

VOLUME TWO PLANS**LEVEL 4 PLANS INTRODUCTION****AMENDMENT V2 – 81****Part 1.1 Introduction to Level 4 Plans - General Objectives****Section 1.1.3 Economic Development & Employment**

Depending on their degree of accessibility, scale of population / workforce and market catchment, and the availability of support services, the Level 4 towns have varying roles to play in acting as attractors for foreign and local investment. Level 4 settlements are likely to perform a lesser function in terms of attracting foreign investment than Level 1-3 settlements; however historical foreign investment and local characteristics may support the ability of these towns to attract this scale and type of investment into the future. Generally, towns of this scale are particularly suited to attracting local investment and should aim to target investment in the form of local services, 'product intensive' industries, particularly those linked to rural resources, such as food processing, agricultural services and tourist facilities / accommodation.

The factors that make a town economically viable and attractive to investors and visitors are numerous and often hard to predict and influence, but for the purpose of these land use plans, the strategy for economic development will be based around:

- a) providing a land-use framework for each town, which makes the Council's requirements and expectations with respect to the location and type of new employment generating development abundantly clear;
- b) supporting and facilitating, to the highest degree possible (subject to environmental and other relevant planning considerations) all forms of employment generation and in particular, to encourage employment and commercial uses as a key activity in the town centre;
- c) a focus on 'placemaking' to create attractive and sustainable communities, with high quality services and public realm, to create attractive places to live, work, visit and invest.

An established measure of the employment 'health' of a settlement is a measure called the 'jobs ratio'. This is the relationship between the resident workers and the number of jobs in any defined area. A healthy area is considered to be one where the jobs ratio exceeds 70%¹. Baltinglass, Newtownmountkennedy and Rathdrum in 2016 all had jobs ratio in excess of 70%, all in or around 80%. This reflects the important role these towns play in the economic development and support of their hinterlands. It is important that this high level of employment is maintained into the future as resident population grows, and is developed further in an environmentally sustainable manner, with a particular focus on growing employment and businesses in the town centre and other already built up areas, densifying existing employment area, and targeting growth at locations that are the most sustainable in terms of accessibility. In this regard, it is the objective of the CDP to increase the jobs ratio in Level 4 towns by a minimum of 25% up to 2031.

This table also show the amount of land proposed to be zoned in each town for new employment. While it is assumed that a proportion of jobs growth will occur in the town centres and other mixed use lands that are not specifically zoned for employment alone, or will occur on existing developed employment land through intensification, sufficient zoned employment land is zoned in each town to meet all of the jobs growth required, on the assumption of 80 employees per hectare, plus an additional 'headroom' of 100% to ensure that there will be no shortage of site choice for developers of new employment.

¹ As per RSES Appendix A - data and indicators

LEVEL 4	Jobs ratio 2016	Targeted future jobs ratio 2031	Jobs growth targeted up to 2031	Quantum of zoned employment land (ha)
Baltinglass	0.81	1.01	+500	13
Enniskerry	0.33	0.41	+100	1 ²
Kilcoole	0.46	0.57	+100	10 ²
Newtownmountkennedy	0.78	0.97	+1,100	28
Rathdrum	0.82	1.03	+600	15

AMENDMENT V2 – 82

Part 1.1 Introduction to Level 4 Plans - General Objectives

Section 1.1.10 Flood Risk Assessment

As part of each plan addressed in this appendix, a Flood Risk Assessment (FRA) has been carried out. The assessment is presented as part of the Strategic Flood Risk Assessment appendix of the County Plan. All applications shall be assessed in accordance with the provisions of 'The Planning System and Flood Risk Management' Guidelines (DoEHLG 2009) and the flood management objectives of the County Development Plan.

Where existing development is located within Flood Zones A or B, new development shall be limited to minor development only; any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA and the relevant policies and objectives in the County Development Plan.

Any proposals for new development in Flood Zones A or B shall be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of this SFRA and the relevant policies and objectives in the County Development Plan, and in particular, where the lands at risk of flooding form part of a larger development site, 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.

AMENDMENT V2 – 83

Part 1.2 Introduction to Level 4 Plans - Zoning & Land Use

Section 1.2.1 Zoning Objectives

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

² To be reviewed in the next LAP to be commensurate with the employment growth objective

LEVEL 4 BALTINGLASS**AMENDMENT V2 – 84****Section 2.5 Town Centre & Retail**

BALT X1: To facilitate and support the development of a new supermarket on land zoned town centre that will improve the retail offer for Baltinglass and the surrounding area and will support a healthy and vibrant town centre.

AMENDMENT V2 – 85**Section 2.6 Social & Community Development**

BALT X2: To support and facilitate the development of a multi-purpose sports campus in Baltinglass

AMENDMENT V2 – 86**Section 2.9 ~~Action Area Plans &~~ Specific Local Objectives****Action Area 1**

~~This Action Area is located on lands west of the River Slaney, accessed off the N81 national secondary route. The subject lands measure c. 30ha and include:~~

- ~~• c. 3.8ha zoned for new residential development~~
- ~~• c.1.3ha zoned for mixed use~~
- ~~• c. 3.4ha zoned for Active Open Space~~
- ~~• c. 4.4ha zoned for Open Space (OS1)~~
- ~~• c. 6ha zoned as passive open space (OS2)~~
- ~~• c. 10.5 zoned for employment development~~

~~Permission was granted in 2019 for 55 housing units on part of the lands zoned for 'new residential'. Any further applications for permission or amendments to the parent permission in this action area plan shall comply with the provisions of this updated town plan.~~

~~This action area plan shall be developed in accordance with the following criteria:~~

- ~~• The residential element of the action area shall be designed and laid out in a manner which addresses the N81 national secondary route, providing for an open space green area adjoining the western boundary.~~
- ~~• Only a single vehicular access point shall be permitted into this action area. The internal road network serving this area shall be designed so as to provide a spine route off the N81 between the residential—open space sector and employment zones.~~
- ~~• The mixed use zone shall be reserved for the development of a discount foodstore.~~
- ~~• No further permission shall be granted in AA1 unless accompanied by a programme for the delivery of a active open space zone of not less than 2ha and an amenity park on the land zoned 'OS1' and dedicated to the public along the river. The developer shall be responsible for landscaping of this area and providing suitable access and lighting / furniture and for safeguarding the integrity of the route of the old railway line as part of a possible longer amenity route.~~
- ~~• Developments adjoining the designated open spaces shall be so designed and units so orientated as to allow for passive supervision and easy access to the open spaces; in particular, no structures shall back onto~~

~~open spaces and residential open spaces shall be designed where possible to flow into the larger open space areas.~~

~~The development of the action area shall ensure adequate protection and enhancement of the open space and conservation area adjoining the River Slaney.~~

2.9 Specific Local Objectives

SLO-1

This area is located on lands west of the River Slaney, accessed off the N81 national secondary route. The subject lands measure c. 10ha and include c. 3.8ha zoned for new residential development, 1.3ha zoned for 'mixed use' and 4.95ha zoned for open spaces use (AOS, OS1, OS2).

Permission was granted in 2019 for 55 housing units on part of the lands zoned for 'new residential'. Any further applications for permission or amendments to the parent permission in this SLO area shall comply with the provisions of this updated town plan.

This SLO shall be developed in accordance with the following criteria:

- The residential element of the action area shall be designed and laid out in a manner which addresses the N81 national secondary route, providing for an open space green area adjoining the western boundary.
- Access into these lands shall be so located and designed as to provide for access from the N81 into SLO-2;
- No further permission shall be granted in SLO-1 unless accompanied by a programme for the delivery of an active open space zone of not less than 2ha on lands zoned AOS and an amenity park of not less than 2.5ha on the land zoned OS1 and dedicated to the public along the river, which shall be laid out and designed in such a way as to safeguard the integrity of the route of the old railway line as part of a possible longer amenity route.
- Developments adjoining the designated open spaces shall be so designed and units so orientated as to allow for passive supervision and easy access to the open spaces; in particular, no structures shall back onto open spaces and residential open spaces shall be designed where possible to flow into the larger open space areas.
- The development of the action area shall ensure adequate protection and enhancement of the open space and conservation area adjoining the River Slaney.

SLO-2

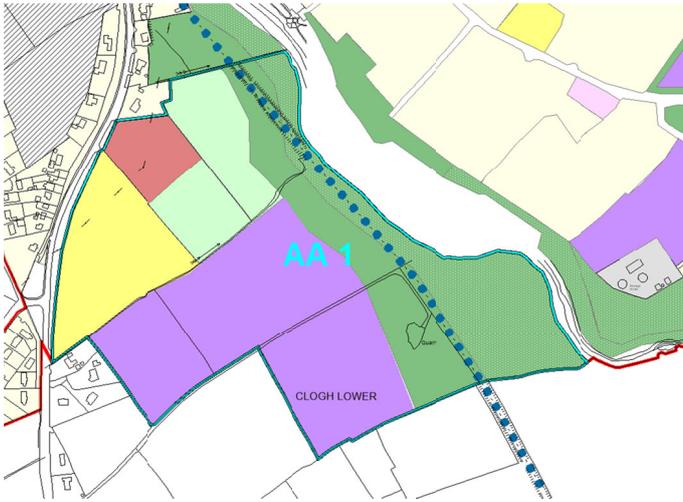
This area is located on lands west of the River Slaney, proximate to the N81 national secondary route. The subject lands measure c. 18ha and include c. 10.5ha zoned for employment use, and 7.5ha zoned for open space uses (OS1 and OS2).

This SLO shall be developed in accordance with the following criteria:

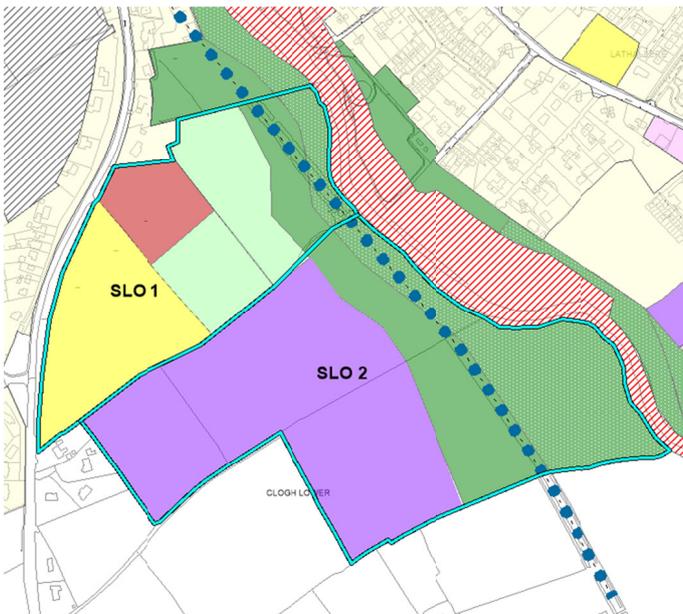
- Access into these lands shall be via SLO-1 unless a suitable alternative from the N81 is determined which does not prejudice access to SLO-1
- No permission shall be granted in SLO-2 unless accompanied by a programme for the delivery of an amenity park of not less than 3ha on the land zoned 'OS1' and dedicated to the public along the river, which shall be laid out and designed in such a way as to safeguard the integrity of the route of the old railway line as part of a possible longer amenity route.
- Developments adjoining the designated open spaces shall be so designed and units so orientated as to allow for passive supervision and easy access to the open spaces; in particular, no structures shall back onto open spaces and development open spaces shall be designed where possible to flow into the larger open space areas.
- The development of the action area shall ensure adequate protection and enhancement of the open space and conservation area adjoining the River Slaney.

Land Use Map

Change from:



Change to:



AMENDMENT V2 – 87

Section 2.9 ~~Action Area Plans &~~ Specific Local Objectives

SLO – 3

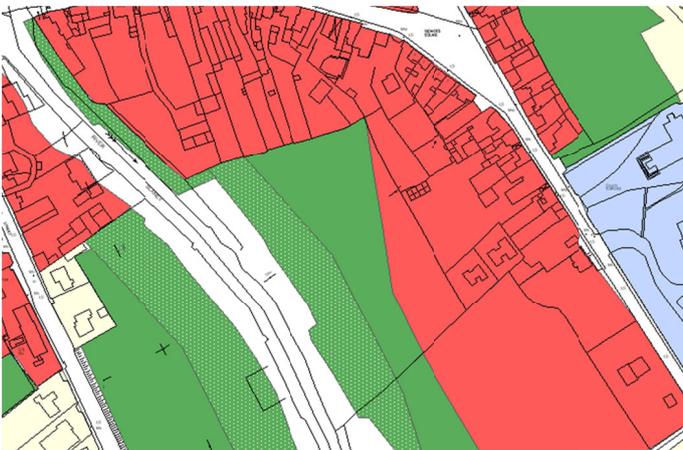
This area is located on lands east of the River Slaney, south of Market Square. The subject lands measure c. 1ha and are zoned for tourism use. Parts of these lands are in Flood Zones A and B.

This SLO shall be developed in accordance with the following criteria:

- Only 'water compatible development' as defined by 'The Planning System and Flood Risk Management Guidelines' (OPW / DEHLG 2009) may occur in areas identified in this plan SFRA or any future site specific flood risk assessment as being in Flood Zone A;
- Only 'water compatible development' or 'less vulnerable development' as defined by the Guidelines may occur in areas identified in this plan SFRA or any future site specific flood risk assessment as being in Flood Zone B;
- Projects giving rise to adverse effects on the integrity of the River Slaney SAC or any other European site (cumulatively, directly or indirectly) arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall not be permitted on the basis of this zoning³. Any development proposals will be required to contribute as appropriate towards the protection and where possible enhancement of the ecological coherence of the European Site network and encourage the retention and management of landscape features that are of major importance for wild fauna and flora as per Article 10 of the EU Habitats directive.

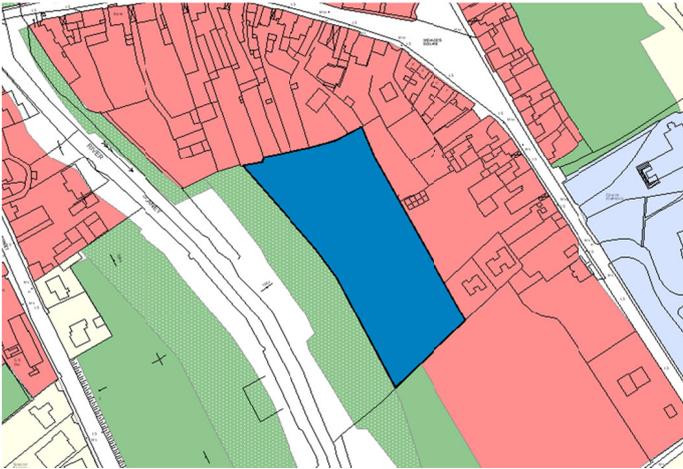
Land Use Map

Change from: Open Space (OS1) and Town Centre (TC)



³ Except as provided for in Article 6(4) of the Habitats Directive, viz. there must be: a) no alternative solution available, b) imperative reasons of overriding public interest for the project to proceed; and c) adequate compensatory measures in place.

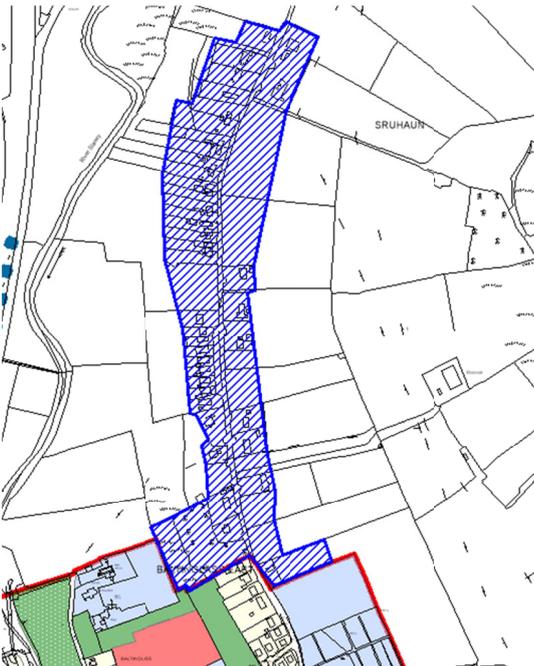
Change to Tourism (T) + Specific Local Objective SLO3



AMENDMENT V2 – 88

Land Use Map

- (a) Amend the settlement boundary to include the land shown in blue on map below, and
- (b) To zone these lands as 'RE - Existing Residential'.



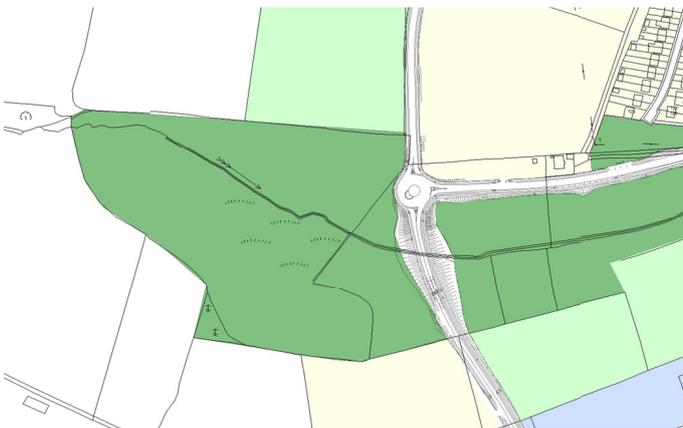
LEVEL 4 NEWTOWNMOUNTKENNEDY**AMENDMENT V2 – 89****Section 3.9 Action Areas & Specific Local Objectives****Add new 'SLO - Specific Local Objective'****SLO-1**

This SLO is located to the west of the new distributor road, adjoining land identified for a future parkland along the river. This SLO measures c. 5.7ha and shall be developed as an Open Space and Community development in accordance with the following criteria:

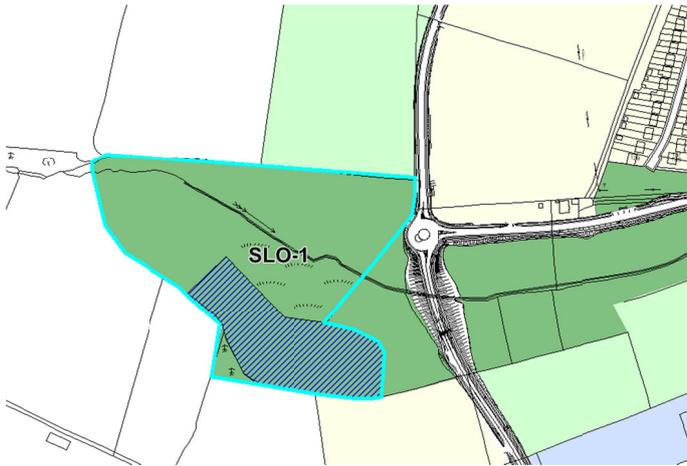
- Not less than 4ha shall be laid out and dedicated to the public as public parkland, in conjunction with the design for the adjoining development;
- A maximum area of c. 1.6ha on lands zoned CE may be developed for nursing home use
- The design of any such development shall integrate into the parkland setting and shall provide for passive supervision of the parkland area; where any access roads are required across land zone OS they shall be so designed as to allow the park, and users of same, to flow safely across;
- No construction may commence on the nursing home until this park is completed and open to the public.

Land Use Map

Change from: OS1



Change to: OS1 & CE (hatch blue area) (+ SLO designation)



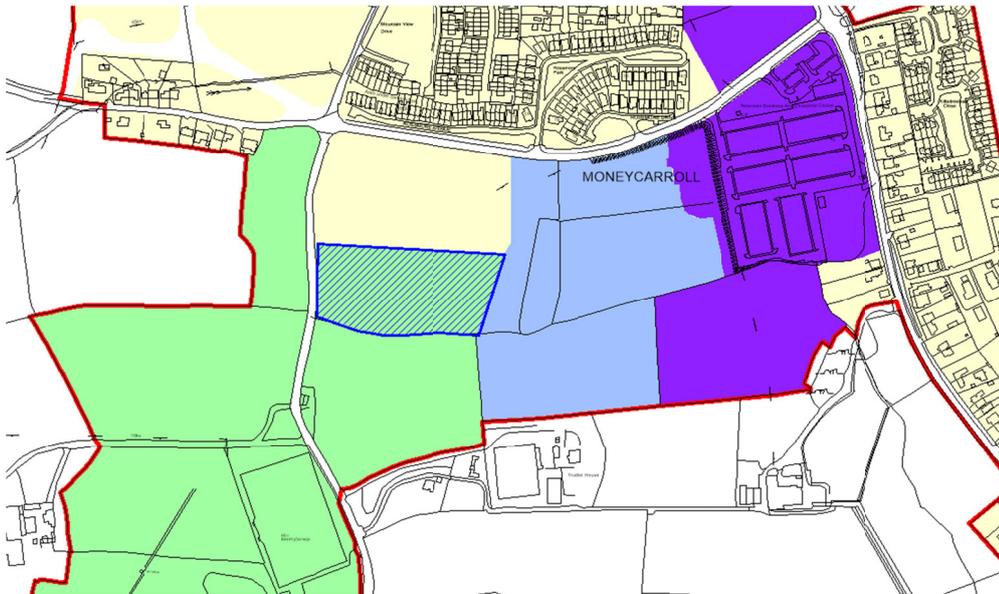
AMENDMENT V2 – 90

Land Use Map

Change from: AOS - Active Open Space

Change to RN – New Residential

Area shown in blue hatch (c. 2.25ha/5.6 acres)



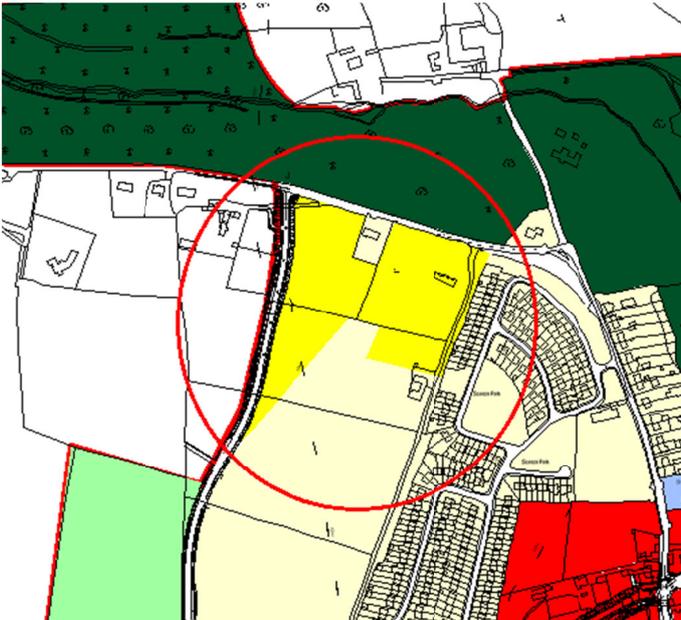
AMENDMENT V2 – 91

Land Use Map

Change from: 'RN New Residential'

Change to: 'SLB – Strategic Land Bank'

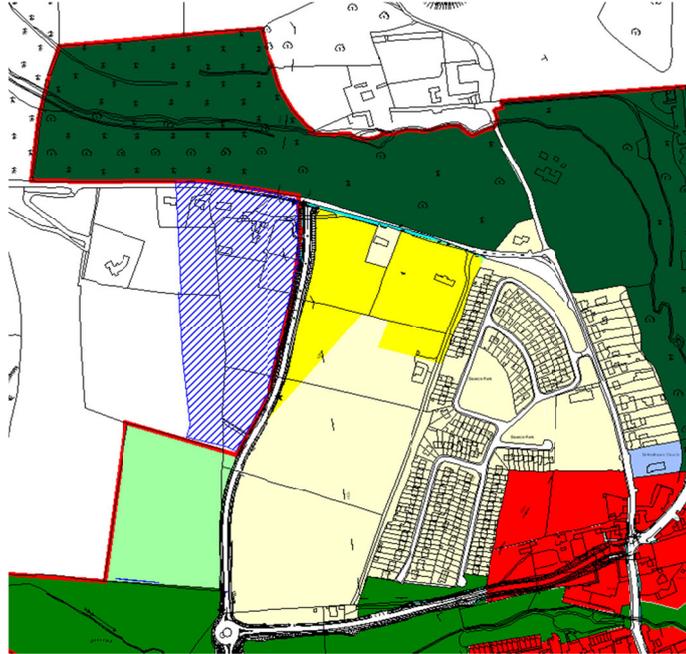
Area shown in red circle (c. 3.9ha / 9.6 acres)



AMENDMENT V2 – 92

Land Use Map

- Extend the Newtownmountkennedy plan boundary by c. 5.3ha as shown on the map below (in blue hatch)
- Zone the land 'SLB – Strategic Land Bank'



LEVEL 4 RATHDRUM**AMENDMENT V2 – 93****Section 4.9 Action Areas****Action Area 1 Lands to the east of Main Street**

The development of these lands provide an opportunity to provide a new 'street' to the east of the Main Street, (the design of which shall be determined following detailed survey consideration of options and public consultation), fronted by a mix of shops and residences; this street should form a complete loop from the Main Street ~~and should incorporate a new town car park with pedestrian and vehicular access from the Main Street to the north (R755) and the Station Road to the south (R752).~~ Pedestrian / cycle lane access to the Main Street will complete the loop through the Parnell Memorial Park. The new town centre car park should be located to the west of the New 'Street' and to the east of the Main Street (as indicated on the AA1 map). This is the preferred location in the town for any larger scale retailing, such as a new supermarket. Any development proposals shall include a reservation of land along the rear boundaries of properties on the Main Street to ensure future access could be provided; all of these measures could contribute to the reduction of cars and car parking from Main Street, thereby improving its overall character and level of amenity.

Objectives AA1

- To provide for a mix of uses capable of accommodating retail / commercial / community development;
- A 'town centre' type density will be required to be achieved across the TC zone of the site; a site coverage of at least 50% and a plot ratio of at least 1:0.5 will be expected;
- A new street shall be provided linking the northern and southern ends of the Main Street and new uses should form active frontage along same, ~~with vehicular and pedestrian access via the R755 to the north and the R752 to the south. Pedestrian / cycle lane access shall also be provided through the Parnell Memorial Park to the southwest.~~
- The lands to the west of the new street shall generally be reserved for commercial / retail /community uses; the Planning Authority may phase and / or restrict residential development to ensure this element is delivered;
- A new town car park shall be provided ~~to the west of the "new street" and to the east of the Main Street,~~ as part of any development proposals;
- Any development located to the immediate east of existing properties of the Main Street should be so laid out as to facilitate the future development of these backlands and the possibility of the creation of new pedestrian and the possibility of the creation of new pedestrian links through to the Main Street;

AMENDMENT V2 – 94

Section 4.9 Action Areas

Action Area 2 Knockadosan

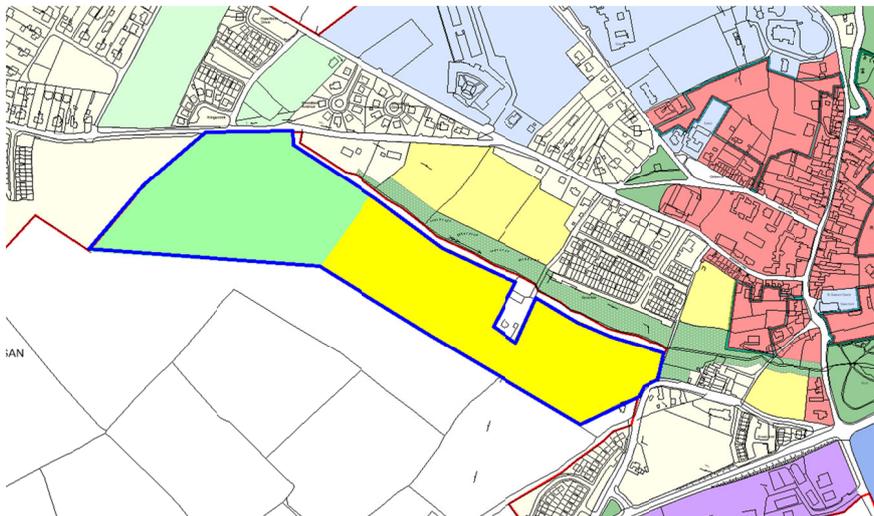
These lands located at Knockadosan, measure c. 12.5ha and are zoned for residential use (c. 6.5ha) and active open space use (6ha). The development of these lands provides an opportunity to deliver a new sports area to the west of the town (where the majority of existing / planned housing is located) and for the construction of the new street incorporating frontage from the Greenane Road to the Avoca Road via Brewery Bend that would enhance accessibility of community and commercial facilities for the residents of the development and the town.

This action area shall be developed as a residential and active open space zone in accordance with the following criteria:

- A minimum area of 6ha shall be provided by the developer as an active open space / sports facility. The location, layout, design and future management structure of this facility shall be agreed with Wicklow County Council in advance of the occupation of any residential units;
- A maximum of 6.5ha may be developed for residential use, including all services, open spaces, childcare facilities etc required for that quantum of development;
- The road layout provided within the lands shall be so designed to allow for through access from the Greenane Road to Brewery Bend.

Land Use Map

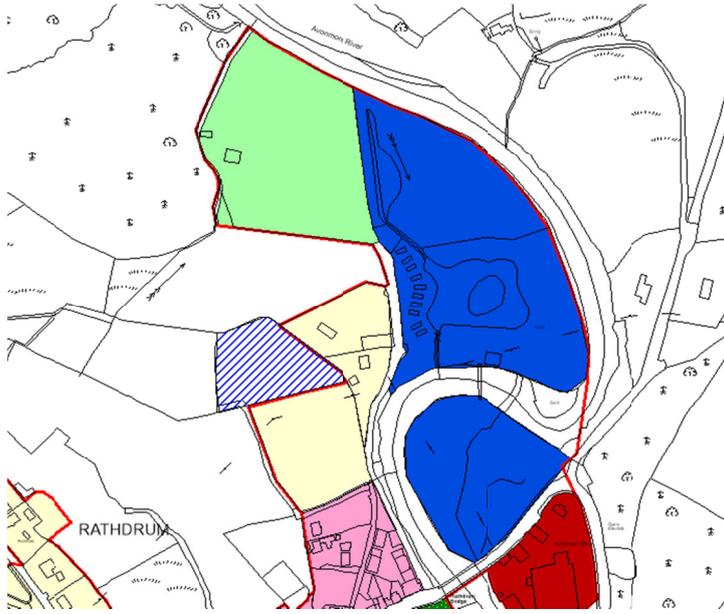
- (a) To extend the plan boundary to include the lands outlined in blue on map below (c. 12.5ha) and identify these lands as an 'Action Area 2'
- (b) Zone c. 6ha for 'AOS - Active Open Space'
- (c) Zone c. 6.5ha for 'RN-New Residential'



AMENDMENT V2 – 95

Land Use Map

- (a) To extend the plan boundary to include the lands outlined in blue hatch on map below (c. 0.8ha / 2 acres) and zone for 'RN-New Residential', and
- (b) To include an objective RT-X in the plan



Section 4.3 Residential Development

Residential Development Objectives

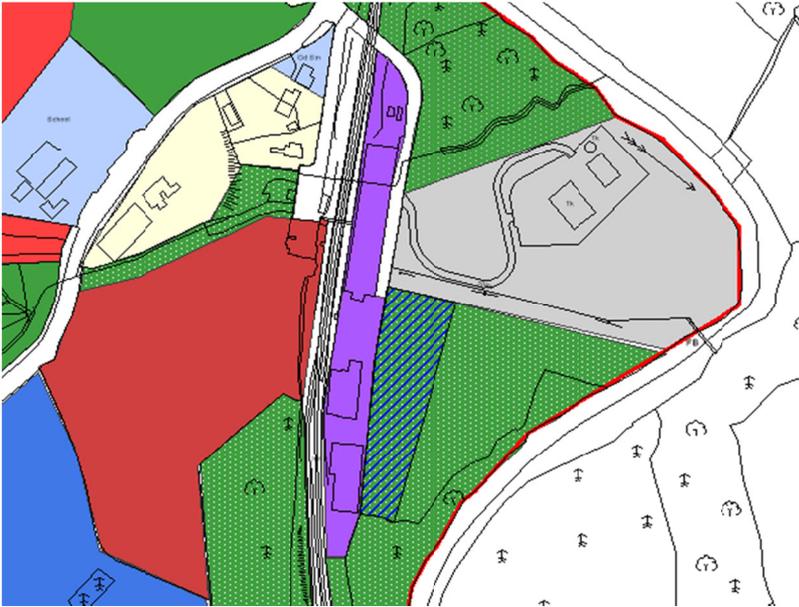
- RT-X** To provide for residential development for a maximum of 4 units on lands of c. 0.8ha, zoned 'RN – New Residential', north of Kilian's Glen.

AMENDMENT V2 – 96

Land Use Map

Change from: 'OS2 - Passive Open Space' (area marked in blue hatch on map below c. 0.47ha)

Change to: 'E - Employment'



VOLUME TWO**PLANS****LEVEL 5 PLANS****AMENDMENT V2 – 97****Part 1.1 Introduction to Level 5 Plans – General Objectives****Section 1.1.10 Flood Risk Assessment**

As part of each plan addressed in this appendix, a Flood Risk Assessment (FRA) has been carried out. The assessment is presented as part of the Strategic Flood Risk Assessment appendix of the County Plan. All applications shall be assessed in accordance with the provisions of *'The Planning System and Flood Risk Management'* Guidelines (DoEHLG 2009) and the flood management objectives of the County Development Plan.

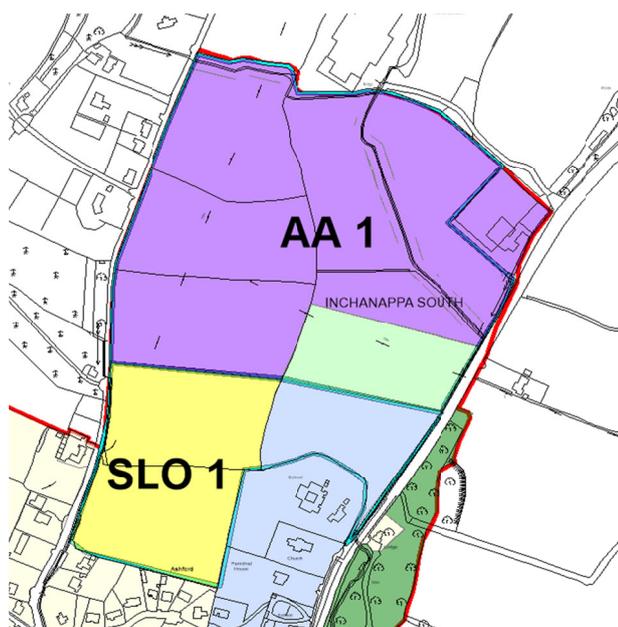
Where existing development is located within Flood Zones A or B, new development shall be limited to minor development only; any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA and the relevant policies and objectives in the County Development Plan.

Any proposals for new development in Flood Zones A or B shall be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of this SFRA and the relevant policies and objectives in the County Development Plan, and in particular, where the lands at risk of flooding form part of a larger development site, 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.

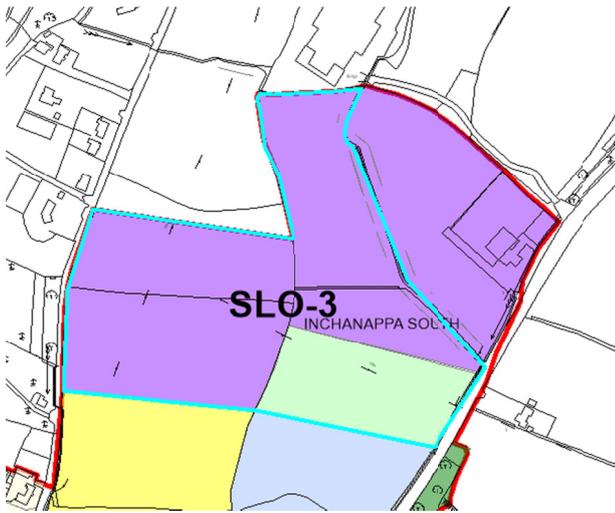
LEVEL 5 ASHFORD**AMENDMENT V2 – 98****Section 2.9 Action Area Plans & Specific Local Objectives****Action Area 1 SLO-3 Inchanappa South**

This **Action Area SLO** area is located on lands at Inchanappa South, west of the existing Glanbia premises and north of Ashford national school. The overall action area measures c. ~~16.5ha~~ **10.5ha**, as shown below. This action area shall be delivered as an employment and community open space zone in accordance with the following criteria:

- Development of these lands shall provide a new public road linking the R764 to the R772, which will service the development of the employment zoned lands.
- Any buildings proposed along the eastern boundary of this action area shall address the R772 and be of a high-quality design and finish providing for both hard and soft landscaping in order to provide an attractive northern entrance to the town of Ashford.
- The existing stream running through these lands shall be incorporated in the overall design and layout of the action area, but it shall be left in a natural condition with a minimum set back of any development (including landscaped areas) of at least 30m on both sides.
- A minimum area of 2ha shall be developed as a sports ground (the location shown below is for indicative purposes only with the overall layout subject to detailed design), including the laying out of pitches and the construction of appropriate parking and changing room facilities. The future management/maintenance arrangements and use of this facility shall be agreed with Wicklow County Council prior to the commencement of its use.
- Only 50% of the proposed employment lands may be developed prior to the completion of the required sports facilities.

Land Use Map**Change from:**

Change to:



AMENDMENT V2 – 99

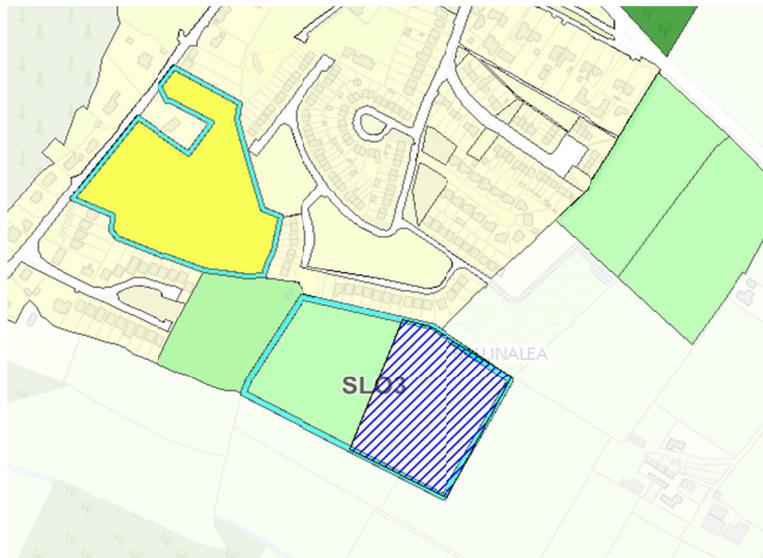
Section 2.9 Action Area Plans & Specific Local Objectives

- (a) To extend the plan boundary to include the lands outlined in light blue on map below and zone for 'RN-New Residential', and
- (b) Identify these lands, along with the adjoining AOS, as an 'SLO'

SLO 3 Ballinalea

SLO3 is situated at Ballinalea south of the Woodview estate as shown in Figure 2.X below and measures c. 3.8ha. These lands shall be developed as a residential and open space area, subject to the AOS area being laid out and suitably developed by the landowner to be suitable for active sports use and dedicated to public / sports club use prior to the commencement of any residential development.

Land Use Map



AMENDMENT V2 – 100**Action Area Plans & Specific Local Objectives**

- (a) To extend plan boundary to include a new 'Specific Local Objective' area of 19.25ha (as outlined in light blue on the map below)
- (b) To zone the land within this SLO as follows:
- i. Max 11ha 'RN - New Residential' (blue hatched area)
 - ii. Minimum 3.25ha AOS (light green hatched area)
 - iii. Minimum 5ha OS1 (dark green area)

SLO XX: Inchanappa

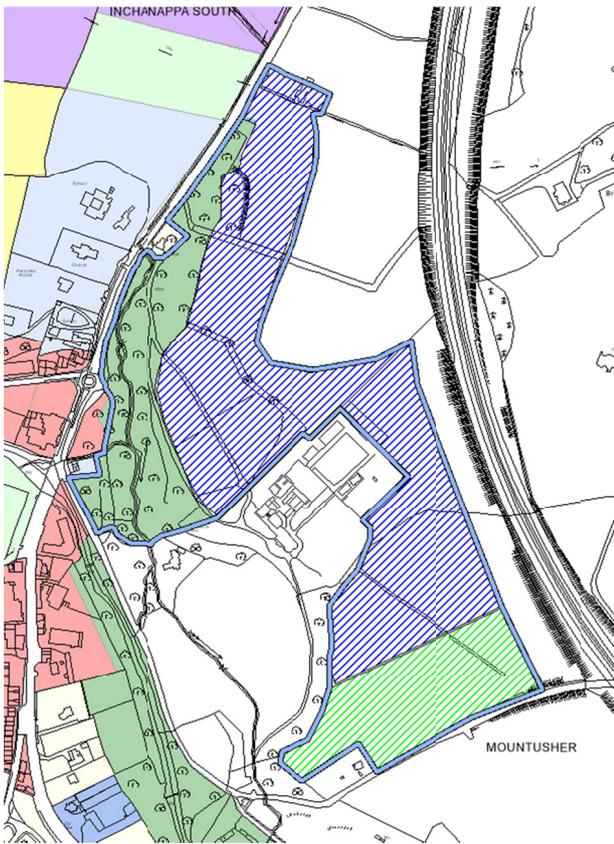
This SLO is located on part of the grounds of Inchanappa House that adjoin the M/N11 to the east, the R772 to the west and bounded by Inchanappa House and outbuildings to the south. The overall SLO measures c. 19.25ha, as shown in Figure 2.X.

This Specific Local Objective shall be delivered as a residential and open space development in accordance with the following criteria:

- The lands zoned 'OS1' in this SLO shall be developed as a 'community park' open to all (not just residents of this SLO) comprising woodland walks, landscaped areas, seats etc and a teenage zone and adult gym (minimum 0.4ha in area) at an easily accessible and safe location and well connected to Ashford Village;
- The lands zoned 'AOS' (or other similarly sized lands within the SLO area) shall be developed as a community sports area, including (but not limited to) playing pitches / courts etc and an indoor sports / community hall suitable for a range of sports and community uses; only a site that is well connected to Ashford village by active and sustainable transport modes will be considered for this element of the SLO;
- Only 50% of the residential element may be developed prior to the OS1 and the community sports zone (including buildings and appropriate access) on AOS being laid out and completed by the developer in manner to be agreed with Wicklow County Council and devoted to the public;
- The design and layout of the overall SLO, in particular the residential element, shall address and provide for passive supervision of the community park and amenity walks. At no point should the design or layout allow for housing backing onto this proposed public open space area.
- A pedestrian walk linking the residential area of this SLO to land designated as Opportunity Site 1 shall be provided as part of the development.
- The minimum set back of new housing development from the M11 in this SLO shall be 50m. Where housing development is proposed within 100m of the M11, the developer shall be responsible for designing, providing and maintaining suitable noise and light pollution mitigation measures.

This SLO shall be the subject of comprehensive (not piecemeal) masterplan that allows for the sustainable, phased and managed development of the SLO area during the plan period. Separate applications for sections of the SLO will not be considered until an overall SLO masterplan has been agreed in writing with the Planning Authority unless it can be shown that any application will not undermine the achievement of the overall objectives for the area. The position, location and size of the land use zonings shown on plan maps are indicative only and may be altered in light of eventual road and service layouts, detailed design and topography, subject to compliance with the criteria set out for the SLO.

Land Use Map

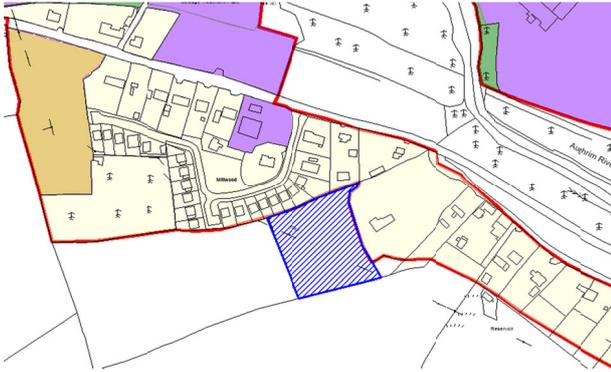


LEVEL 5 AUGHRIM

AMENDMENT V2 – 101

- (a) To extend plan boundary
- (b) Zone lands measuring c.0.8ha (as shown in blue hatch below) for 'RN New Residential' use.

Land Use Map



LEVEL 5 CARNEW

AMENDMENT V2 – 102

Section 4.9 Action Area Plans & Specific Local Objectives

SLO 3

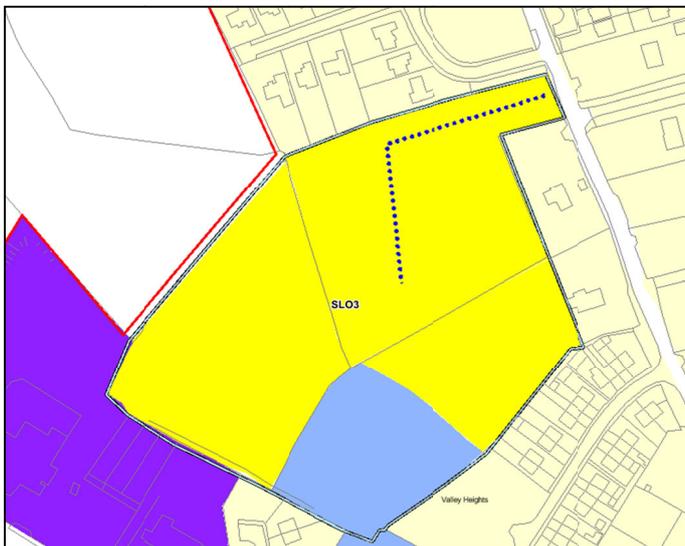
This SLO is located to the north of Scoil Aodhan Naofa measuring c. 4.2ha and shall be delivered as a comprehensive residential (c.3.5ha) and new community development (c.0.7ha) in accordance with the following criteria:

- Access to these lands shall be provided via the Coolattin Road, with a through road being provided to the community zoned lands. Only 50% of the proposed residential element of this SLO shall be developed prior to the completion of the community element of this area.
- The community lands shall be developed as a car park, with necessary turning bays and drop-off points and pedestrian access being provided to the existing primary school. A grant of easement along this road shall be provided by the landowner to the primary school and the car park shall be available to school users at all times that the school is in use.

Land Use Map

Change from: ' AOS Active Open Space' (c. 4.2ha)

Change to: 'RN New Residential' (3.5ha) and 'CE Community & Education' (0.7ha)



AMENDMENT V2 – 103

- (a) To extend plan boundary
- (b) Zone lands measuring c.1.2ha (as shown below) for part 'RN New Residential' use and part 'OS1 Open Space'.

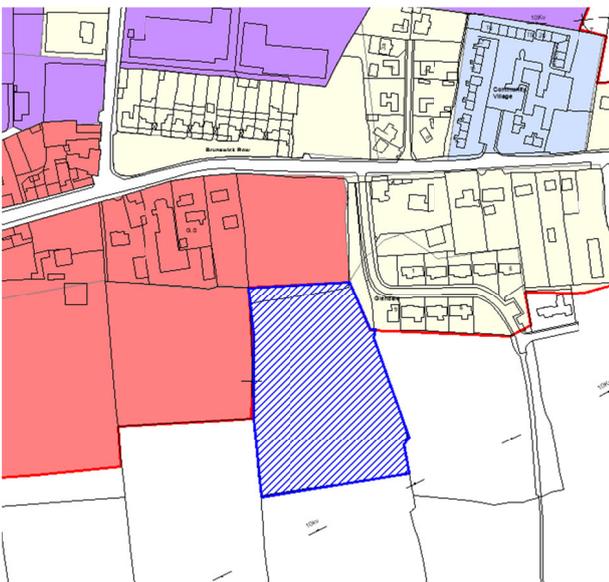
Land Use Map



AMENDMENT V2 – 104

- (a) To extend plan boundary
- (b) Zone lands measuring c.2ha (as shown in blue hatch below) for 'RN New Residential' use.

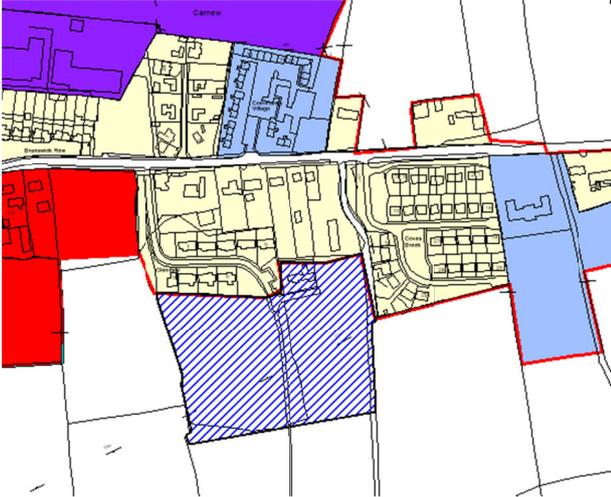
Land Use Map



AMENDMENT V2 – 105

- (a) To extend plan boundary
- (b) Zone lands measuring c.3ha (as shown in blue hatch below) for 'RN New Residential' use.

Land Use Map

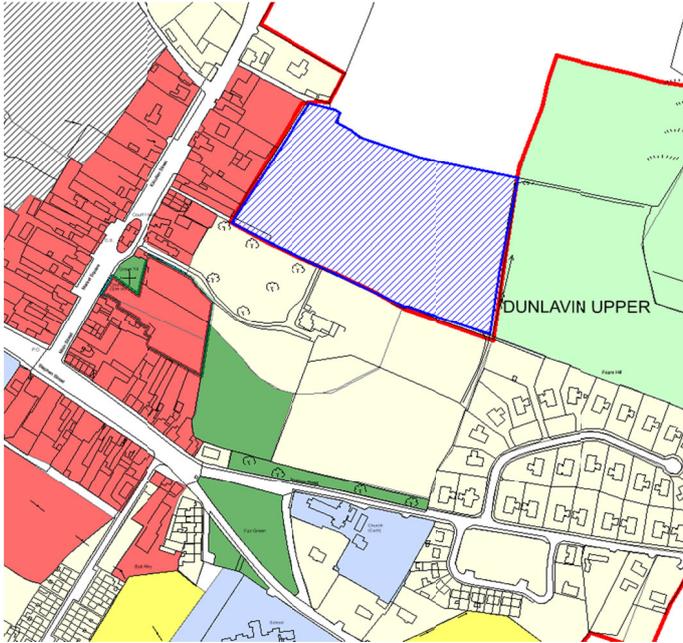


LEVEL 5 DUNLAVIN

AMENDMENT V2 – 106

- (a) To extend plan boundary
- (b) Zone lands measuring c.3.6ha / 9 acres (as shown in blue hatch below) for 'RN New Residential' use.

Land Use Map



LEVEL 5 TINAHELY**AMENDMENT V2 – 107****Section 6.10 Tinahely Architectural Conservation Area (ACA)**

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

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

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

Market Square, with its Market House and Court House, Pound Lane, **Barton Street**, the milling area at the Derry and Tinahely Bridge comprise the main historic area of Tinahely. The buildings fronting onto Market Square are substantial with extensive outbuildings and lands to the rear. They comprise an important “set piece” of small town urban design and planning. Later additions also of importance are the terraced workers’ cottages on the Hacketstown Road and the Methodist Church and Manse. In general, the stone built structures of this period are a valuable non-renewable cultural resource that contributes strongly to the cultural identity of the town and merits treatment as a conservation area.

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

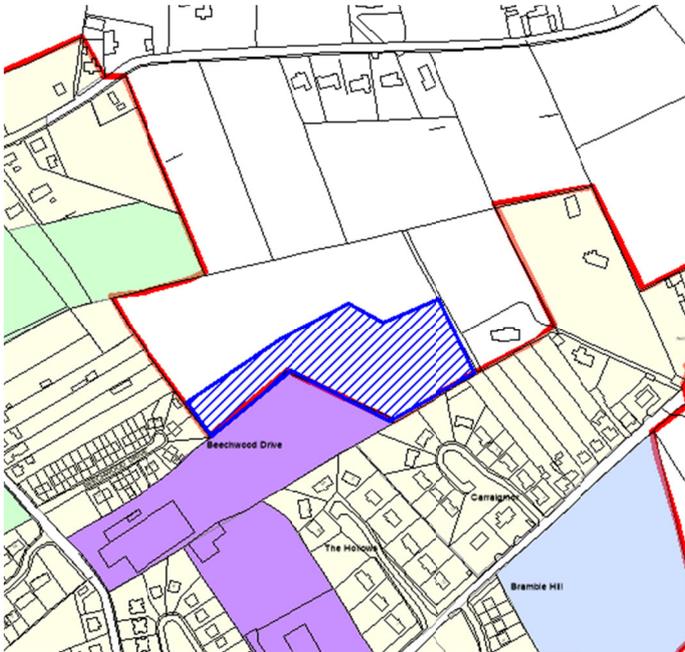
- ~~Pound Lane~~ **Barton Street** predominantly comprising well presented double fronted two-storey houses, mainly with classical detailing around doors and windows;
- The present bank building, a former hotel, is a substantial double fronted five-bay property with a shop frontage inserted into one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

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

AMENDMENT V2 – 108

- (a) To extend plan boundary
- (b) Zone lands measuring c.1.5ha (as shown in blue hatch below) land as 'SLB Strategic Land Bank'

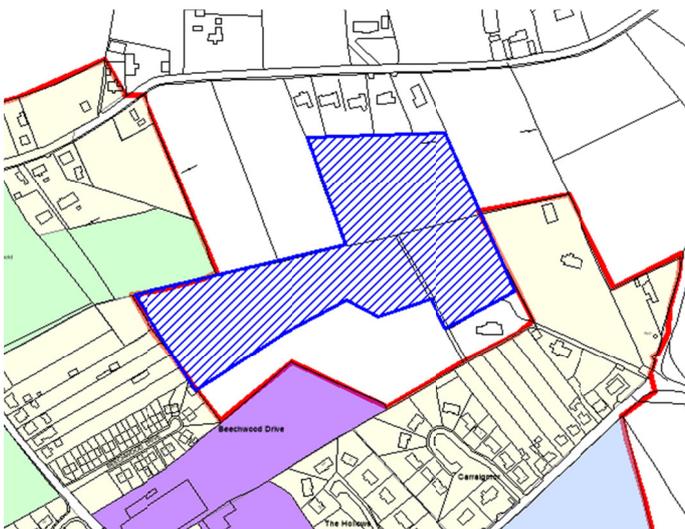
Land Use Map



AMENDMENT V2 – 109

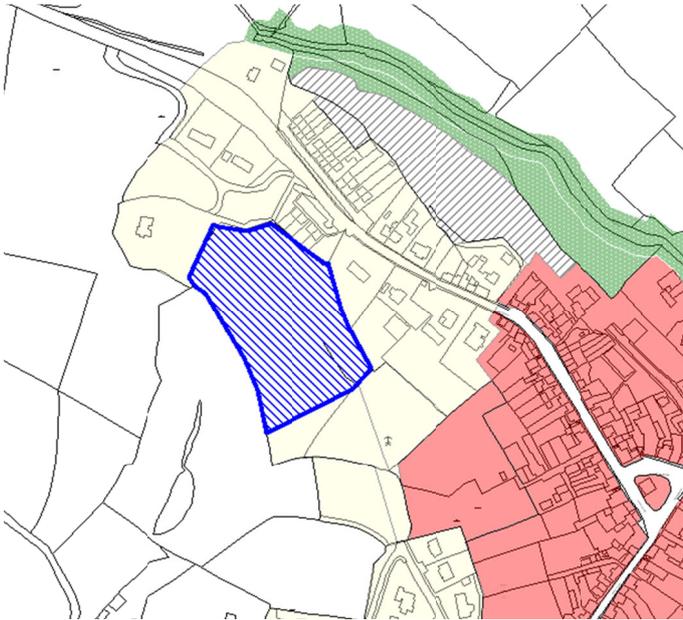
- (a) To extend plan boundary
- (b) Zone lands measuring c.4.3ha (as shown in blue hatch below) land as 'SLB Strategic Land Bank'

Land Use Map



AMENDMENT V2 – 110

- (a) To extend plan boundary
- (b) Zone lands 'R Special – Special Residential'
- (c) Include the new objective in the Tinahely Town Plan



Section 6.3 Residential Development

TINXX To provide for residential development for a maximum of 4 additional units on lands zoned 'R Special'.

LEVEL 6 PLANS

LEVEL 6 AVOCA

AMENDMENT V2 – 111

Section 2.3 Avoca Specific Development Objectives

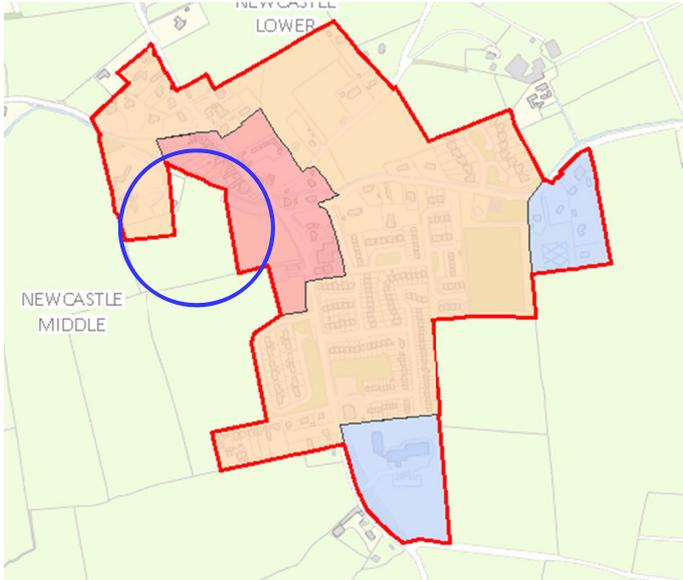
Notwithstanding the Flood Risk Mitigation Objective set out in the 'Introduction to Level 6 Plans', no development, other than minor works as per Section 5.28 of the Guidelines for Flood Risk Management (DoEHLG 2009) shall be considered in Flood Zones A or B until the Avoca Flood Relief Scheme is completed.

LEVEL 5 NEWCASTLE

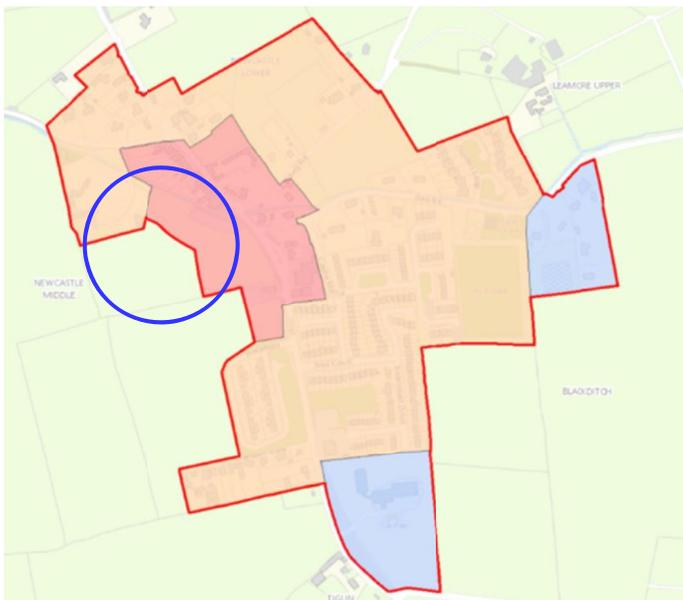
AMENDMENT V2 – 112

Land Use Map

Change from:



Change to:



LEVEL 5 ROUNDWOOD

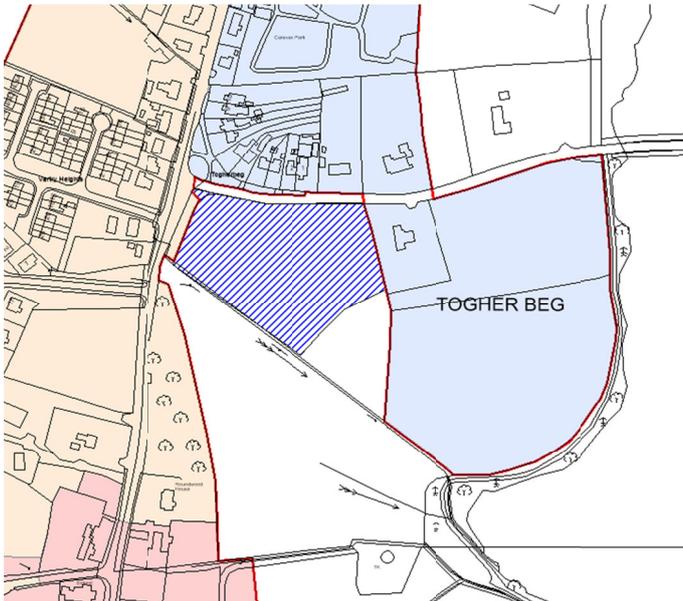
AMENDMENT V2 – 113

Section 5.3 Roundwood Specific Development Objectives

- 11. On the lands identified as **RD4** west of the Waters Bridge on Map 1 (tertiary zone) to provide for tourism use **and two family dwellings (on a maximum area of 1.5 acres)** only, strictly on the basis of the connection of any development to mains water and wastewater services, and no adverse impacts arising on the proximate Vartry Reservoir.

AMENDMENT V2 – 114

- (a) To extend plan boundary to include land shown in blue hatch on map below (c. 1.7ha /4.2 acres)
- (b) Zone the extended area 'Secondary Zone'

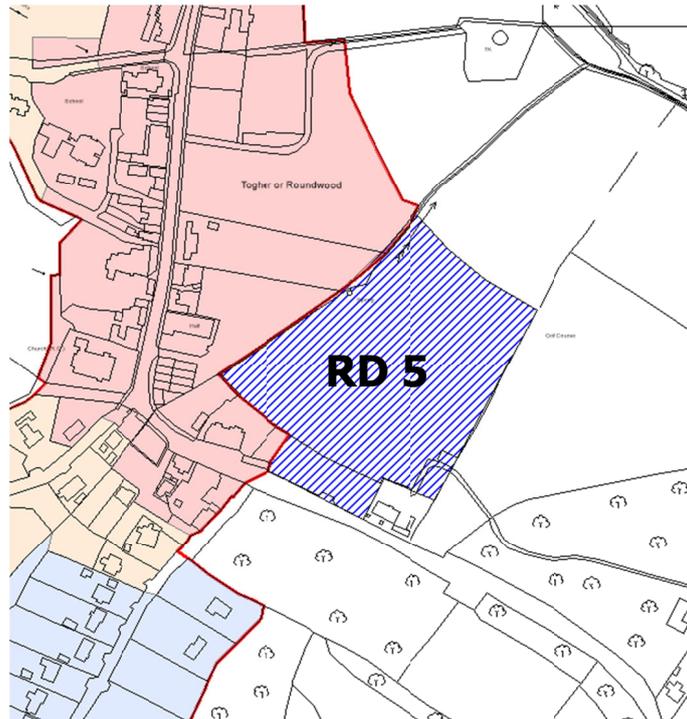


AMENDMENT V2 – 115

- (a) To extend plan boundary to include land shown in blue hatch on map below
- (b) Zone the extended area 'Secondary Zone' with new **Objective RD5**

Section 5.3 Roundwood Specific Development Objectives

- 12. On lands identified as RD5 on Map 1, ensure any development proposals allow for future connectivity to the lands to the north identified as RD3.



LEVEL 7 LARAGH - GLENDALOUGH**AMENDMENT V2 – 116****1.2.2 Settlement & Tourism Objectives****Transportation & Infrastructure**

LGX1 Where existing development is located within Flood Zones A or B, new development shall be limited to minor development only; any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA and the relevant policies and objectives in the County Development Plan.

Any proposals for new development in Flood Zones A or B shall be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of this SFRA and the relevant policies and objectives in the County Development Plan, and in particular, where the lands at risk of flooding form part of a larger development site, 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.

*Note: Please see **Proposed Amendment No. V1 – 12** where it is proposed to extend the Laragh village boundary.*