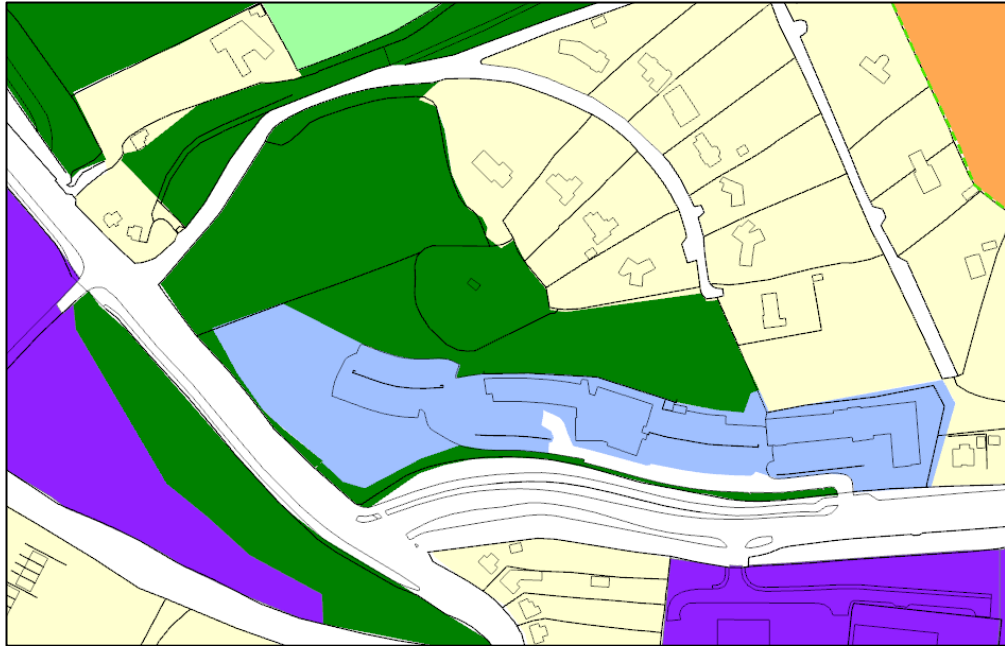
**Change to:**



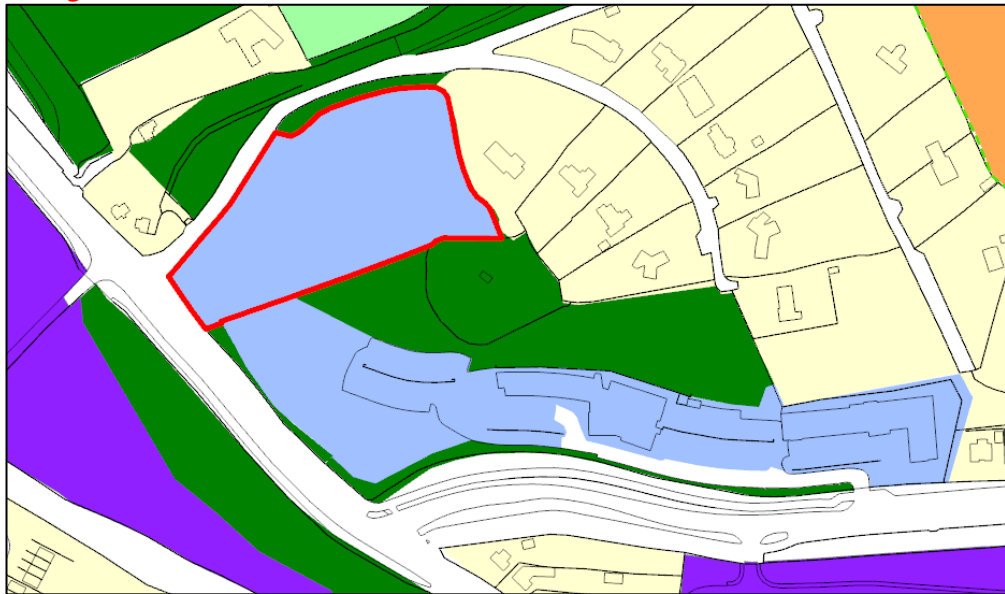
28 Knockrobin

Amend zoning of lands from 'OS1 – Open Space' to 'CE – Community & Education' as illustrated below:

**Change from:**



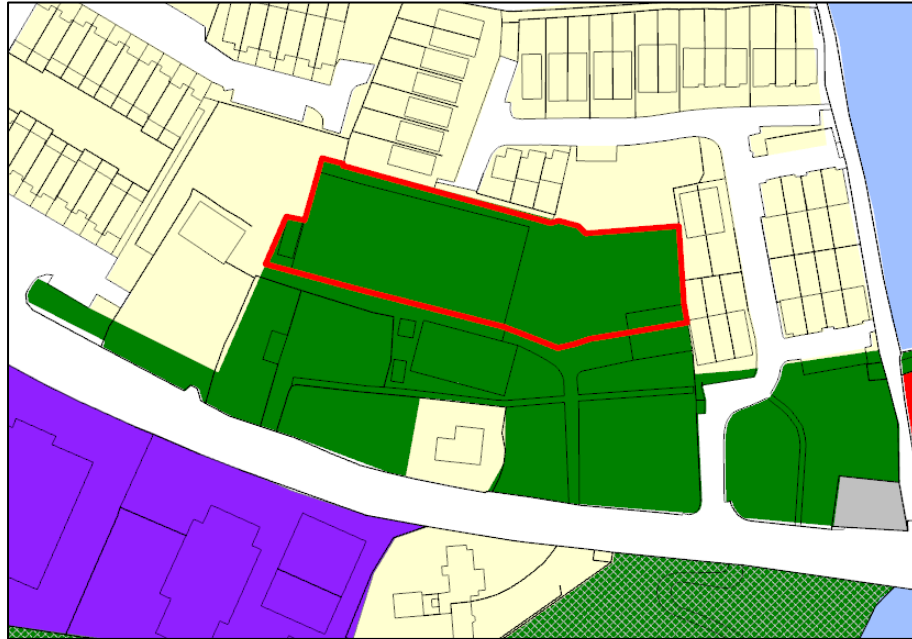
**Change to:**



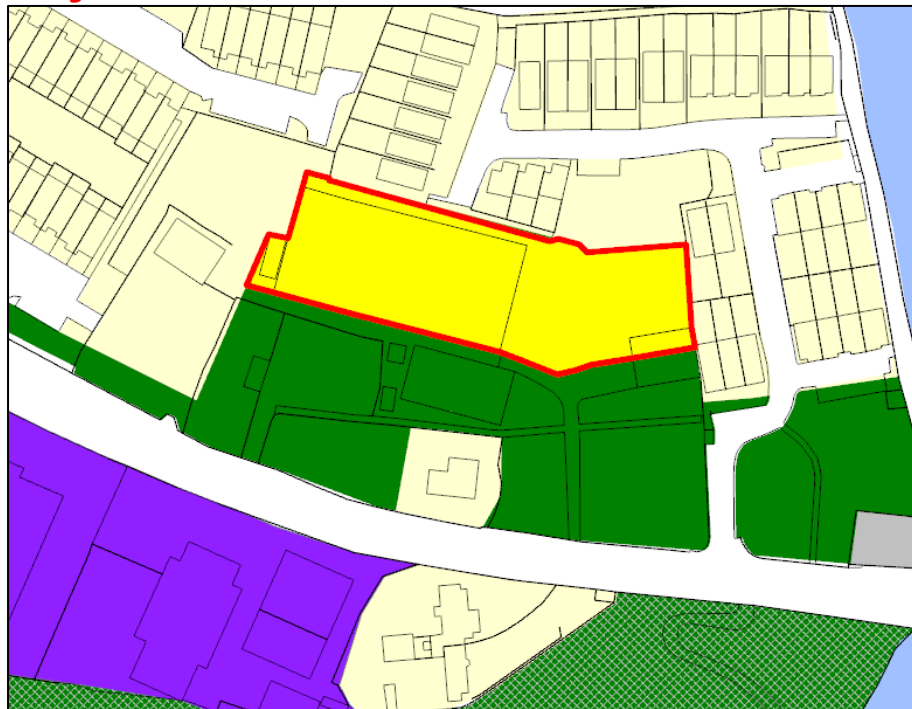
29 Bollarney North

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

**Change from:**



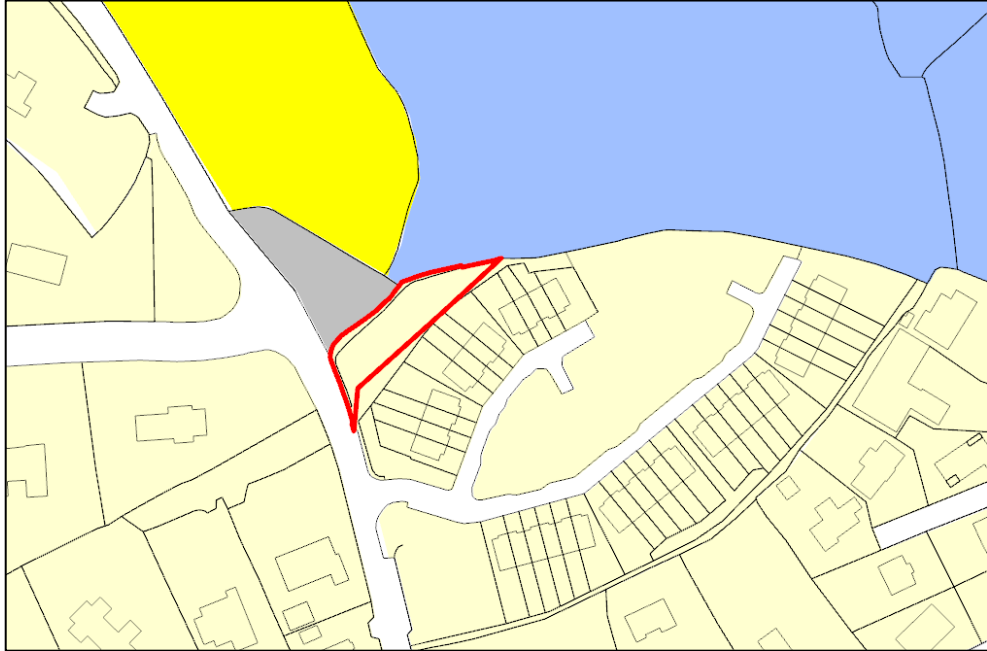
**Change to:**



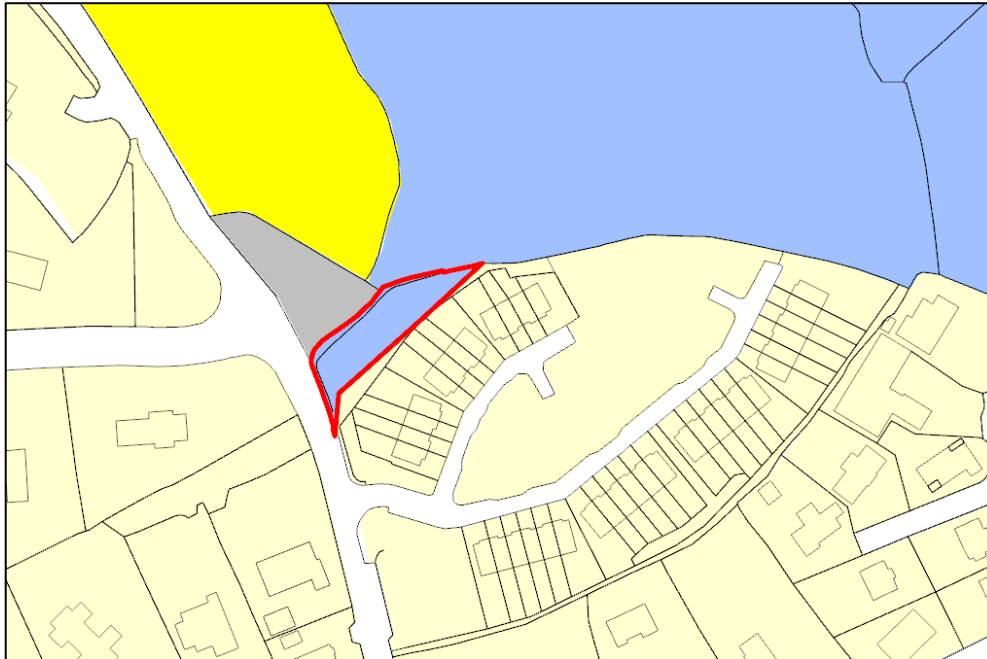
**30** Corporation  
Lands

Amend zoning of lands from 'RE – Existing Residential' to CE – Community & Education' as illustrated below:

**Change from:**



**Change to:**

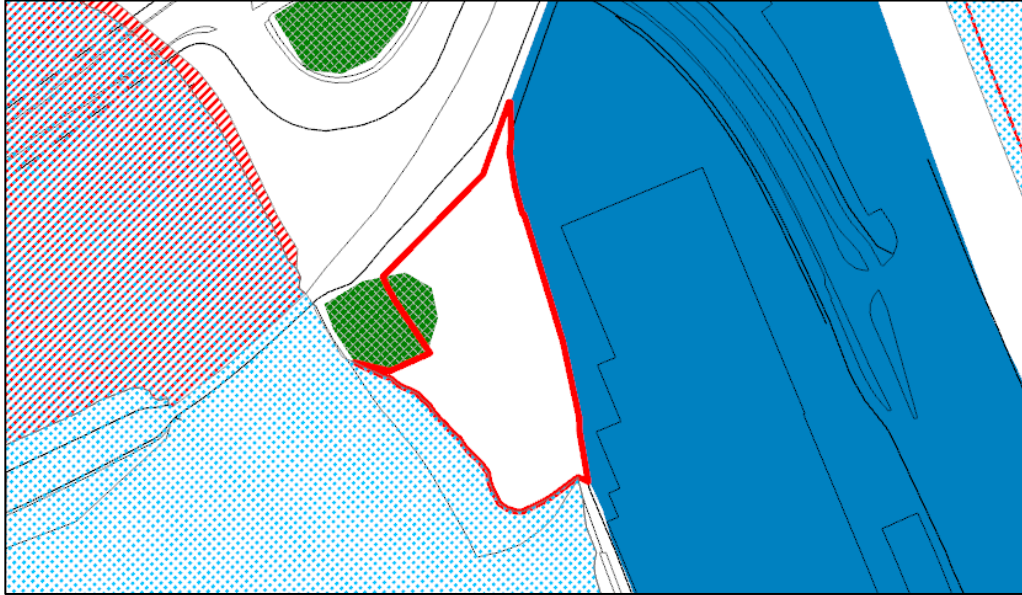




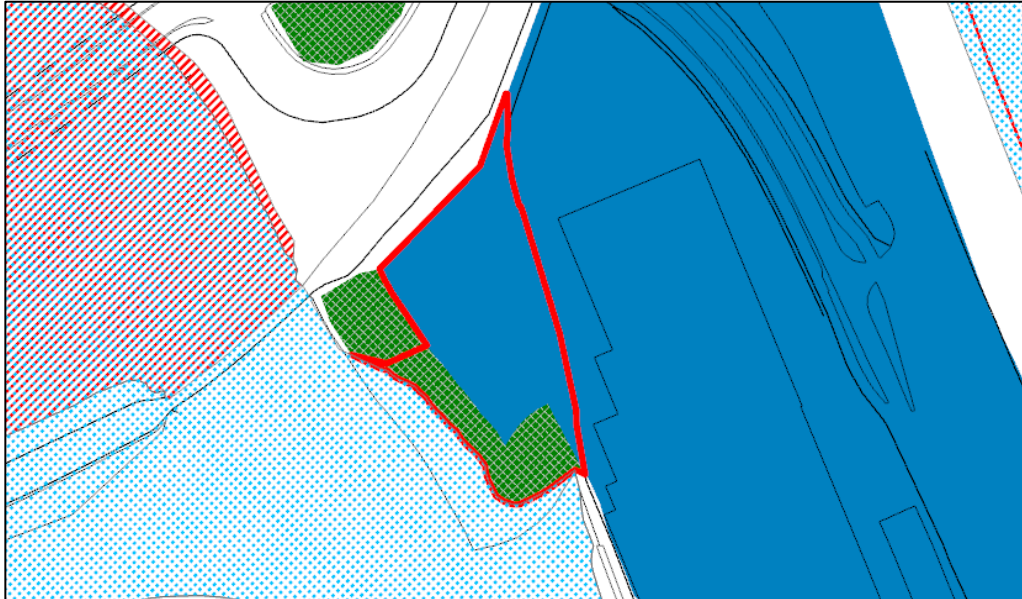
**31** Waterfront Zone

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

**Change from:**



**Change to:**

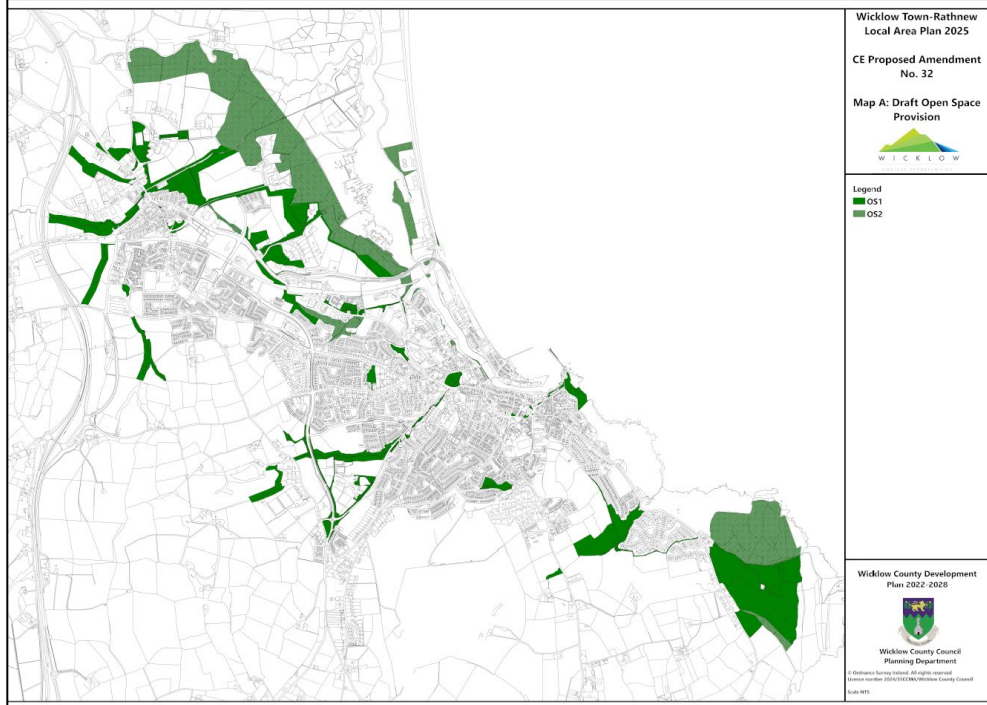


**32** OS1 and OS2

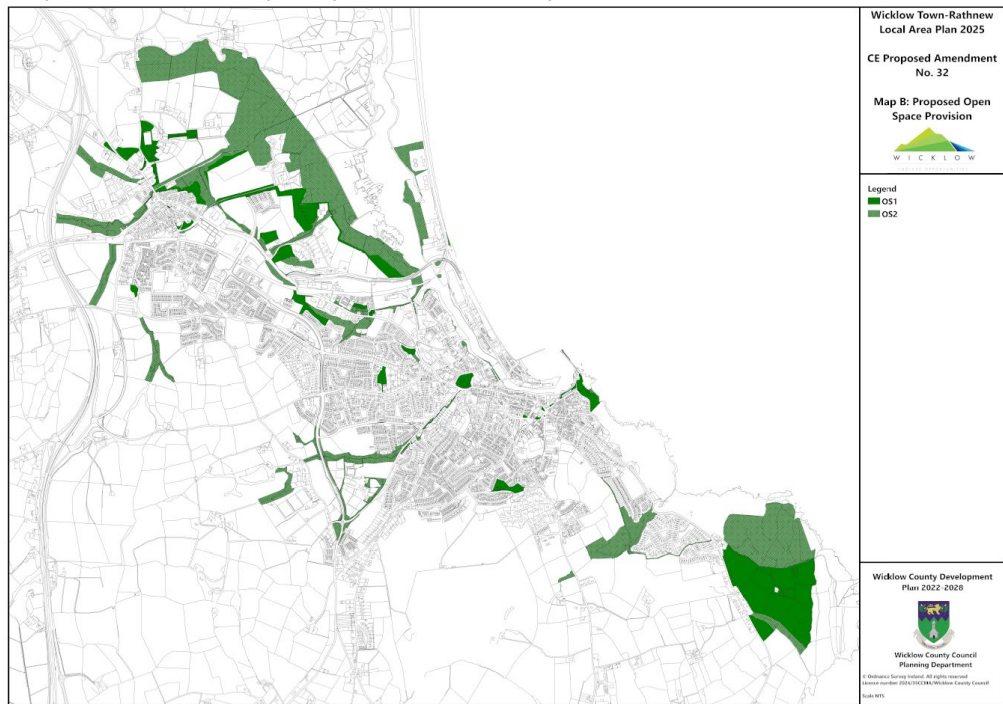
Amend OS1 zones to OS2 as follows:

- 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

**Draft Open Space Provision Map**



**Proposed Amended Open Space Provision Map**



Larger scale map is appended to this report.

## Section 2.8 Appendices

### 2.8.1 Appendix 1: Transport Strategy

#### Proposed Amendment No. 33

See Proposed Amended Transport Strategy Map appended to this report.

### 2.8.2. Appendix 3: Infrastructure Delivery Schedule, Phasing and Implementation

#### Proposed Amendment No. 34

Insert the following 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
<b>WTR1</b> 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
<b>WTR2</b> 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
<b>WTR3</b> 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
<b>WTR4</b> 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"> <li>- 75% of Priority 1 new residential lands (RN1) lands have been activated (i.e. consent obtained and development</li> </ul>	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system	Ongoing

	<p>initiated);</p> <ul style="list-style-type: none"> <li>- 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.</li> </ul>		
<b>WTR5</b>	In order to make best use of land resources and services, unless 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.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system	Ongoing
<b>WTR6</b>	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
<b>WTR7</b>	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
<b>Employment Objectives</b>		<b>Implementation</b>	<b>Timeframe</b>
<b>WTR8</b>	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
<b>WTR9</b>	To encourage the redevelopment of brownfield sites for enterprise and employment creation throughout the settlement and to consider allowing 'relaxation' in normal development standards on such sites to promote their	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	Ongoing

	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.	Economic Development unit and LEO.	
<b>WTR10</b>	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
<b>WTR11</b>	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
<b>WTR12</b>	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
<b>WTR13</b>	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
<b>WTR14</b>	On lands zoned for employment on the 'Murrough North', it is the objective of the Council to: <ul style="list-style-type: none"> <li>▪ To facilitate the continued operation of established / permitted existing business / commercial activities subject to ensuring they operate in a manner which is respectful of the local environment, use environmentally friendly / innovative technologies and improve the visual amenity of the area;</li> <li>▪ To resist further expansion / intensification of the existing industries / businesses and consideration will only be given to development that enhances nature conservation;</li> <li>▪ To ensure that no development is permitted which would give rise to significant adverse impacts upon the conservation objectives of European sites.</li> <li>▪ To encourage site operators to improve the overall visual amenity of the area including the provision of additional landscaping using native species</li> </ul>	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>appropriate to this natural coastal setting.</p> <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>		
<b>Public Realm Objectives</b>			
<b>WTR15</b>	<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"> <li>- building lines and heights which diverge from the established form will require to be justified;</li> <li>- shopfront and building frontages will require to be of an appropriate design and appearance;</li> <li>- frontages with no goods on display to the street or that are opaque will not be considered.</li> </ul>	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system.	Ongoing
<b>WTR16</b>	<p>To strive to improve the appearance of junctions and gateway areas into the Main Street of the Town centre, particularly the Marlton Road – Abbey Street junction.</p>	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
<b>WTR17</b>	<p>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.</p>	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
<b>WTR18</b>	<p>To support opportunities to create better linkages between the Main Street and the South Quay, in particular access routes and views between the two.</p>	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
<b>WTR19</b>	<p>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</p>	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

<b>WTR20</b>	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
<b>Dereliction and Vacant Sites Objectives</b>			
<b>WTR21</b>	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 Road/High Street, the proposed development should include a pedestrian link where feasible.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system	Ongoing
<b>WTR22</b>	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
<b>WTR23</b>	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
<b>Mix of Uses Core Area Objectives</b>			
<b>WTR24</b>	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
<b>WTR25</b>	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
<b>WTR26</b>	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
<b>WTR27</b>	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
<b>WTR28</b>	Active 1 <sup>st</sup> 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

<b>Retail Role Core Area Objectives</b>			
<b>WTR29</b>	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
<b>WTR30</b>	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
<b>WTR31</b>	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
<b>Vehicular, Pedestrian and Cyclist Movement Objectives</b>			
<b>WTR32</b>	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
<b>WTR33</b>	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
<b>WTR34</b>	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



<b>Car Parking Objectives</b>			
<b>WTR35</b>	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
<b>WTR36</b>	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
<b>Enhancing access to public transport objectives</b>			
<b>WTR37</b>	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
<b>WTR38</b>	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
<b>Rathnew Village Centre Strategy Objectives</b>			
<b>WTR39</b>	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
<b>WTR40</b>	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 and Tourism function.	Ongoing
<b>WTR41</b>	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

<b>WTR42</b>	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
<b>WTR43</b>	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
<b>WTR44</b>	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
<b>WTR45</b>	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
<b>WTR46</b>	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
<b>WTR47</b>	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

<b>Wicklow Waterfront Regeneration Objectives</b>			
<b>WTR48</b>	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
<b>WTR49</b>	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
<b>WTR50</b>	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
<b>WTR51</b>	To encourage water based leisure activity / recreational use of the harbour, waterside or landside, where appropriate, which does not compromise the commercial operation of the port and the environmental quality of the surrounding 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
<b>WTR52</b>	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
<b>WTR53</b>	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

<b>WTR54</b>	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
<b>WTR55</b>	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 <sup>3</sup> , 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
<b>WTR56</b>	To facilitate the development of pedestrian and cycling links throughout the 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.	To be proactively implemented and 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.	Medium Term
<b>WTR57</b>	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
<b>WTR58</b>	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
<b>WTR59</b>	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
<b>WTR60</b>	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

<sup>3</sup> Free or low-cost stopping places for motorhomes and caravans; offering just parking or basic facilities such as water, waste disposal and electricity.

<b>WTR61</b>	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 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.	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
<b>WTR62</b>	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
<b>WTR63</b>	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
<b>General Retail Objectives</b>			
<b>WTR64</b>	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
<b>WTR65</b>	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
<b>WTR66</b>	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

<b>Community Development Objectives</b>			
<b>WTR67</b>	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
<b>Education Objectives</b>			
<b>WTR68</b>	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
<b>WTR69</b>	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
<b>Tourism Objectives</b>			
<b>WTR70</b>	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
<b>WTR71</b>	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 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.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system.	Ongoing
<b>WTR72</b>	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	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	Ongoing

	uses and activities.	Development Unit, the Municipal District team, TRO, and the Council's Tourism function.	
<b>WTR73</b>	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
<b>WTR74</b>	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

<b>Transportation Objectives</b>			
<b>WTR75</b>	<p>Support the implementation of the recommendations of the Transport Assessment with regard to the delivery of new regional/distributor roads and road improvements<sup>4</sup>, including</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(b) A new link road between Tighe's Avenue and the R752 (for Glenealy – Rathdrum bound traffic);</li> <li>(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;</li> <li>(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.</li> </ul>	<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"> <li>(a) Medium Term</li> <li>(b) Long Term</li> <li>(c) Short Term</li> <li>(d) Short Term</li> </ul>
<b>WTR76</b>	<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"> <li>(a) Upgrading the Rocky Road</li> <li>(b) Upgrading access roads to schools and public transport services.</li> </ul>	<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"> <li>(a) Short Term</li> <li>(b) Ongoing</li> </ul>
<b>WTR77</b>	<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"> <li>(a) Major public realm improvements in Wicklow Town and Rathnew village centres;</li> <li>(b) Active Travel Bridge Wicklow Train Station to Port Access Route;</li> <li>(c) Ballyguilemore footpath; and</li> <li>(d) providing improved, safer sustainable transport linkages (including permeability linkages in existing areas) to schools, public transport facilities, shops and services.</li> </ul>	<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"> <li>(a) Ongoing</li> <li>(b) Short Term</li> <li>(c) Short term</li> <li>(d) Ongoing</li> </ul>

<sup>4</sup> 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 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.



<b>WTR78</b>	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
<b>WTR79</b>	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) Merrymeeing for possible future halts / stations.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system.	Ongoing
<b>WTR80</b>	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
<b>Coastal Erosion and Flood Management Objectives</b>			
<b>WTR81</b>	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
<b>WTR82</b>	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
<b>WTR83</b>	Where flood zone mapping <b>does not indicate a risk of flooding</b> 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 permission and the sequential approach shall be applied as the 'Plan Making Justification Test' will not be satisfied.	To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system.	Ongoing

<b>Heritage, Biodiversity and Green Infrastructure Objectives</b>			
<b>WTR84</b>	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
<b>WTR85</b>	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
<b>WTR86</b>	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
<b>WTR87</b>	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
<b>WTR88</b>	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
<b>WTR89</b>	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
<b>WTR90</b>	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
<b>WTR91</b>	To promote and support the development of enhanced or new greenways, blueways and amenity walks at the following locations and require	To be implemented during the lifetime of the plan through the projects and programmes of the Municipal District team, the	(a) Medium Term (b) Long Term

	<p>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>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</p>	<p>(c) Short Term</p>
<b>WTR92</b>	<p>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.</p>	<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</p>	<p>Ongoing</p>
<b>WTR93</b>	<p>To facilitate the enhancement of existing, and development of new recreational facilities along the coastal area, such as walking routes, car 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.</p>	<p>To be implemented during the lifetime of the plan through the projects and programmes of the Municipal District team, the 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</p>	<p>Ongoing</p>
<b>WTR94</b>	<p>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.</p>	<p>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.</p>	<p>Ongoing</p>
<b>WTR95</b>	<p>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.</p>	<p>To be implemented on an ongoing basis during the lifetime of the plan via the Development Management system</p>	<p>Ongoing</p>

## 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	
<b>SLO1 Ballynerrin</b>	1	1	1	1	Community facilities – developer delivered Retail facilities – developer delivered Amenity walkways along river – developer delivered
<b>SLO2 Tinakilly / Newrath</b>	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
<b>SLO3 Milltown North</b>	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
<b>SLO4 Bollarney North</b>	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
<b>SLO5 Ballybeg</b>	1	2	1	1	Community facilities (school site) – land reservation Development to provide for on-site water infrastructure
<b>SLO6 Ballynerrin</b>	1	2	1	2	Upgraded Rocky Road – Developer + State + WCC Community facilities (AOS) – Developer Development to provide for on-site water infrastructure
<b>SLO7 Rosanna Lower</b>	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
<b>SLO8 Rosanna Lower</b>	1	2	2	2	Community facilities (school site) – land reservation Development to provide for on-site water infrastructure

1 = serviced, 2 = serviceable, 3 = unserved

### 2.8.3 Appendix 4: Strategic Flood Risk Assessment

#### Proposed Amendment No. 35

SFRA Addendum 1 –See Section 6 of this report.

Updated Flood Risk Maps –See Section 7 of this report.