

CHAPTER 4

SETTLEMENT STRATEGY

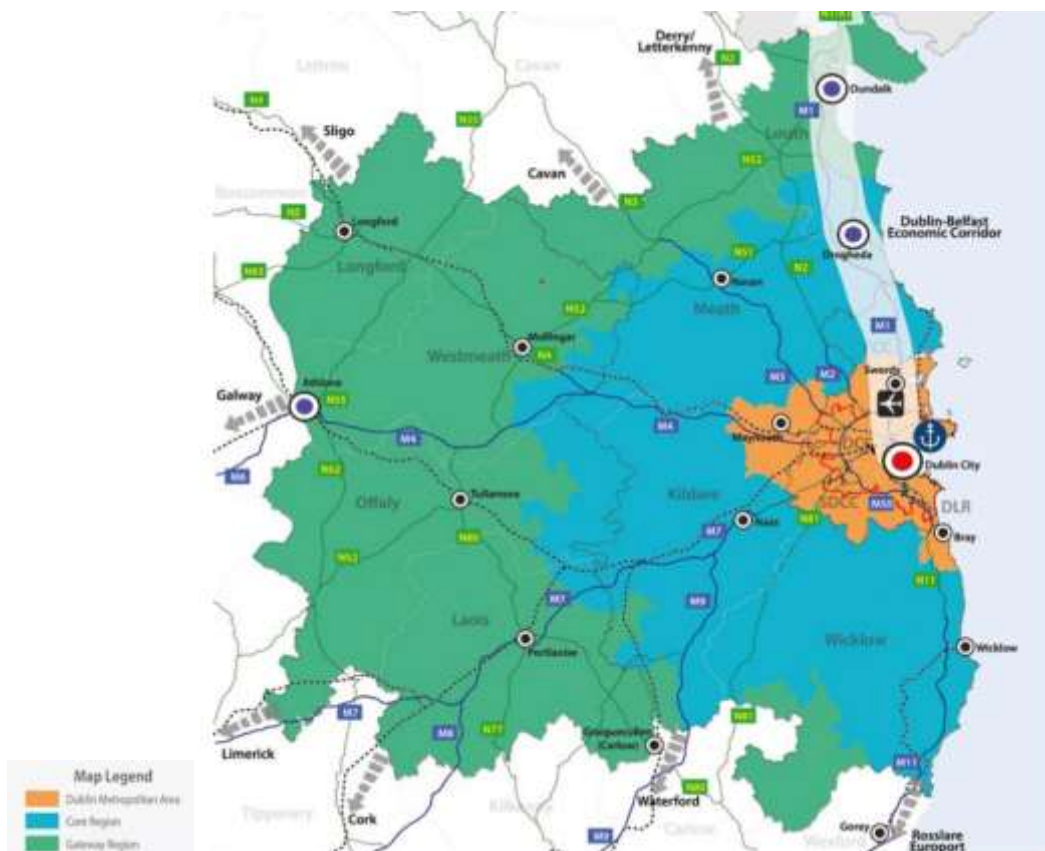
4.0 Introduction

This chapter sets out the Settlement Strategy for County Wicklow. The Settlement Strategy is in accordance with the Development Plan Strategy and Core Strategy, as outlined in Chapters 2 and 3. It outlines the strategy for the future development of settlements and the rural area. In particular it sets out the role and function of each level within the Settlement Hierarchy and includes information on the growth targets and occupancy controls within each level. A visual representation of the settlement hierarchy is shown on Maps 04.01, 04.02 and 04.03.

This settlement strategy is an essential component for the delivery of the overall development plan strategy, which is guided by three strategic principles, Healthy Placemaking, Climate Action and Economic Opportunity, and for the realisation of the ten strategic county outcomes.

4.1 Regional Context

The Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Area categorises the whole region into three areas – Dublin Metropolitan Area, the Core Region and the Gateway Region.



The north eastern section of County Wicklow, including Bray and Greystones-Delgany, are included within the metropolitan area. The majority of the County, including Wicklow-Rathnew, Arklow and Blessington, is included in the Core Region. A relatively small section of the south of County is included in the Gateway region. The RSES identifies growth enablers for each of the three sub-areas. The points that are relevant for County Wicklow are summarised below.

Growth Enablers for the Metropolitan Area	<ul style="list-style-type: none"> ▪ To realise ambitious compact growth targets of at least 30% for metropolitan settlements, with a focus on healthy placemaking and improved quality of life. ▪ To deliver strategic development areas identified in the MASP, located at key nodes along high-quality public transport corridors in tandem with the delivery of infrastructure and enabling services to ensure a steady supply of serviced sites and to support accelerated delivery of housing. ▪ To increase employment in strategic locations, providing for people intensive employment at other sustainable locations near high quality public transport nodes, building on commercial and research synergies in proximity to large employers, industry clusters and smart specialisation and activating strategic sites to strengthen the local employment base in commuter towns. ▪ Enhance co-ordination across local authorities and relevant agencies to promote more active land management and achieve compact growth targets through the development of infill, brownfield and public lands, with a focus on social as well as physical regeneration and improved sustainability.
Growth Enablers for the Core Region	<ul style="list-style-type: none"> ▪ To promote continued growth at more sustainable rates, while providing for increased employment and improved local economies, services and functions to allow towns become more self-sustaining and to create the quality of life to attract investment. ▪ Commensurate population and employment growth in Key Towns, coupled with investment in enabling transport, infrastructure and services to facilitate the achievement of compact growth targets of at least 30% of all new homes to be within the existing built up area of settlements. ▪ 'Catch up' investment to promote consolidation and improvement in the sustainability of those areas that have experienced significant population growth but have a weak level of services and employment for their residents. ▪ Diversification and specialisation of local economies with a focus on clustering, smart specialisation, place making and urban regeneration to create the quality of life to attract FDI and indigenous investment and increase high value knowledge-based employment including second site and relocation opportunities. ▪ Promote the region for tourism, leisure and recreational activities including development of an integrated greenway network while ensuring that high value assets and amenities are protected and enhanced.
Growth Enablers for the Gateway Region	<ul style="list-style-type: none"> ▪ 'Catch up' investment to promote consolidation and improvement in the sustainability of those areas that have experienced significant population growth but have a weak level of services and employment for their residents. ▪ Regeneration of small towns and villages, with a focus on the identification of rural town, village and rural regeneration priorities to bring vibrancy to these areas. ▪ Diversification and growth of smart specialisation of local economies with a strong focus on clustering including sustainable farming and food production, tourism, marine, energy and renewables, bioeconomy and circular economy, with a focus on publicly owned peatlands in the midlands, to support a 'Just' transition and realise the benefits of green technologies. ▪ Promote the region as a key destination for tourism, leisure and recreation activities and support the development of an integrated network of greenways, blueways and peatways while ensuring that high value assets and amenities are protected and enhanced.

4.2 County Wicklow Settlement Strategy

Level 1 – Metropolitan Key Town: Bray

Population and Growth Target

The population of the settlement is targeted to increase from 29,646 in 2016 to 40,425 in 2031.

Role and Function

Bray is the largest town in County Wicklow, strategically located within the metropolitan area and at the eastern gateway to the County. The town has excellent transport links, with access to the N/M11 corridor (including M50), DART/ rail line and quality bus service. It is a strong active town that provides higher order economic and social services for its local residents and for residents from other surrounding towns and villages.

Bray is identified as a **Key Town** in the Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region. These are identified as *'large economically active service and/or county towns that provide employment for their surrounding areas and with high-quality transport links and the capacity to act as growth drivers to complement the Regional Growth Centres'*. The RSES indicates that the metropolitan key towns are important in a regional and county context and have the capacity and future growth potential to accommodate above average growth in the Region with the requisite investment in employment creation, services, amenities and sustainable transport.

There is significant potential to deliver compact growth and regeneration in the established town centre and built up area. Land at the former Bray Golf Course and at the Harbour are designated for high density mixed-use development, while improved town centre functions will be significantly enhanced with the completion of the 'Bray Town Centre' (Florentine Centre) on Main Street in 2021.

Further expansion of the settlement is severely constrained on all sides by the administrative boundary of Dun Laoghaire Rathdown and the coast to the north and east, Bray Head / Sugarloaf Mountains to the south and the N/M11 to the west. In order for Bray to fulfil its growth potential, lands at Fassaroe to the west of the N/M11 are targeted for new housing and other facilities. The development of a new centre at Fassaroe is largely dependent on the delivery of infrastructure including upgrades to the N/M11 and the delivery of high quality public transport connections to Bray Town Centre and to Dublin City Centre. The Bray and Environs Transport Study, drawn up by the NTA in conjunction with the TII and both Wicklow and Dun Laoghaire Rathdown County Councils sets out a programme of transport interventions and improvement necessary to realise the sustainable development of Fassaroe. Planned development in the Fassaroe area shall be required to take into consideration impacts on European sites, particularly the Ballyman Glen SAC which forms the northern boundary of this area. In addition, the town should continue to consolidate and to densify at suitable locations in a sustainable manner.

In accordance with RPO 4.27 of the RSES, Bray shall act as an economic driver and provide for strategic employment locations to improve its economic base. While a significant number of the town's residents commute to Dublin for employment, the vision is to reverse this trend. The town has potential to provide significant employment, not only for the residents of the town but for the extensive surrounding catchment. The town aims to attract a concentration of major employment generating investment, particularly in the retail, services and industrial sectors. While the town would be attractive to all forms of industry and investment types, the town aims to attract high value investment, focusing mainly on 'people' based industries at locations accessible by public transport. There is also scope for employment growth at Fassaroe.

The town has a role to play in the provision of all forms of higher order services and facilities, including high quality secondary and tertiary education services, a small hospital or polyclinic type facility, swimming pool, athletics track, libraries, cultural and leisure facilities. In addition, the town should aim to become a major shopping destination for comparison goods, attracting people from the surrounding towns and villages.

The town has the potential to be the most sustainable town in the County with excellent potential to promote sustainable mobility and achieve the vision of 'walkable' communities where residents are within walking distance of local services and facilities including employment, shops, schools, playgrounds etc. In addition, all residents in the town have access to good quality public transport with local buses and DART services, thereby reducing dependence on private car transport. Significant investment is being made by the County Council, the NTA and the URDF in enhancing sustainable public transport infrastructure, including the development of the Bray Station 'transport hub', a new transport bridge from the golf course to the train station and various mobility enhancement projects, such as the Oldcourt Permeability Scheme.

Bray Seafront and Bray Head draw a significant number of day trippers to the town. Protecting the heritage and amenities of the town is particularly important if it is to continue attracting visitors into the future. There is scope to improve the overall visitor experience through measures such as improving the quality of tourist services and facilities and through measures that could improve the quality of the overall appearance of the town and seafront area, including for example shopfront improvements.

Regional Policy Objectives : Bray Key Town

RPO 4.37:	Support the continued development of Bray including the enhancement of town centre functions, development of major schemes at the former Bray golf course and Bray harbour, along with increased employment opportunities and co-ordination between Wicklow County Council, Dún Laoghaire-Rathdown County Council, and the transport agencies to facilitate the delivery of key infrastructure required for the westward extension of the town, including Bray-Fassaroe public transport links and road improvements
RPO 4.38	Support the development of Bray as a strategic employment location with a particular focus on attracting high value investment in 'people' based industries at accessible locations, in order to increase the number of local jobs.
RPO 4.39	To promote the consolidation of the town centre with a focus on placemaking and the regeneration of strategic sites to provide for enhanced town centre functions and public realm, in order to increase Bray's attractiveness as a place to live, work, visit and invest in.
RPO 4.40	To support ongoing investment in public transport infrastructure, including the appraisal, planning and design of the LUAS extension to Bray. The development of Bray-Fassaroe should be undertaken in collaboration between Wicklow County Council, Dún Laoghaire-Rathdown County Council and the transport agencies to ensure the delivery of enabling transportation infrastructure and services.
RPO 4.41:	Encourage transition towards sustainable and low carbon transport modes through the promotion of alternative modes of transport and 'walkable communities' whereby a range of facilities and services will be accessible within short walking or cycling distance.

Source: EMRA RSES

Housing Occupancy Controls

As a 'metropolitan key town', the settlement should provide housing for people from across the County and region, subject to the provisions of Objective CPO 6.2.

Level 2 – Core Region Key Town: Wicklow – Rathnew

Population and Growth Target

The population of the settlement is targeted to increase from 14,114 in 2016 to 19,471 in 2031.

Role and Function

Wicklow Town is identified as a Core Region Key Town in the Regional Spatial and Economic Strategy (RSES).

Wicklow is also recognised as the County town, providing important administrative and local government functions. The town is strategically located on the M/N11 and south-eastern rail corridor, at the centre point of the coastal area of the County. It is an economically active town that provides higher order services and facilities for the residents of the town and its catchment. Settlements within the catchment of Wicklow Town include Rathnew, Ashford, Glenealy, Roundwood, Rathdrum and a significant rural population. Within the settlement, Rathnew has a distinct identity and functions as a local service centre for its local community.

Key regeneration opportunities include the development of Wicklow Port and Harbour, served by the port access road, to expand commercial berthing and pleasure craft capacity subject to feasibility and protection of European Sites such as the Murrough. There are opportunities for the densification and enhancement of residential and retail uses in the town centre and to improve pedestrian mobility and connectivity. There is also potential for further development of the Wicklow County Campus as a third level education facility for enterprise, education, training, research and development.

Wicklow-Rathnew is a major employment hub, with a strong employment base attracting inflows of workers from around the County. The largest sectors in the settlement are commerce, manufacturing and education/ health/ public administration. There are a number of active business and industrial parks, with potential for expansion, as well as a supply of undeveloped zoned employment land available for growth. Wicklow Town plays a significant role in the provision of administrative services including the Department of Social Protection branch office, delivering the functions of local government from County Buildings for Wicklow County Council and for the Wicklow Municipal District from the Town Hall building. The County town also provides tertiary educational facilities at the Wicklow County Campus at Rathnew (in conjunction with Carlow IT) and higher order health facilities at Knockrobin Primary Health Centre.

The settlement aims to capitalise on its existing assets such as the commercial port, a third level college campus at Rathnew-Clermont, as well as its location on the M/N11 corridor and south-eastern rail corridor. The settlement aims to be a main attractor for major foreign and local investment in a range of 'people' and 'product' intensive industries. There is potential for the town centre to strengthen and promote economic development associated with retail and commerce, the expansion of port and harbour activities and the nearby Ashford Studios. Wicklow Port has been designated as a 'Port of Regional Significance' in the 2013 '*National Ports Policy*' document. The port is home to commercial businesses and fishing as well as providing an important leisure amenity with tourism potential. Wicklow Port is well positioned to become a hub for the service of the off-shore wind energy sector in particular. Wicklow has a long maritime tradition with leisure events such as the Wicklow Regatta and the Round Ireland Yacht race which starts and ends in Wicklow Port.

There is potential to develop Wicklow-Rathnew as a recreation and tourism hub due to its attractive coastal location and its proximity to key destinations such as the Wicklow Mountains, Glendalough and Brittas Bay and the key attractions within the town including the Wicklow Gaol, the Murrough, coastal walks, beaches, architectural heritage, sports facilities and as a terminus of the planned Greystones – Wicklow Coastal Route.

Wicklow-Rathnew has high levels of car-based commuting to Dublin with issues in relation to public transport capacity, particularly rail, and traffic congestion on the M/N11. Significant investment has occurred with construction of the port access and town relief roads and a new wastewater treatment plan, with planned infrastructure upgrades underway on the M11 from the M50 to Kilmacanogue. While there are good pedestrian and cycling facilities on new roads, there is potential for further investment in walking and cycling within the town and to enhance connections to surrounding urban centres and regional trails. There is potential to improve sustainable mobility through the enhancement of bus and rail services as well as park and ride facilities. Public transport improvements would improve the accessibility of Wicklow-Rathnew to Dublin and the wider area, and would likely contribute to population and economic growth.

The town is sited at an attractive coastal location between the protected conservation sites of the Murrough cSAC/SPA and Wicklow Head SPA. While the ecological protection of these sites is a priority, there is potential to expand the range of recreational and tourist facilities associated with its coastal location. In addition, the town centre has an attractive streetscape, rich in Victorian architectural heritage with amenities including Wicklow Gaol and the Abbey Grounds.

Regional Policy Objectives : Wicklow – Rathnew Key Town

RPO 4.54	Support an enhanced role and function of Wicklow-Rathnew as the County Town, particularly as a hub for employment, training and education.
RPO 4.55	Support Wicklow-Rathnew's role in the provision of third level education at the Wicklow County Campus Rathnew (in association with Institute of Technology Carlow) and in particular, to support the development of the campus as a hub for the Film Industry and Screen Content Creation Sector.
RPO 4.56	Support enhancement and expansion of Wicklow Port and Harbour, to expand commercial berthing and pleasure craft capacity subject to a feasibility study with particular focus on avoiding adverse impacts on the integrity of adjacent European Sites.
RPO 4.57	Support the development of Wicklow-Rathnew as a tourism hub having regard to its accessibility to key tourist destinations in the Region.
RPO 4.58	To support ongoing investment in rail infrastructure to ensure its continued renewal, maintenance and improvement to a high level to ensure high quality of frequency, safety, service, accessibility and connectivity.

Housing Occupancy Controls

As a 'core region key town', the settlement should provide housing for people from across the County and region, subject to the provisions of Objective CPO 6.2.

Level 3: Self Sustaining Growth Towns

Self-Sustaining Growth Towns are towns that contain a reasonable level of jobs and services which adequately cater for the people of its service catchment. These may include sub-county market towns and commuter towns with good transport links, which have capacity for continued commensurate growth to become more self-sustaining. These towns are regionally important local drivers providing a range of functions for their resident population and their surrounding catchments including housing, local employment, services, retail and leisure opportunities.

The RSES recognises that towns in the Metropolitan Area and Core Region tend to have experienced strong commuter focused growth but some of these towns offer potential for increased residential densities at high quality public transport hubs and can accommodate average or above average growth to provide for natural increase, service and/or employment growth where appropriate.

The key principles influencing self-sustaining growth towns include balanced growth, regeneration and revitalisation, compact growth, significant enhancement of employment opportunities, investment in sustainable transport and enhanced social infrastructure.

1. Settlement: Arklow

Population and Growth Target

The population of the settlement is targeted to increase from 13,226 in 2016 to 16,441 in 2031.

Role and Function

Arklow is designated a Level 3 Self-Sustaining Growth Town within the Core Region. It is the main centre located in the south of the County. Although frequency of service could be improved, there are good public transport facilities in Arklow including the Dublin to Rosslare rail line and Bus Eireann services. In addition, the town is located on the M/N11 road link with ease of access to Dublin and the south-east.

As is recognised in the RSES, Arklow is one of seven market towns in the core region that has a good level of local employment, services and amenities which serve not just their resident populations but a wider catchment area. The centre has a large catchment and provides for the service needs of its residents and large geographical area extending to Avoca, Aughrim, Redcross, a significant rural population, and to some extent to Tinahely / Shillelagh / Carnew.

Traditionally, Arklow is an economically active town with a high dependence on manufacturing and construction. However, dependence on traditional manufacturing has decreased over the years. According to the 2016 Census, the town had 3,040 jobs and a jobs ratio of 0.633. Notwithstanding this, the town does have a strong commuter based workforce, travelling principally to Dublin. With completed and planned infrastructure improvements including the new Arklow Wastewater Treatment Plant and an Area Based Transport Plan, the town is poised for development.

The town has potential to significantly increase and strengthen its employment base. The town aims to attract a concentration of major employment generating investment and will target investment from foreign and local sources in a mixture of 'people' and 'product' intensive industries. Having regard to its strategic location on the M/N11 with ease of access to Dublin and Rosslare, in addition to a good supply of zoned employment land, there is a particular opportunity for expansion of high value 'product' based employment facilities in the town. There is also potential for the town to promote economic development associated with the expansion of port and harbour activities.

The key regeneration opportunity in Arklow lies in the quays and harbour area, where there is in excess of 20ha of brownfield land, a large portion of which is vacant or under-utilised. The area is suitable for a mix of employment, residential and leisure uses. It is estimated that there is potential in this area for in excess of 500 residential units and over 1,200 jobs. Wicklow County Council hopes to commence a renewal programme for the area with the assistance of the Urban Renewal Development Fund (URDF); such a plan has the potential to transform Arklow from a town of low employment, commuting and sprawling suburban type development, to one with a vibrant active heart based around the quays, harbour and waterfront, with high quality employment opportunities and high quality, higher density town centre living, close to all amenities and services.

The town is expected to provide for the retail needs of its population and its catchment, in the form of a mixture of both comparison and convenience retail offer. The Bridgewater Centre has significantly expanded the level of comparison space; however the shift in shopping to this edge of centre location may have also contributed to the decline of the town centre which is in need of revitalisation.

This town should be economically self-sustaining with a population including catchment that is able to support facilities such as a high quality secondary (and perhaps tertiary) education service, small hospital or polyclinic type facility and comparison retail centre.

Housing Occupancy Controls

As a 'growth town', the settlement should provide urban housing from people from across the County and region, subject to the provisions of Objective CPO 6.2.

2. Settlement: Greystones-Delgany

Population and Growth Target

The population of the settlement is targeted to increase from 18,021 in 2016 to 21,632 in 2031.

Role and Function

Greystones - Delgany is designated a Level 3 Self-Sustaining Growth Town within the metropolitan area. It is a strong town, served by high quality transport links to Dublin and the surrounding towns. The town is located on the DART/rail line, has good quality bus links and easy access onto the M/N11.

While the 'growth town' designation would suggest that significant new population growth is planned for Greystones – Delgany for the duration of this development plan; in fact this designation is intended to reflect the growth that has already occurred in the 2016-2020 period and is likely to occur in 2020-2022 period having regard to housing development already underway and due for completion within this timeframe. The focus during the period of this development plan therefore for the settlement will be on infill development and consolidation of the built up area.

Greystones' strategic location on the coast and within easy reach of Dublin's employment markets makes it a desirable place to live. Access to coastal facilities, an attractive town centre and a broad range of social and recreational facilities including the Shoreline Sports Park and Leisure Centre enhance its overall appeal. The town has managed to retain its 'village' character owing in part to its attractive built environment with a Victorian and Edwardian core. Within the settlement, Delgany has a distinct identity that functions as a local service centre for its local community.

Notwithstanding its strategic location and 'liveability' factor, the town has very much developed as a commuter town. The 2016 Census revealed that the town had 2,514 jobs and a ratio of jobs: resident workers of 0.321. This is notwithstanding the availability of a large amount of vacant zoned and serviced employment land in close proximity to the town centre and DART station. Addressing the employment deficit is a priority for the future. The RSES MASP supports employment generation at strategic locations within the metropolitan area to strengthen the local employment base and reduce pressure on the metropolitan transport network. The RSES identifies the redevelopment of the IDA 'strategic site' at Greystones as an objective in order to strengthen the employment base for North Wicklow. The recent granting of planning permission by Wicklow County Council for the Greystones Media Centre is a welcome development for this long time vacant strategic site.

The key regeneration / infill opportunity in Greystones - Delgany targeted to be realised within the lifetime of this plan is the redevelopment of Council owned land at South Beach (adjoining the Council local offices and depot), which is currently occupied by low intensity uses, such as surface car parking. The development of these lands for a range of uses, for the benefit of the community, including government services, employment, retail, community, recreation and residential use, forming a link between the historic town centre and the strategic employment lands shall be activity pursued by the Council.

The town aims to attract a concentration of major employment generating investment and should target investment from foreign and local sources in a mixture of 'people' and 'product' intensive industries. In addition, the town should provide for the retail needs of its population and its catchment, in the form of a mixture of both comparison and convenience retail offer.

As part of the DART+ programme, which aims to modernise and improve existing rail services in the Greater Dublin Area (GDA), the rail line between Greystones and Dublin City Centre will be improved to provide a sustainable, electrified, reliable and more frequent rail service with improved capacity. Capacity and frequency improvements to the rail service would benefit the town in terms of attracting investment.

The settlement should aim to be economically self sustaining, with a population including its catchment that is able to support facilities including high quality secondary education service, a small hospital or Primary Health Centre type facility and comparison retail centre.

There is significant potential to expand the range of recreational and tourist facilities associated with its coastal location, the Bray to Greystones cliff walk and the new Greystones Harbour - Marina. Development proposals shall have regard to the Bray Head SAC which is located in close proximity to the town.

The catchment of Greystones extends to Kilcoole, Newcastle and Kilpedder. Kilcoole, in particular, has strong links to Greystones, illustrated by the 'vision' set out in the Greystones-Delgany and Kilcoole LAP which aims to capitalise on the dynamism between the settlements so that the combined area functions as a successful and sustainable entity, whereby each settlement retains their own separate identity and provides services and facilities for its own local population.

Housing Occupancy Controls

As a 'self-sustaining growth town', the settlement should provide housing for people from across the County and region, subject to the provisions of Objective CPO 6.2.

3. Settlement: Blessington

Population and Growth Target

The population of the settlement is targeted to increase from 5,234 in 2016 to 6,036 in 2031.

Role and Function

Blessington is designated a Self-Sustaining Growth Town within the Core Region. It is located on the Kildare/Wicklow border approximately 27km southwest of Dublin and 11km from Naas, the County town for Kildare.

The town is a strong and active town that acts as the service centre for a wide rural catchment including the villages of Hollywood, Manor Kilbride, Lackan, Ballyknockan, Dunlavin, Donard and Vallemount (in County Wicklow), Rathmore, Eadestown, Ballymore (in County Kildare) and Brittas in County Dublin. The town has a strategic location along the N81 in proximity to the Dublin metropolitan area and at the entrance to the west of the County. The town is served by a reasonable quality bus service including Dublin Bus and Bus Eireann services.

The N81 national secondary road passes directly through the town centre. It is intended to realign the current route of the N81 to the west of the town. The National Road Design Office has published a preferred route corridor for the N81 realignment between Tallaght and Hollywood cross. There is a need to reserve free from development all lands located in the current route corridor for the N81 realignment. The development of this route and the completion of the town inner relief road, would contribute significantly to the enhancement of the overall quality of the town centre. In the short term the priority shall be the completion of the partly constructed inner relief road in conjunction with Kildare County Council.

With this re-routing of regional traffic out of the Main Street, a significant opportunity arises to regenerate the historic town centre, create a stronger urban structure, and strengthen the town's identity and sense of place. This area is an Architectural Conservation Area, with a wealth of architecture and history. During the lifetime of this plan, the Council will strive to reclaim and reassert the Main Street as a place for the people rather than as a through route for vehicular traffic and make it more attractive to locals, visitors and investors, to create new employment and wealth generating activities.

To the east and south, Blessington is bounded by the Poulaphouca Reservoir SPA, a man-made lake created in the 1940s by the damming of the River Liffey at Poulaphouca waterfall, and now a designated conservation site. Hydroelectricity is generated at the dam, and the reservoir also supplies water to the Dublin region, following treatment at the nearby Ballymore Eustace water treatment plant in Co. Kildare. Recreational use is also made of the reservoir and it is an important asset to the town and its surrounds. In this regard, the opportunity exists to capitalise on the tourism potential associated with the Blessington Greenway. Phase 1 of the greenway (6.5km) has been completed and links the town of Blessington with Russborough House. The next phase of Blessington Greenway will complete the route around the entirety of Poulaphouca Reservoir. This will be in excess of 35km and will contain car-parks, toilets, and refreshment facilities. Work on the greenway is intended to be completed by 2022.

The town shall provide for local growth in residential, employment and service functions and will include enhancements to the built environment, water services, and public transport links. Accommodating such additional functions must be balanced with protecting the character and quality of the town centre.

The town should aim to attract employment generating investment and should target investment from foreign and local sources in a mixture of 'people' and 'product' intensive industries. Having regard to its strategic location on the N81 with ease of access to Dublin and the M50, there is particular opportunity for expansion of 'product' based

employment facilities in the town. There is potential to foster economic links with Newbridge, Naas and Kilcullen, and to take advantage of their accessibility to the M9 and south western transport corridor.

The town is located on the Wicklow / Kildare county boundary. It shall be a priority to ensure that any plans prepared for the town are undertaken in consultation with Kildare County Council to provide a strategy for the sustainable development of the town and its hinterland as a whole, irrespective of County borders.

Housing Occupancy Controls

As a 'self-sustaining growth town', the settlement should provide housing for people from across the County and region, subject to the provisions of Objective CPO 6.2.

Level 4: Self-Sustaining Towns

Settlements: Baltinglass, Enniskerry, Kilcoole, Newtownmountkennedy and Rathdrum.

Population and Growth Targets

These towns have a population range from 1,500 to 5,000.

Settlement	Population 2016	Population Target 2031
Baltinglass	2,251	2,725
Enniskerry	1,877	1,920
Kilcoole	4,244	4,315
Newtownmountkennedy	3,552	5,220
Rathdrum	1,716	2,480

Role and Function

Self-Sustaining Towns are towns that require contained growth, focusing on driving investment in services, employment growth and infrastructure whilst balancing housing delivery. There is a strong emphasis on aligning population growth with employment growth to make these towns more self-sustaining and capable of accommodating additional growth in the future.

Some of these settlements have experienced significant housing growth in recent years and are now in need of catch-up facilities and employment growth. There is potential to pursue further placemaking improvements within the town centres to create a stronger urban structure, deliver improved community and recreation facilities, strengthen the towns' identities and sense of place and provide for a high quality of life.

Delivering compact growth, regeneration and revitalisation of the town centres is a key priority. Sustainable mobility should be facilitated and promoted as part of any new development within these settlements. Proposals for regeneration and renewal should be heritage led where possible and informed by healthy placemaking.

The towns will aim to become more self-sustaining by concentrating on local enterprise and employment growth and catch-up facilities. This will include attracting investment in a mixture of 'people' and 'product' intensive industries that will generate new employment opportunities and improve the jobs ratio.

Baltinglass and Rathdrum in particular serve wide rural catchments and provide a range of services and facilities to these rural areas in addition to their own residents. It is important that this role is protected and strengthened to ensure their viability as service centres and to sustain rural areas.

It is important that the investment in social infrastructure in these towns is at a higher level, equivalent to larger size centres in recognition of their role as key centres for a very large rural hinterland and for surrounding smaller villages and towns.

Housing Occupancy Controls

As 'self-sustaining towns', these settlements should provide housing for people from across the County and region, subject to the provisions of Objective CPO 6.2 .

Level 5: Small Towns – Type 1

Settlements: Ashford, Aughrim, Carnew, Dunlavin, Tinahely

Population and Growth Targets

These towns have a population range from 800-1,500 people, with a combined 2016 Census population of 5,710 persons. The Core Strategy provides for an average growth rate of c. 20-25% between 2016 and 2031; an increase in population of approximately 1,500 across the 5 settlement in this tier. The growth rate between 2022 and 2031 will vary slightly between the settlements depending on the level of development which has already been developed or commenced since 2016, the availability of services and infrastructure and the capacity to absorb additional growth.

Role and Function

These settlements are relatively small towns, ideally serviced by good bus links and located approximately 5-25km from large towns. These settlements are not prioritised for major growth or investment. Instead these settlements are prioritised for local indigenous growth and investment.

These settlements have strong identities and lots of character making them attractive places to live in and to visit. The focus of any new development should be on compact growth, regeneration and renewal. Regeneration should be heritage led and there should be strong focus on creating attractive animated streetscapes and high quality public realm. Any new development should be cognisant of the rural setting of these towns and this should be reflected in the design.

It will be a priority to support these towns as economically active independent towns, with less dependence on commuting for population growth. Relatively small and locally financed businesses are expected to locate in these small towns. However other economic investment could be supported where it is sustainable and in keeping with the size and services of the particular town. These towns should target local investment in 'product' intensive industries with some 'people' emphasis. Retail is likely to be mainly in the convenience category with a small supermarket and possibly local centres serving only the town and its local catchment area. Craft and niche retail that makes these settlements attractive to tourists will also be facilitated.

These towns are likely to contain facilities such as a primary and sometimes a secondary school, as well as a health clinic. Investment in community facilities and recreation amenities to serve existing communities will be supported.

Housing Occupancy Controls

As 'small towns', the settlements should provide housing for people from across the County and region, subject to the provisions of Objective CPO 6.2.

Level 6: Small Towns – Type 2

Settlements: Avoca, Donard, Kilmacanogue, Newcastle, Roundwood, Shillelagh

Population and Growth Targets

These towns range in population from approximately 400 – 900 people with the exception of Donard which has a population of approximately 189 (2016), with a combined population in 2016 of 3,835 persons. The Core Strategy provides for an average growth rate of c. 15% between 2016 and 2031, an increase in population of c. 510 persons across the 6 settlements in this tier. The growth rate will vary slightly between the settlements depending on the level of development which has already been completed and commenced since 2016, the availability of services and infrastructure and the capacity to absorb additional growth.

Role and Function

These are strong rural towns, with a good range of infrastructural services. These towns are differentiated in this plan from 'small towns – type 1' having regard to their more rural character, their level of services and the rural nature of their catchments. Such rural centres are considered to contain the potential to consolidate rural development needs and support the maintenance of essential rural social and community infrastructure such as schools, shops, public houses, post offices and local sporting organisations.

These settlements should aim to attract local investment, mainly in 'product' intensive industries with some 'people' intensive industries particularly within centres. There may be scope for these settlements to capitalise on opportunities to provide tourism infrastructure and to tap into developments based on rural pursuits within the rural area.

In these settlements it is essential that appropriate growth is supported while also strictly controlled so that development is undertaken in a manner that is respectful to the character of these towns, the capacity of infrastructure and the environmental sensitivities of the rural area. It is of utmost importance to ensure that the design of development is appropriate to the rural setting within which these towns are situated.

Growth Controls

The scale of new residential development should be in proportion to the scale, pattern and grain of the existing settlement. Expansion should be commensurate within the existing settlement structure and should proceed on the basis of a number of well integrated sites including infill sites within and around the settlement centre rather than focusing on one very large site. No one development should increase the existing housing stock by more than 10%.

Housing Occupancy Controls

The settlements in Level 6 shall be identified for modest growth and shall absorb demand for new housing from inside and outside the County, subject to the provisions of Objective CPO 6.2 .

Level 7: Villages (Type 1)

Settlements: **Wicklow MD** – Glenealy, Laragh,
Arklow MD – Barndarrig, Ballinaclash, Redcross,
Baltinglass MD – Coolboy, Hollywood, Kiltegan, Knockananna, Manor Kilbride, Stratford-on-Slaney.
Greystones MD – Kilpedder / Willowgrove

Large village settlement boundaries are set out in the attached maps.

Role and Function

These are rural villages that have a moderate level of existing infrastructural services, both physical and social, and that are of such a size as to accommodate a moderate amount of new housing. These settlements generally have a population of less than 500, with many considerably smaller.

These settlements provide a range of local community services and facilities including for example a church, primary school, shop, community hall, sports ground, pub and post office. These villages are an important focal point for rural communities. In order to safeguard their continued existence into the future, it is important that growth is managed in a sustainable manner.

These settlements should aim to target local investment in generally small scale non intensive industry that is based on local rural resources. There may be some scope for these villages to provide small scale tourism facilities based on rural pursuits having regard to the location of many villages deep within the rural area of the County.

Retail outlets should provide for the convenience needs of the local population. Social / recreational facilities should provide for the day to day needs of the local population.

In these settlements it is essential that growth is supported while also strictly managed so that development is undertaken in a manner that is respectful to the character of these villages, their infrastructural capacity and the environmental sensitivities of the rural area. It is of utmost importance to ensure that the design of development is appropriate to the rural setting within which these villages are situated.

The scale of new residential development should be in proportion to the scale, pattern and grain of the existing village. Expansion of the village should be commensurate within the existing village structure and should proceed on the basis of a number of well integrated sites including infill sites within and around the village centre rather than focusing on one very large site. In order to facilitate commensurate growth, any individual scheme for new housing should not be larger than 10 units.

Housing Occupancy Controls

Multi-house development

50% no restriction

50% Applicant / purchaser of any new home must be either:

- a resident for at least 3 years duration in County Wicklow or
- in permanent employment for at least 3 years duration in County Wicklow,

of within 30km of the large village in question prior to making of application / purchase of new house.

Single house

100% Applicant / purchaser of any new home must be either:

- a resident for at least 3 years duration in County Wicklow or
- in permanent employment for at least 3 years duration in County Wicklow,

of within 30km of the large village in question prior to making of application / purchase of new house.

Level 8: Villages (Type 2)

Settlements: **Arklow MD** – Annacurragh, Ballycoog, Connary, Greenane, Johnstown, Kirikee, Thomastown.

Baltinglass MD – Askanagap, Ballyconnell, Ballyknockan, Coolafancy, Coolattin, Coolkenno, Crossbridge, Donaghmore, Grangecon, Kilquiggan, Knockanarrigan, Lackan, Rathdangan, Talbotstown, Vallemount.

Wicklow MD – Annamoe, Ballynacarrig (Brittas Bay), Moneystown.

Small village settlement boundaries are set out on the attached maps.

Role and Function

These villages generally bear similar characteristics to the Level 7 villages, with the exception that they generally have more limited infrastructure and as such can accommodate lower levels of housing growth. Small villages generally have a population of less than 100 and have few facilities other than possibly a public house, GAA grounds, primary school and/or church.

They perform a similar role and function as large villages, acting as a focal point for the rural community, a place where people can gather and support the identity of this population. Having regard to their status on a lower tier of the settlement hierarchy, it is particularly important to safeguard their continued existence into the future, and to ensure that growth is managed and facilitated in a sustainable manner.

These settlements have limited capacity to absorb growth. As such, the scale of new residential development should be in proportion to the scale, pattern and grain of the existing village. Expansion of the village should be commensurate within the existing village structure and should proceed on the basis of a number of well integrated sites including infill sites within and around the village centre rather than focusing on one very large site. In order to facilitate commensurate growth, any multi-unit housing development should not be larger than 5 units.

Housing Occupancy Controls

Multi-house development

50% Applicant / purchaser of any new home must be either:

- a resident for at least 3 years duration in County Wicklow or
- in permanent employment for at least 3 years duration in County Wicklow,

of within 30km of the small village in question prior to making of application / purchase of new house.

50% Applicant / purchaser of any new home must be either:

- a resident for at least 5 years duration in County Wicklow or
- in permanent employment for at least 5 years duration in County Wicklow,

of within 15km of the small village in question prior to making of application / purchase of new house.

Single house

100% Applicant / purchaser of any new home must be either:

- a resident for at least 5 years duration in County Wicklow or
- in permanent employment for at least 5 years duration in County Wicklow, of within 15km of the small village in question prior to making of application / purchase of new house.

Level 9: Rural Clusters

Settlements: **Wicklow MD** – Ballyduff, Boleynass, Killiskey, Kilmurray (NTMK), Tomriland.

Arklow MD –Barranisky, Glenmalure, Kilcarra, Kingston, Macreddin, .

Baltinglass MD – Ballinglen, Ballyfolan, Ballynulltagh, Baltyboys, Carrigacurra, Crab Lane, Croneyhorn, Davidstown, Goldenhill, Gorteen, Kilamoat, , Moyne, Mullinacluff, Oldcourt, Park Bridge, Rathmoon, Redwells, Stranakelly, Tomacork.

The boundaries for Rural Clusters are set out on the attached maps.

Role and Function

Rural clusters are generally 'unstructured' and / or historic settlements with very limited facilities and therefore considered suitable for very limited new rural development, with the main purpose of the designation being to direct rural generated housing into rural clusters rather than the open countryside.

Housing Occupancy Controls

Multi-house development

Not permitted

Single house

Applicant / purchaser of any new home must

- (a) be a resident for at least 10 years duration in County Wicklow of a settlement / area designated as Level 4 - 10 in the County settlement hierarchy that is within 10km of the rural cluster in question prior to making of application / purchase of new house.
- (b) demonstrate a proven need for housing, for example:
 - first time home owners;
 - someone that previously owned a home and is no longer in possession of that home as it had to be disposed following legal separation / divorce, the transfer of a home attached to a farm to a family member or the past sale of a home following emigration.

Level 10: The rural area (open countryside)

Location: All the rural area outside of the designated settlements.

Population and Growth Targets

The Core Strategy provides for a growth in rural population from approximately 33,327 in 2016 to 35,280 in 2031. However, this does not infer that bona fide applications for single houses in the open countryside will be refused on the basis on this projection / target being reached.

Role and Function

This is the 'rural area' of County Wicklow. Put simply, it forms the 'open countryside' and includes all lands outside of the designated settlement boundaries.

The rural area in Wicklow is an active and vibrant area that plays host to a range of activities including, for example, rural housing, rural recreational activities, agricultural, horticulture, forestry, aquaculture, fishing, rural tourism, rural enterprises, quarrying and extraction, landfill, renewable energy etc.

The key development parameter in the rural area is to facilitate appropriate and necessary activities and development, but to protect the natural environment within which these activities are undertaken. Protecting the natural environment is essential for the maintenance and protection of ecological biodiversity and landscape quality, as well as meeting climate change and green infrastructure aspirations. In order to safeguard the future viability of rural activities and to ensure that the rural area flourishes, it is essential that the development of the rural area is managed in a sustainable manner into the future. It is necessary to support and protect the rural area and ensure the appropriate management of rural uses including rural housing, key rural services, agricultural activities, use of aggregate resources, green and alternative businesses, rural transport, rural tourism and rural entrepreneurship.

Development within the rural area should be strictly limited to proposals where it is proven that there is a social or economic need to locate in the area. Protection of the environmental and ecological quality of the rural area is of paramount importance and as such particular attention should be focused on ensuring that the scenic value, heritage value and/or environmental / ecological / conservation quality of the area is protected.

Housing Occupancy Controls

Rural housing policy applies (see Chapter 6).

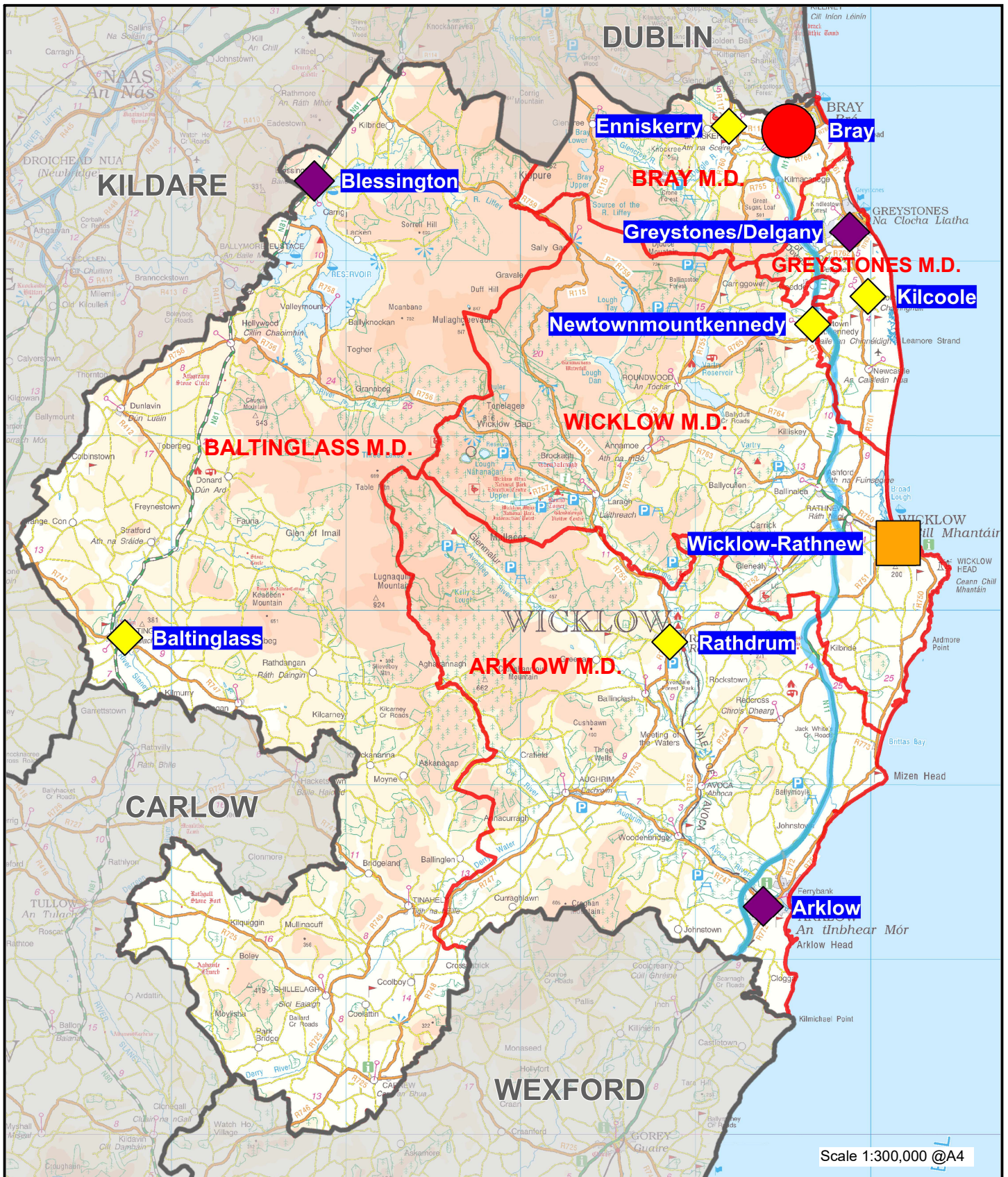
4.3 Settlement Strategy Objectives

- CPO 4.1** To implement the County Wicklow Core Strategy and Settlement Strategy, having regard to the availability of services and infrastructure and in particular, to direct growth into key towns, self-sustaining growth towns, self-sustaining towns and small towns.
- CPO 4.2** To secure compact growth through the delivery of at least 30% of all new homes within the built-up footprint of existing settlements by prioritising development on infill, brownfield and regeneration sites and redeveloping underutilised land in preference to greenfield sites.
- CPO 4.3** Increase the density in existing settlements through a range of measures including bringing vacant properties back into use, reusing existing buildings, infill development schemes, brownfield regeneration, increased building height where appropriate, encouraging living over the shop and securing higher densities for new development.
- CPO 4.4** Support investment in infrastructure and services which aligns with the core strategy and settlement strategy.
- CPO 4.5** To ensure that all settlements, as far as is practicable, develop in a self sufficient manner with population growth occurring in tandem with physical and social infrastructure and economic development. Development should support a compact urban form and the integration of land use and transport.
- CPO 4.6** To require new housing development to locate on designated housing land within the boundaries of settlements, in accordance with the development policies for the settlement.
- CPO 4.7** To implement the Core Strategy and Settlement Strategy, to monitor development and the delivery of services on an ongoing basis and to review population targets where service delivery is impeded.
- CPO 4.8** To prepare new local plans for the following areas during the lifetime of this development plan: Bray Municipal District, Wicklow-Rathnew, Arklow, Greystones-Delgany and Kilcoole, Blessington.
- CPO 4.9** Target the reversal of town and village centre decline through sustainable compact growth and targeted measures that address vacancy, dereliction and underutilised lands and deliver sustainable renewal and regeneration outcomes.
- CPO 4.10** To support the sustainable development of rural areas by encouraging growth while managing the growth of areas that are under strong urban influence to avoid over-development.
- CPO 4.11** Strengthen the established structure of villages and smaller settlements both to support local economies and to accommodate additional population in a way that supports the viability of local infrastructure, businesses and services, such as schools and water services.
- CPO 4.12** To support the development of a 'New Homes in Small Towns and Villages' initiative between the Local Authority, Irish Water, communities, and other stakeholders to provide serviced sites with appropriate infrastructure to meet rural housing requirements in small towns and villages.
- CPO 4.13** To require that the design, scale and layout of all new residential development is proportionate to the existing settlement, respects the character, strengthens identity and creates a strong sense of place. For Level 6 towns no one development should increase the existing housing stock by more than 10%. For Level 7 Villages, any individual scheme for new housing should not be larger than 10

units and for the Level 8 Villages, any multi-unit housing development should not be larger than 5 units.

CPO 4.14 To ensure that key assets in rural areas such as water quality and natural and cultural heritage are protected to support quality of life and economic vitality.

CPO 4.15 To protect and promote the quality, character and distinctiveness of the rural landscape.



Settlement Hierarchy
Levels 1 to 4

Map No. 04.01

Legend

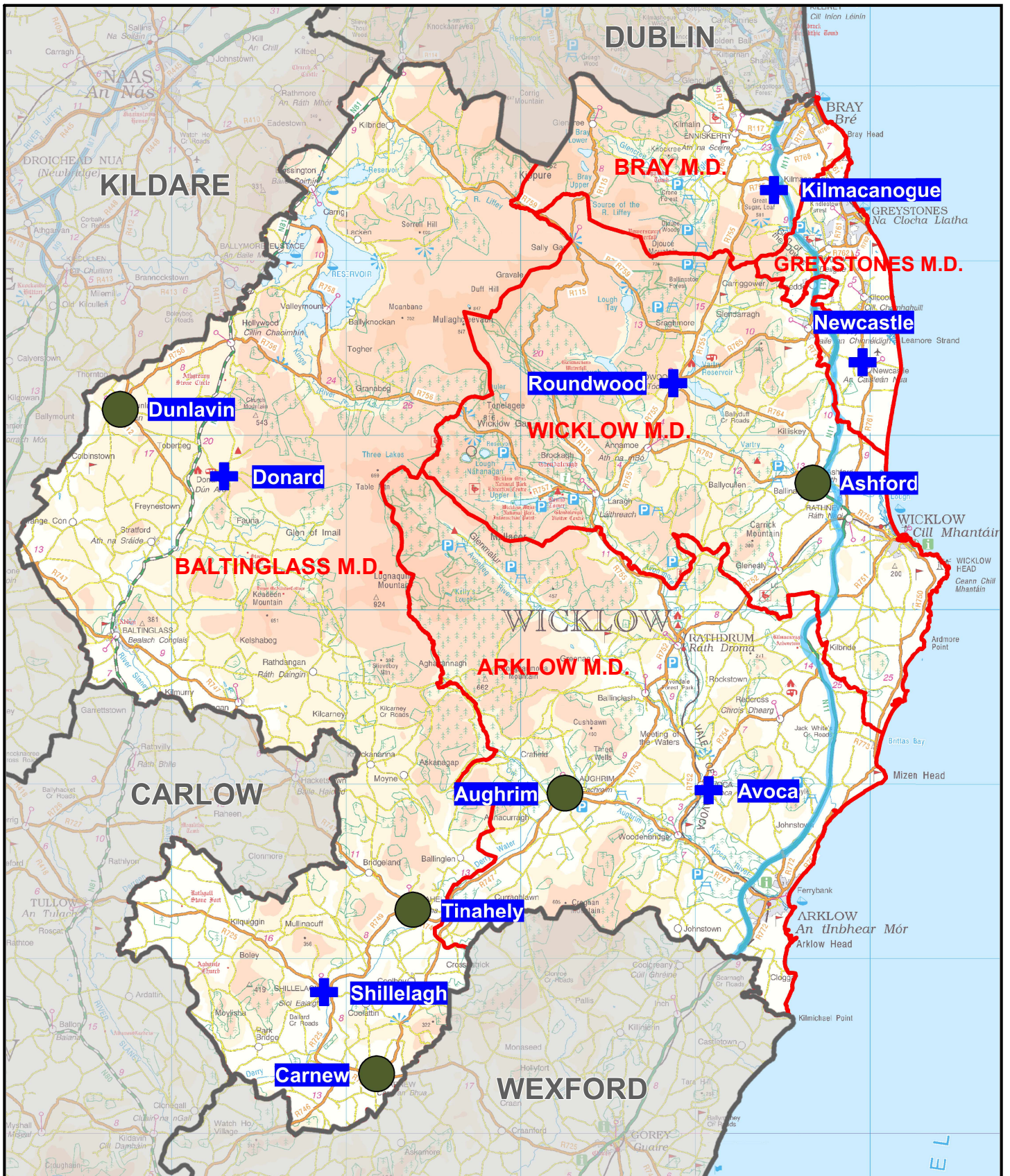
- Level 1 - Metropolitan Key Town (Bray)
- Level 2 - Core Region Key Town (Wicklow – Rathnew)
- Level 3 - Self Sustaining Growth Towns (Arklow, Greystones – Delgany, Blessington)
- Level 4 - Self Sustaining Towns (Baltinglass, Enniskerry, Kilcoole, Newtownmountkennedy and Rathdrum)
- Municipal District Boundary

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Settlement Hierarchy Levels 5 to 6

Map No. 04.02



Legend

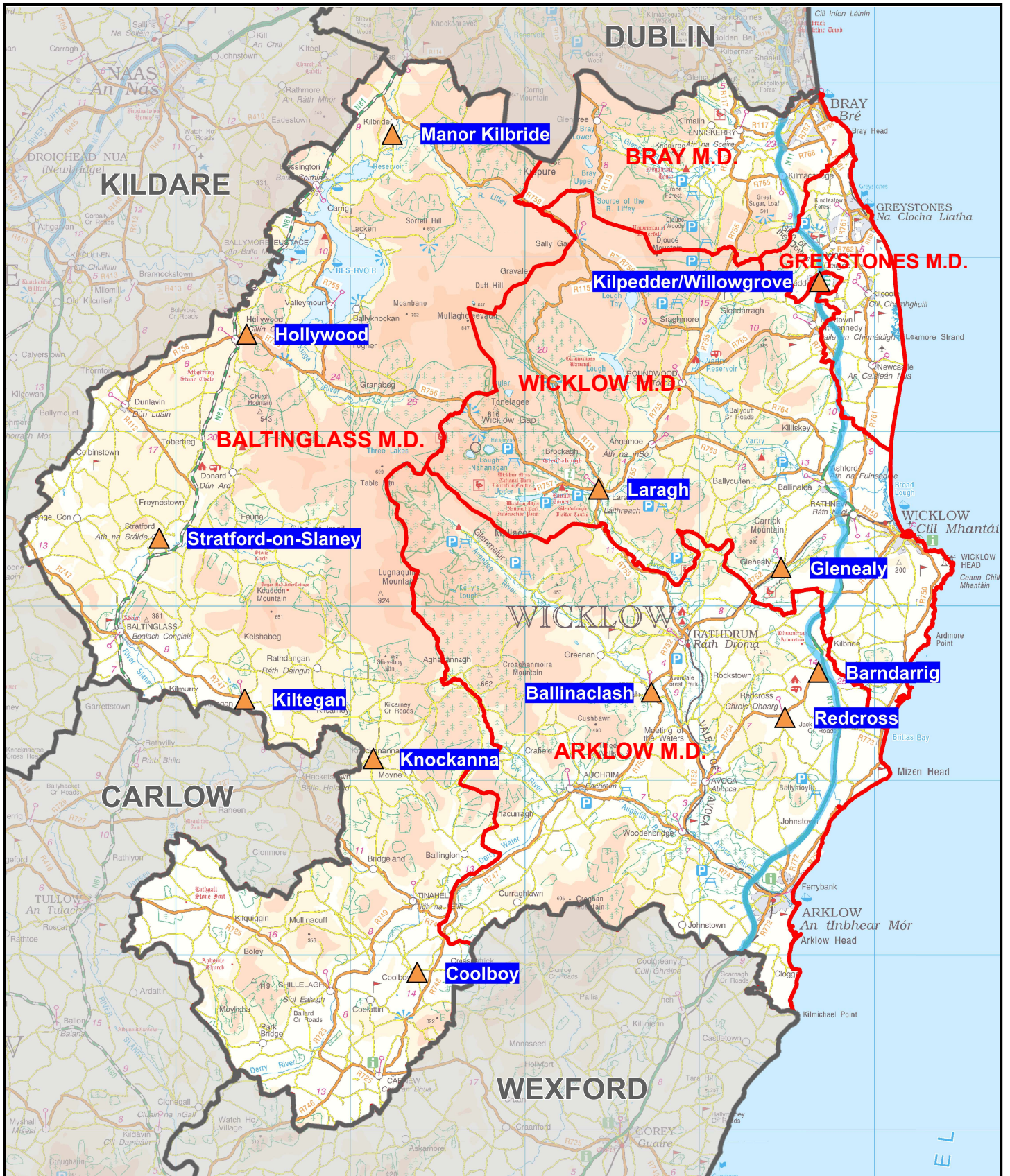
-  Level 5 Small Towns – Type 1
-  Level 6 Small Towns – Type 2
-  Municipal District Boundary

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**Settlement Hierarchy
Levels 7**

Map No. 04.03



Legend

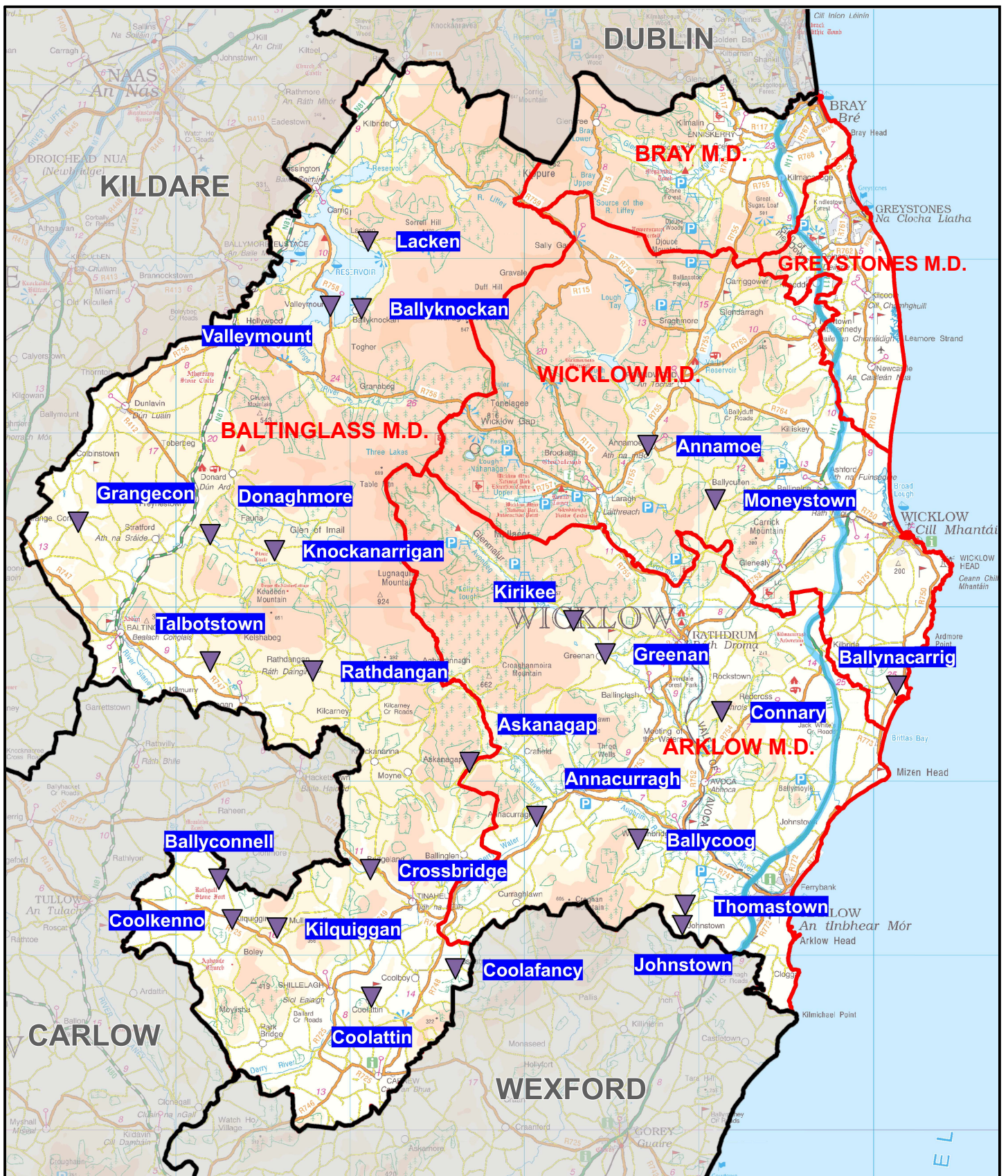
-  Level 7 Villages Type 1
-  Municipal District Boundary

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Settlement Hierarchy Levels 8

Map No. 04.04



Legend

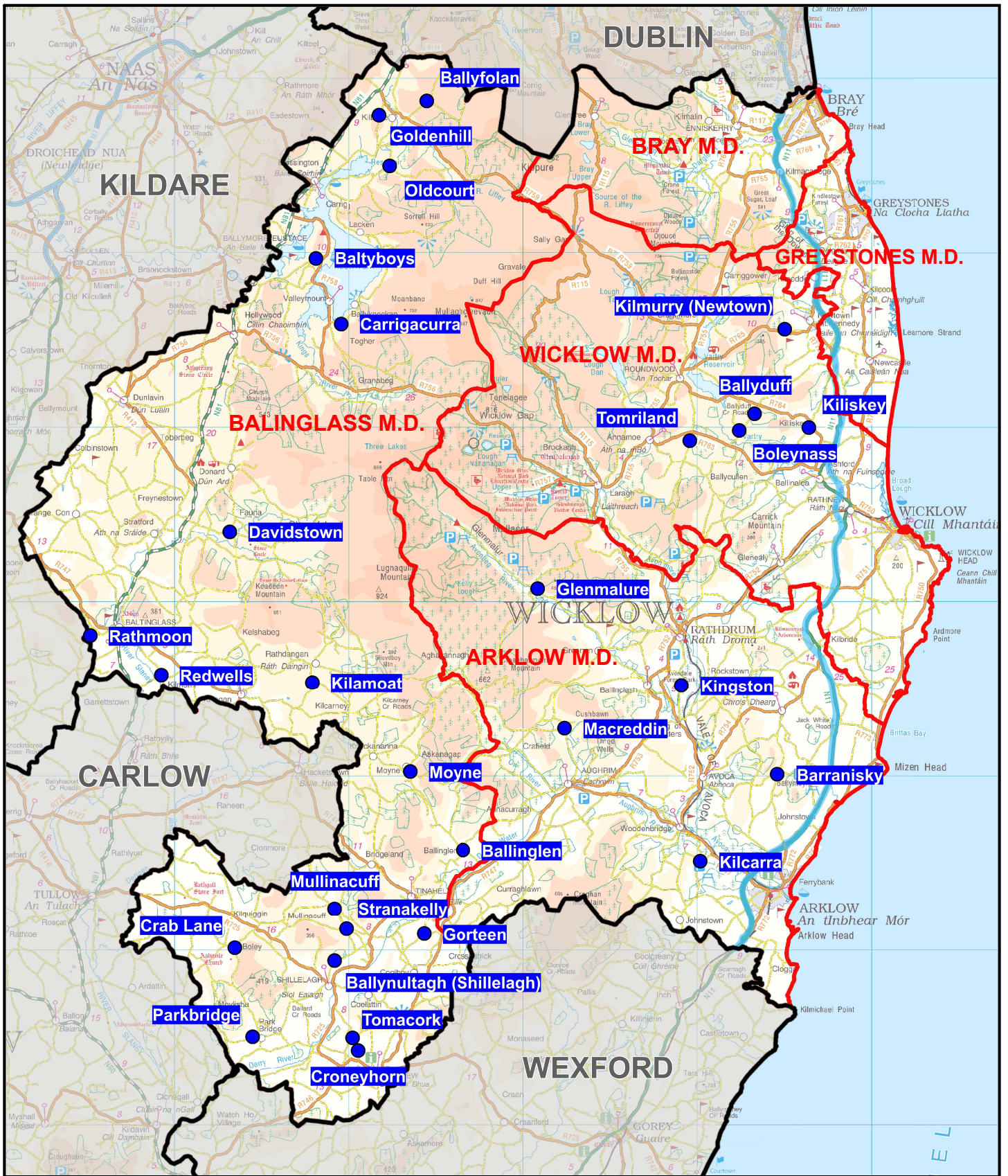
-  Level 8 Villages Type 2
-  Municipal District Boundary

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**Settlement Hierarchy
Level 9**

Map No. 04.05



Legend

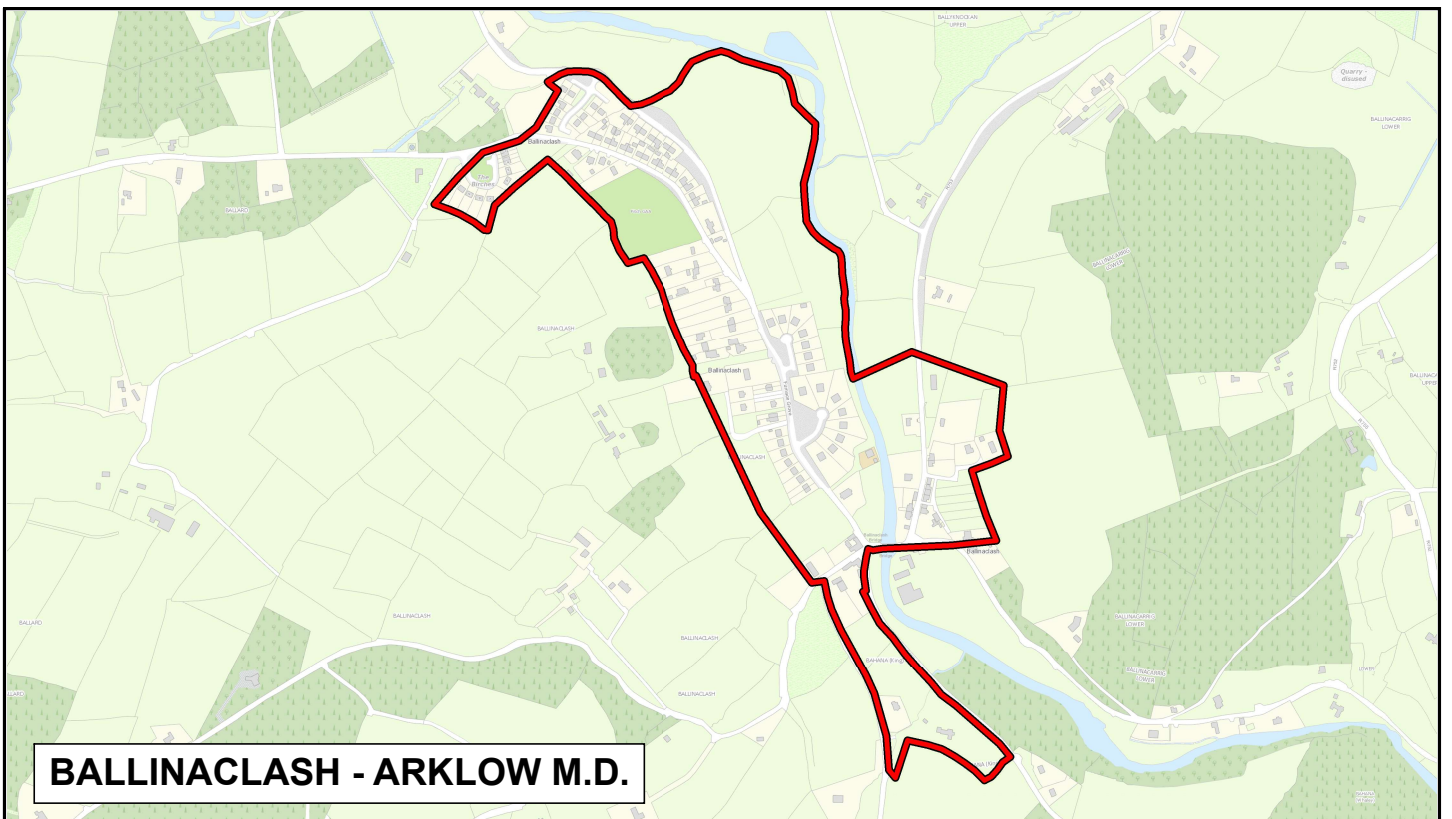
- Level 9 Rural Nodes
- Municipal District Boundary

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Settlement Boundaries Villages (Type 1)

Map No. 04.06a



Legend

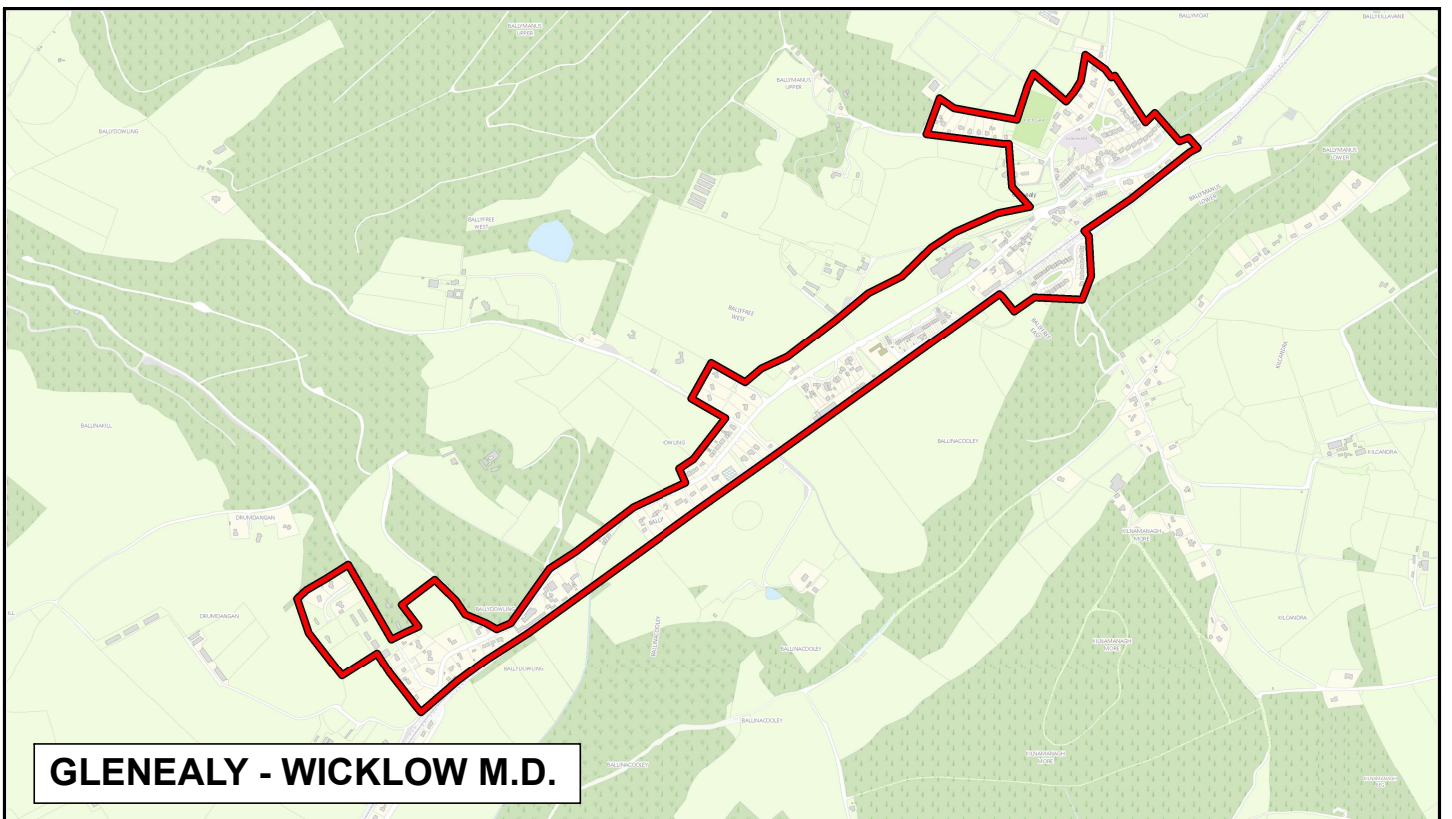
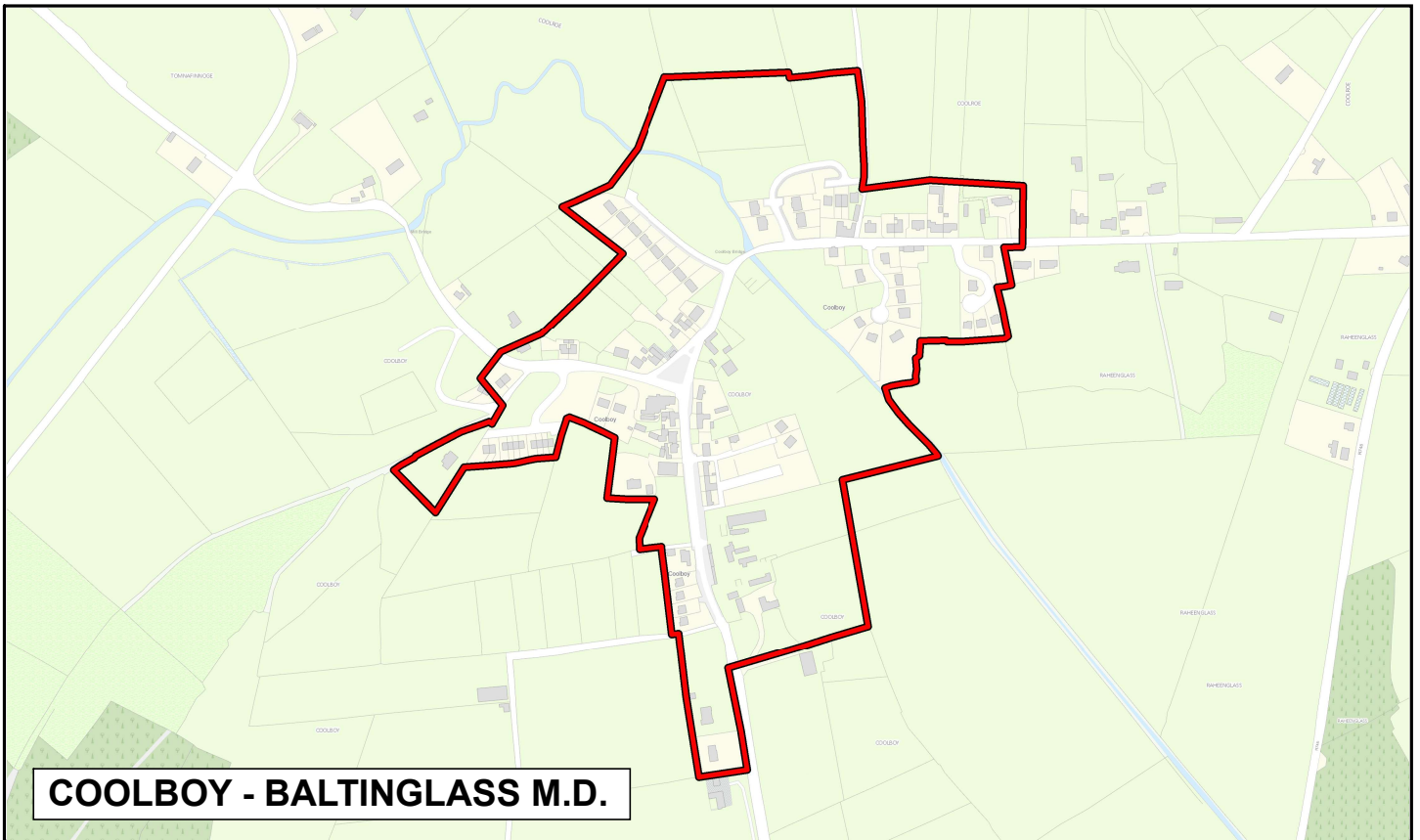
 Level 7 - Settlement Boundaries

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**Settlement Boundaries
Villages (Type 1)**

Map No. 04.06b



Legend

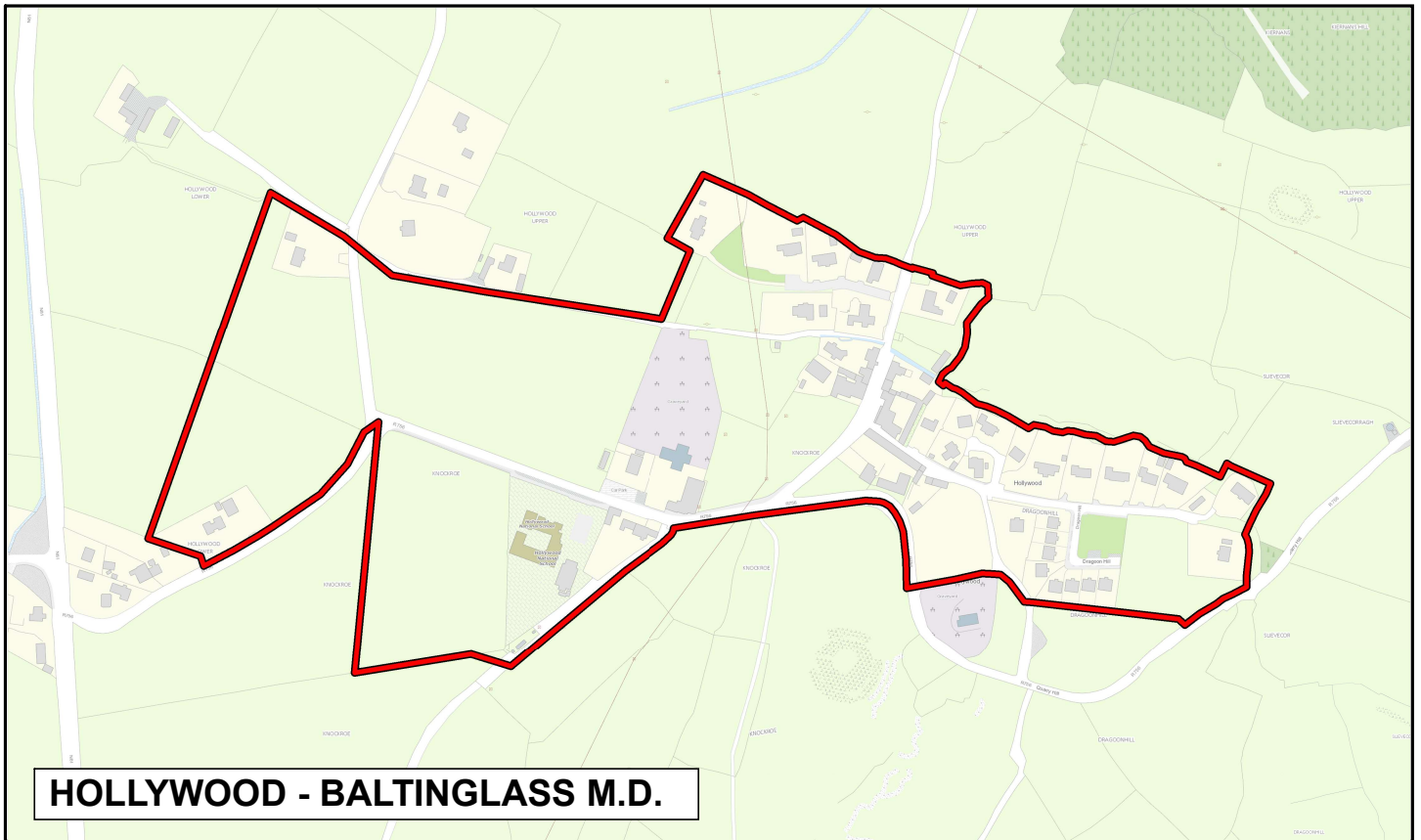
 Level 7 - Settlement Boundaries

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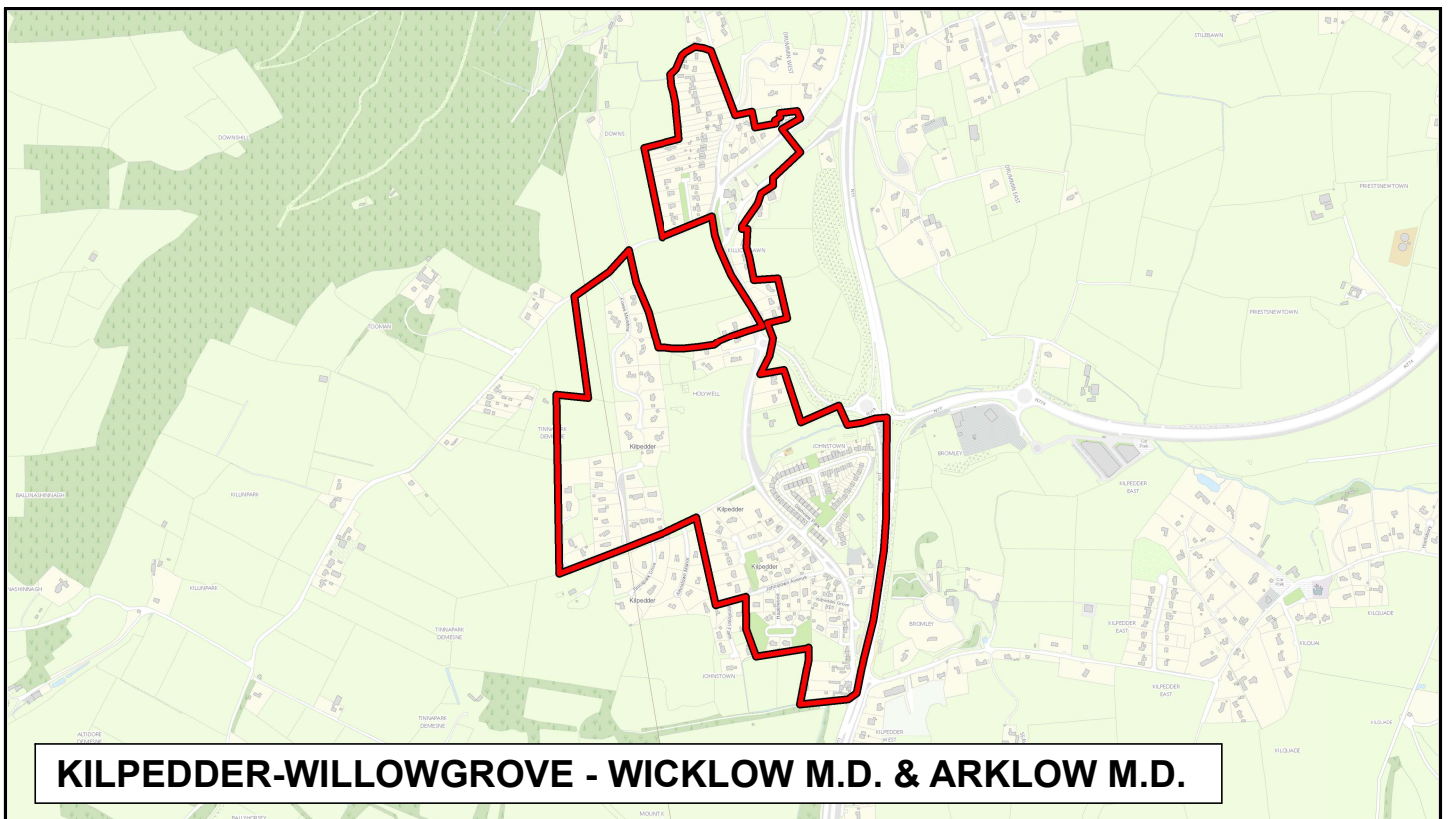
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HOLLYWOOD - BALTINGLASS M.D.



KILPEDDER-WILLOWGROVE - WICKLOW M.D. & ARKLOW M.D.

**Settlement Boundaries
Villages (Type 1)**

Map No. 04.06c



Legend

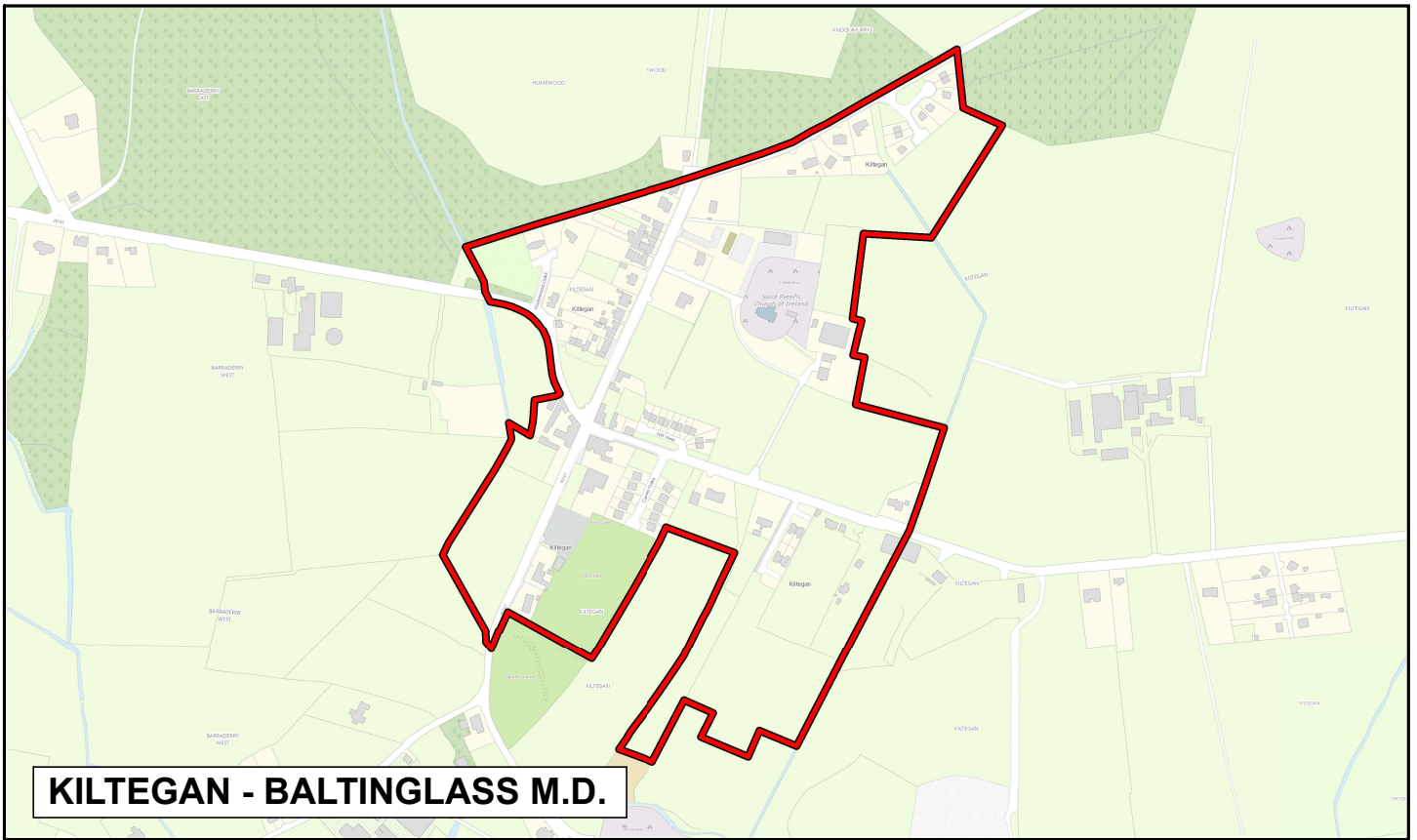
Level 7 - Settlement Boundaries

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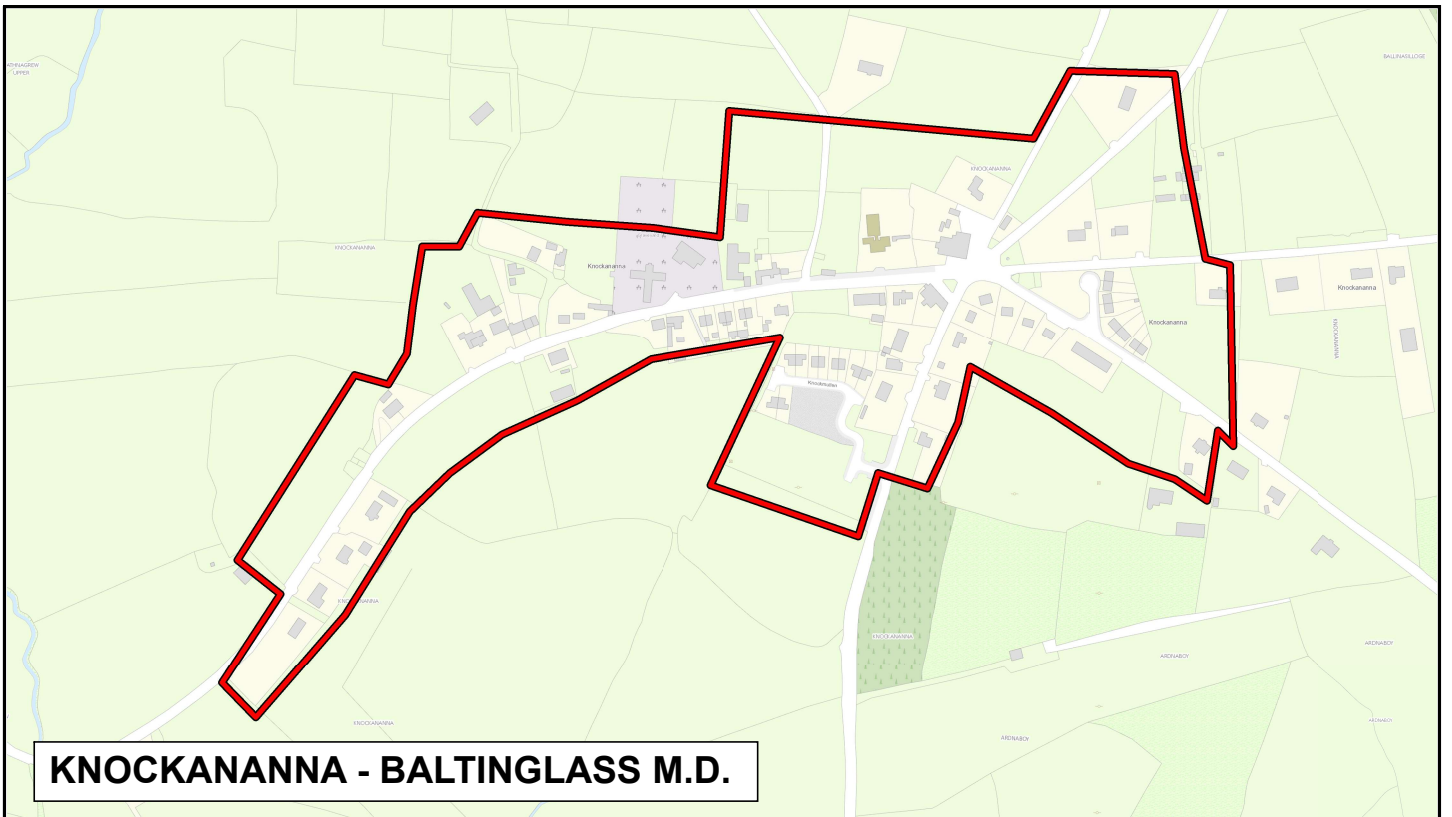
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KILTEGAN - BALTINGLASS M.D.



KNOCKANANNA - BALTINGLASS M.D.

**Settlement Boundaries
Villages (Type 1)**

Map No. 04.06d



Legend

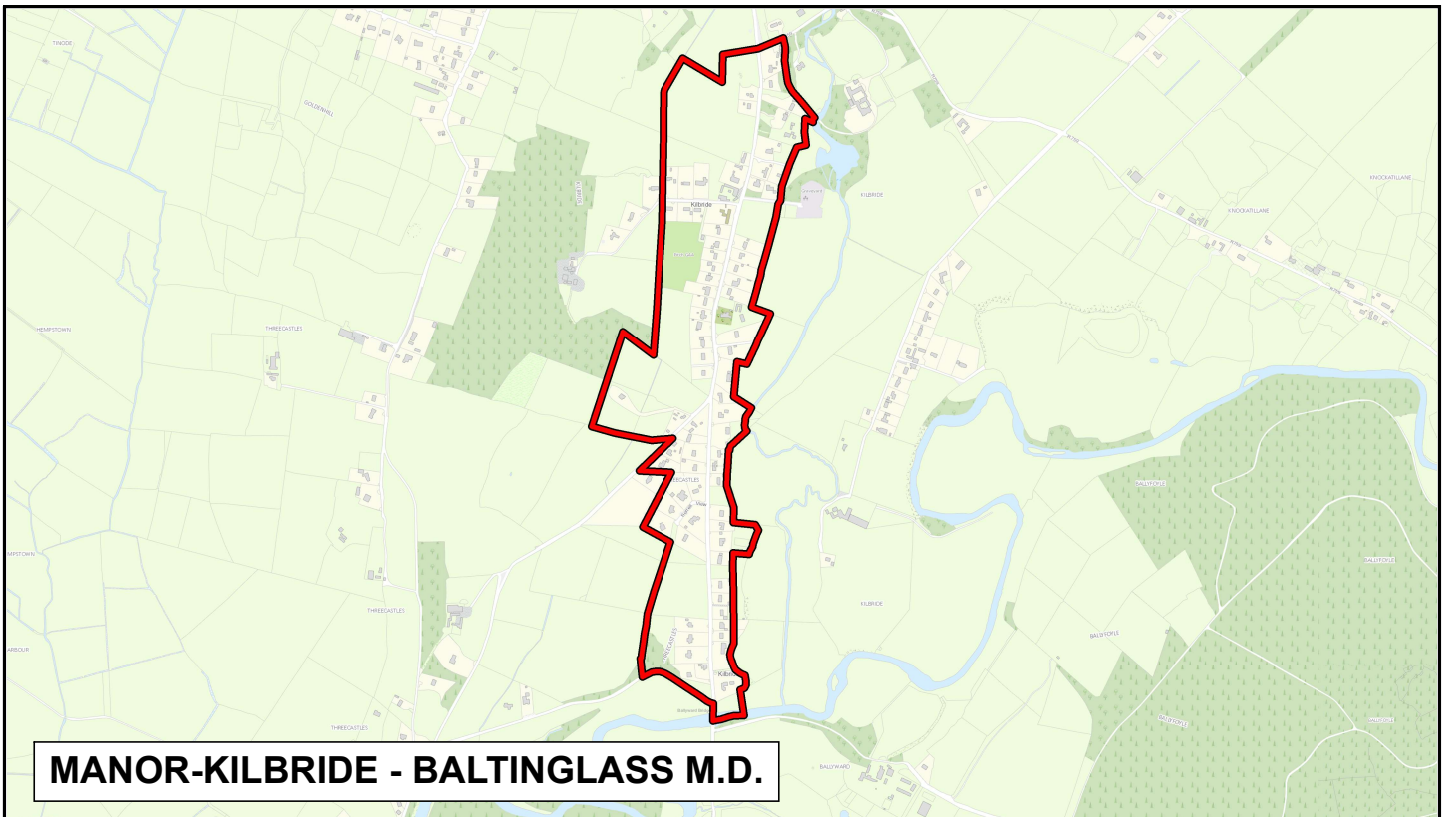
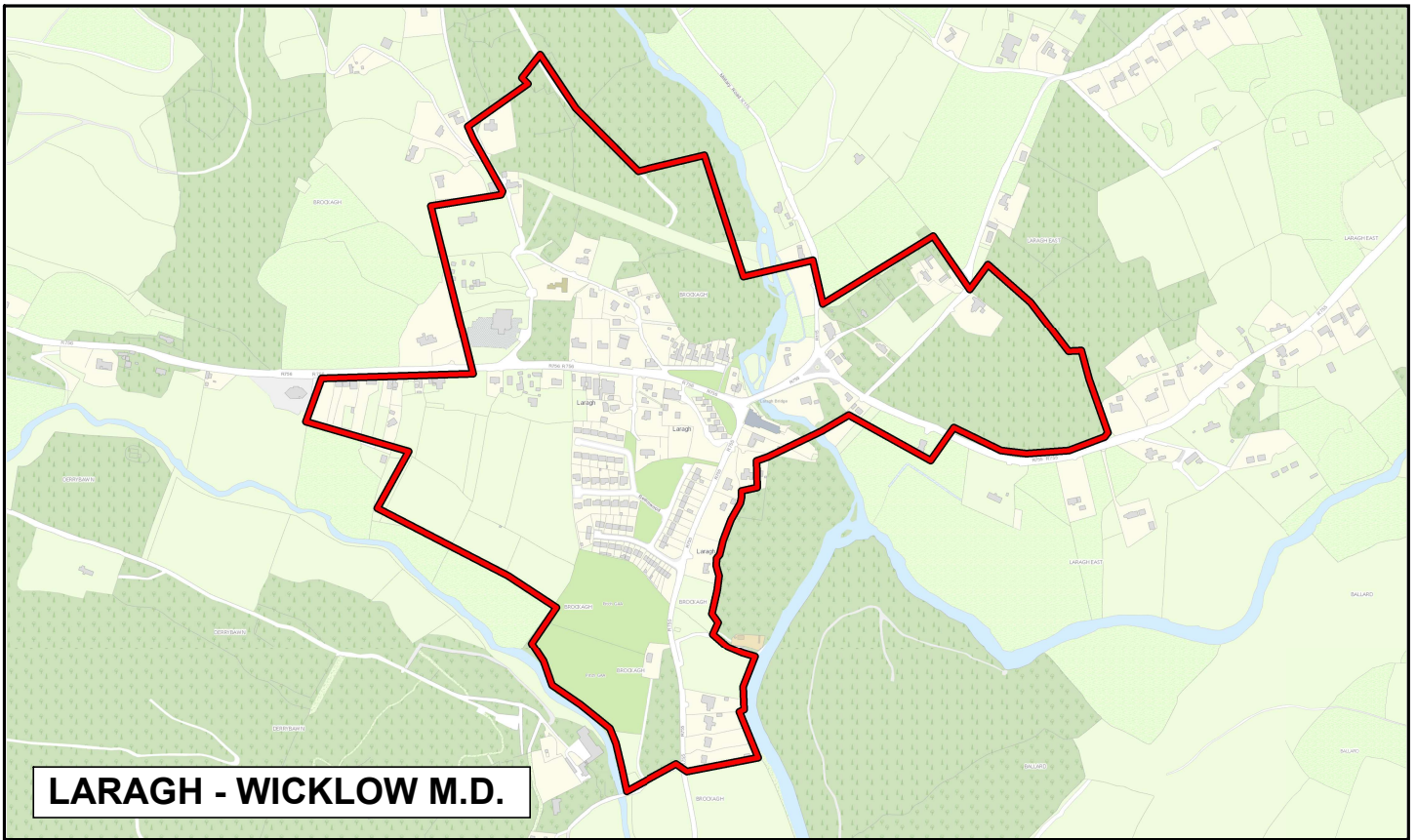
 Level 7 - Settlement Boundaries

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**Settlement Boundaries
Villages (Type 1)**

Map No. 04.06e



Legend

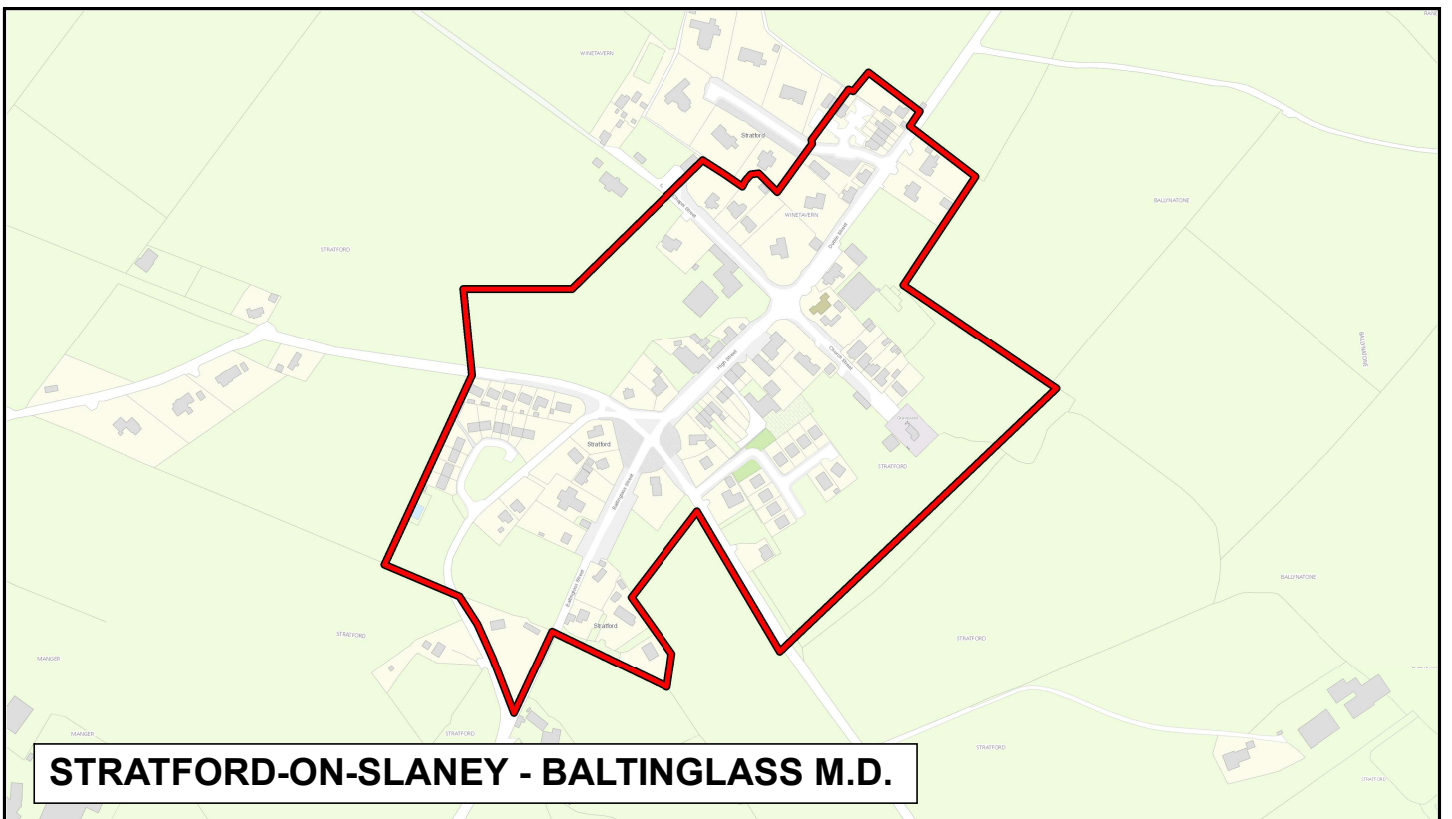
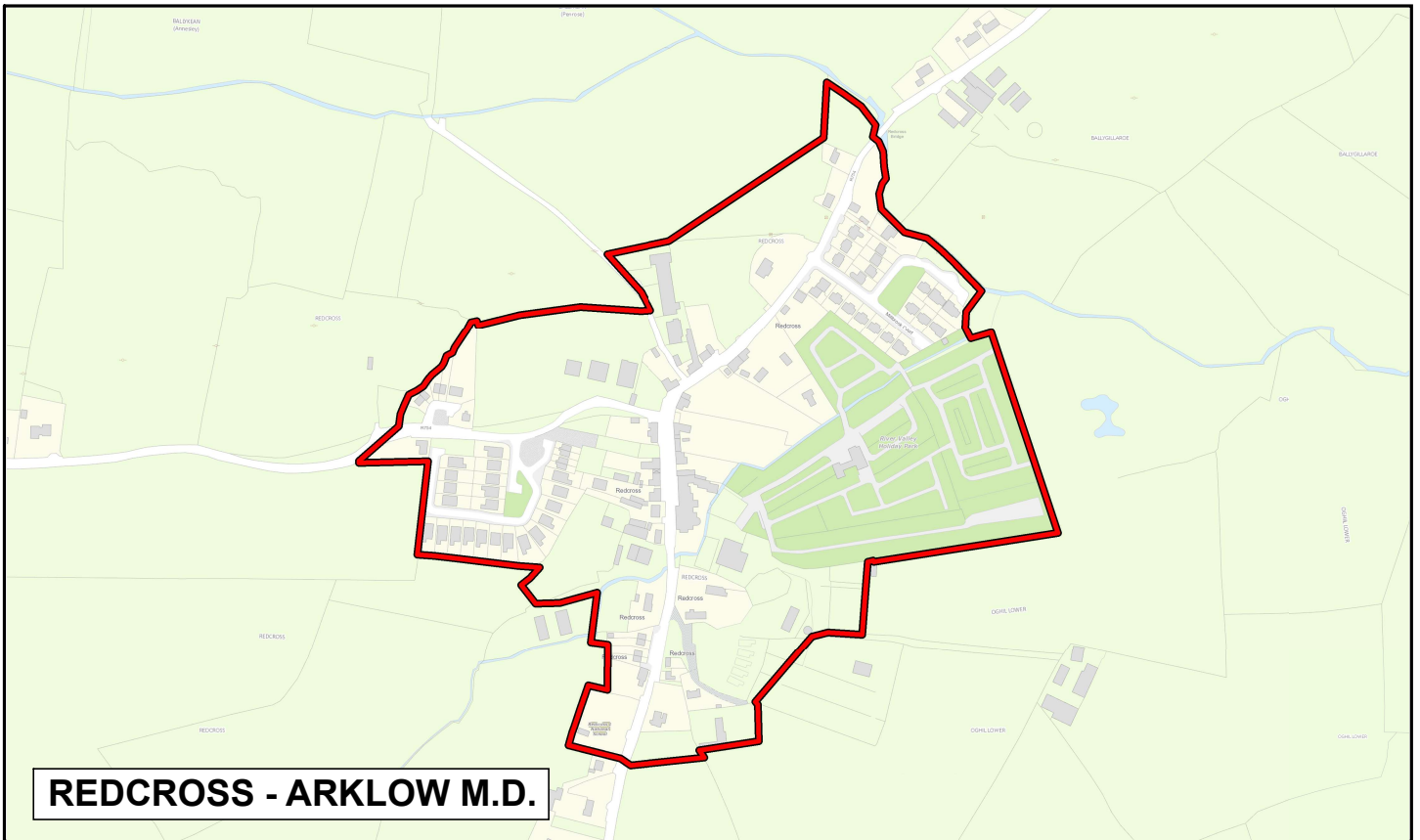
 Level 7 - Settlement Boundaries

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Settlement Boundaries Villages (Type 1)

Map No. 04.06f



Legend

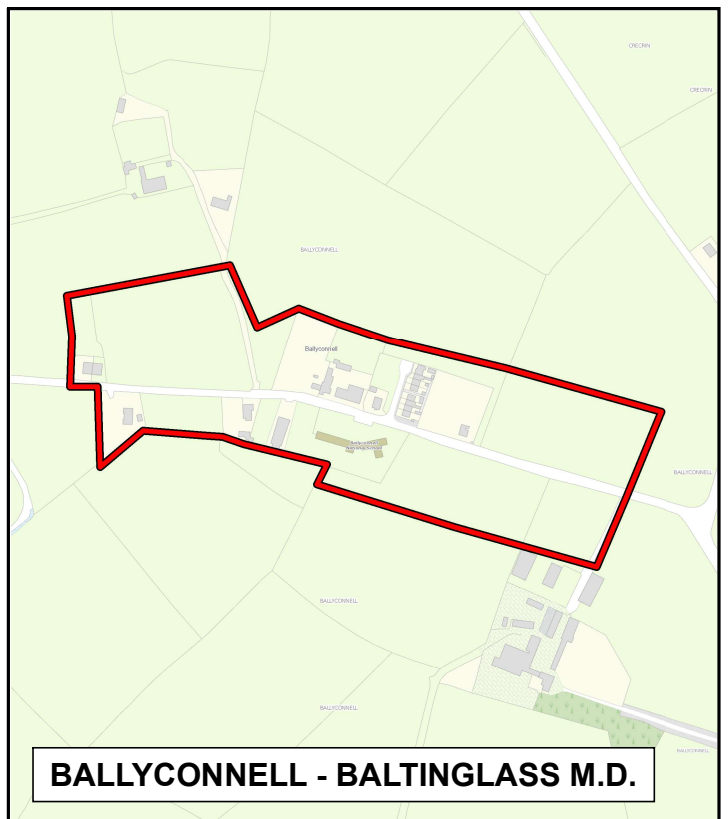
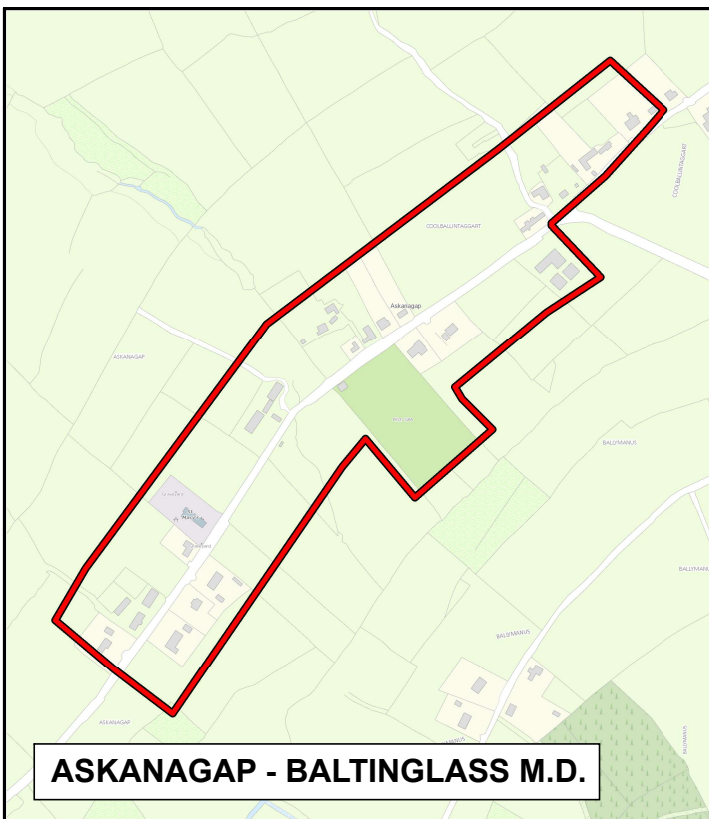
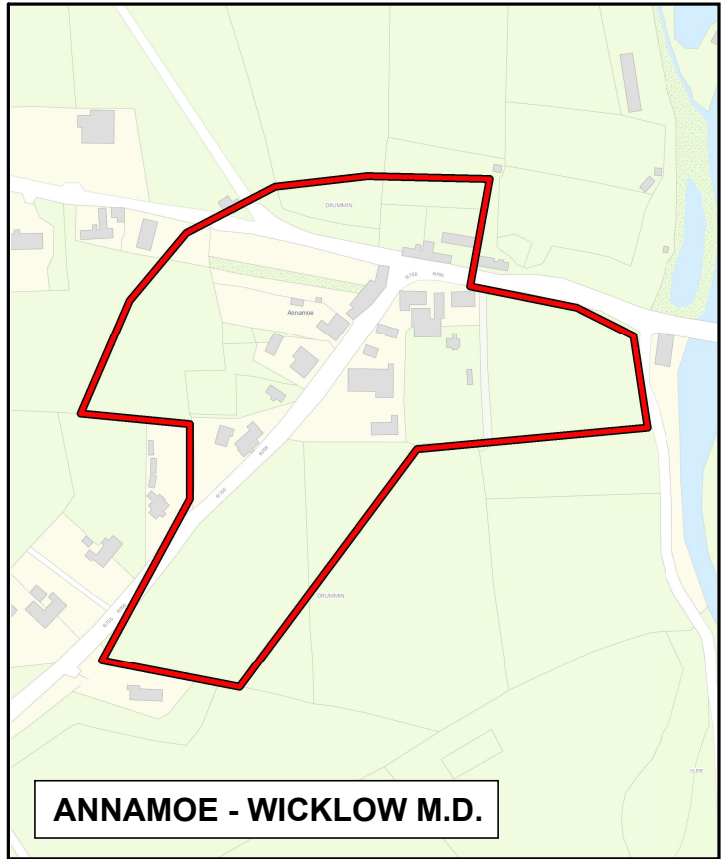
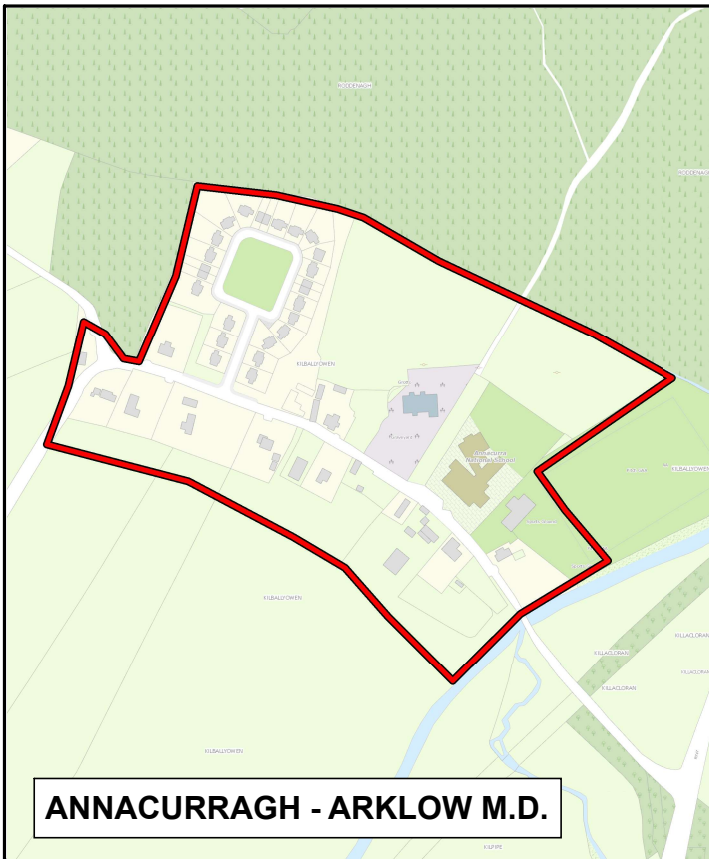
 Level 7 - Settlement Boundaries

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**Settlement Boundaries
Villages (Type 2)**

Map No. 04.07a



Legend

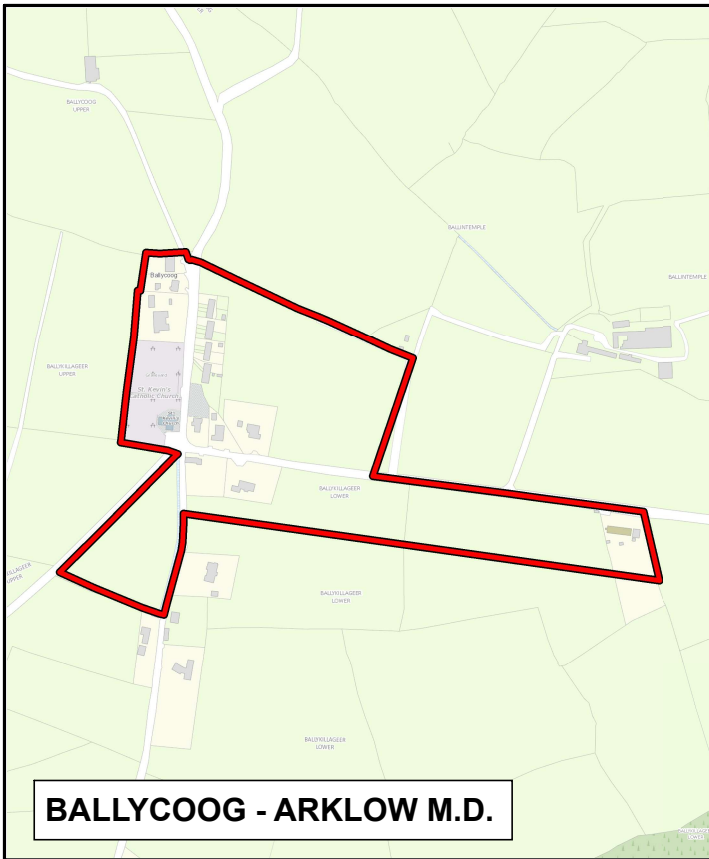
 Level 8 - Settlement Boundaries

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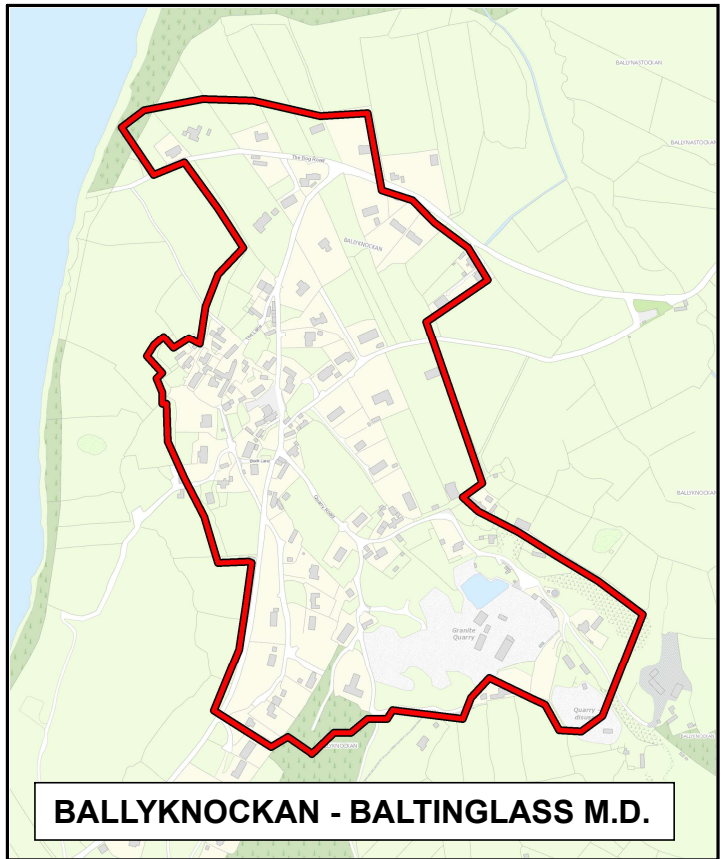
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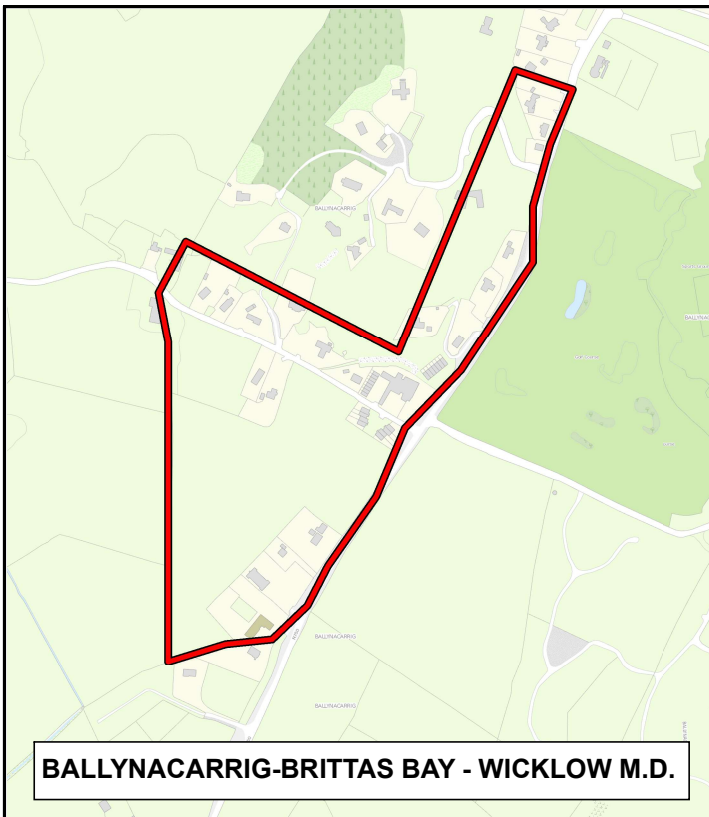
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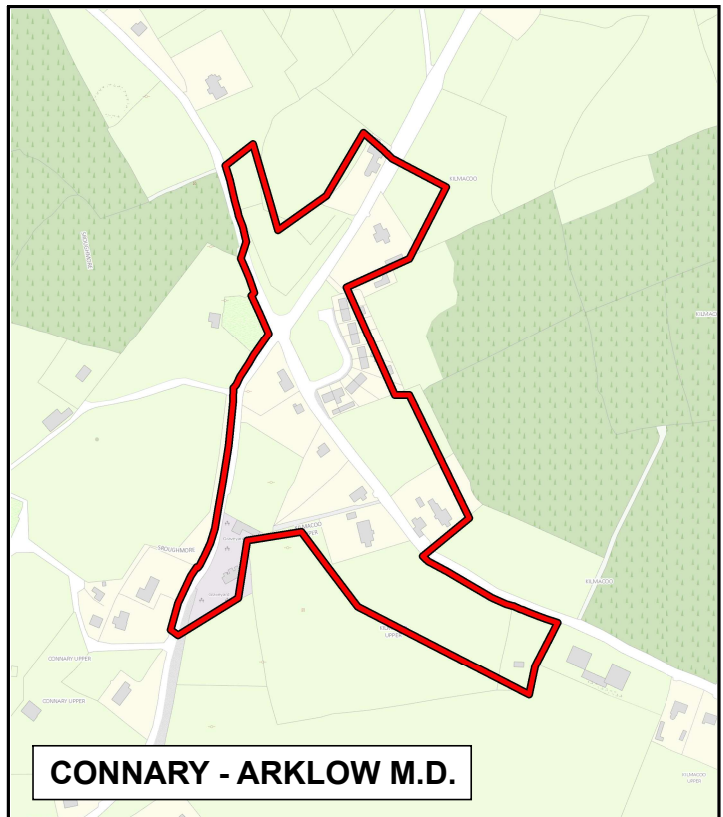
BALLYCOOG - ARKLOW M.D.



BALLYKNOCKAN - BALTINGLASS M.D.



BALLYNACARRIG-BRITTASS BAY - WICKLOW M.D.



CONNARY - ARKLOW M.D.

Settlement Boundaries Villages (Type 2)

Map No. 04.07b



Legend

 Level 8 - Settlement Boundaries

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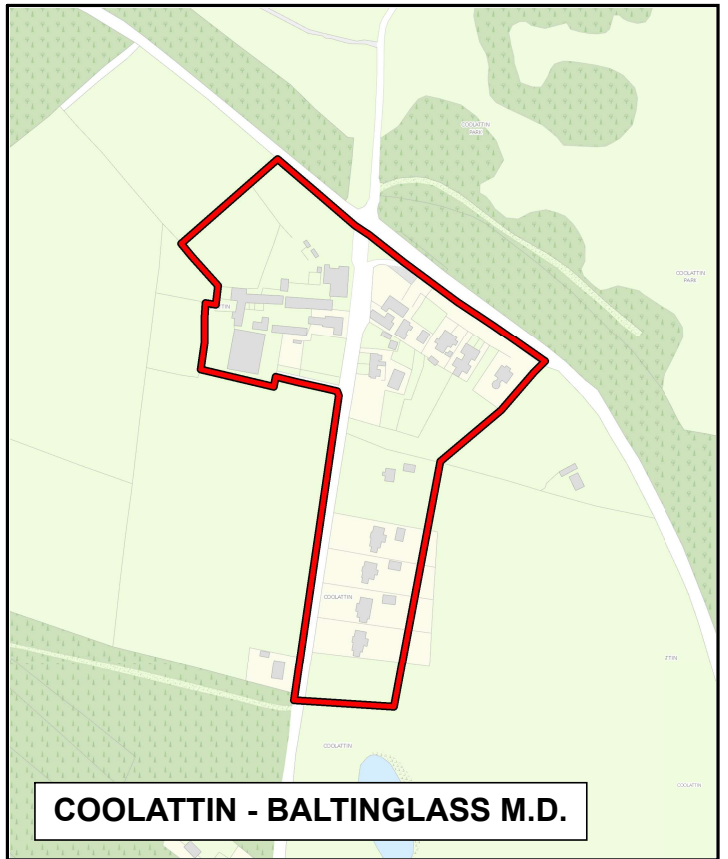
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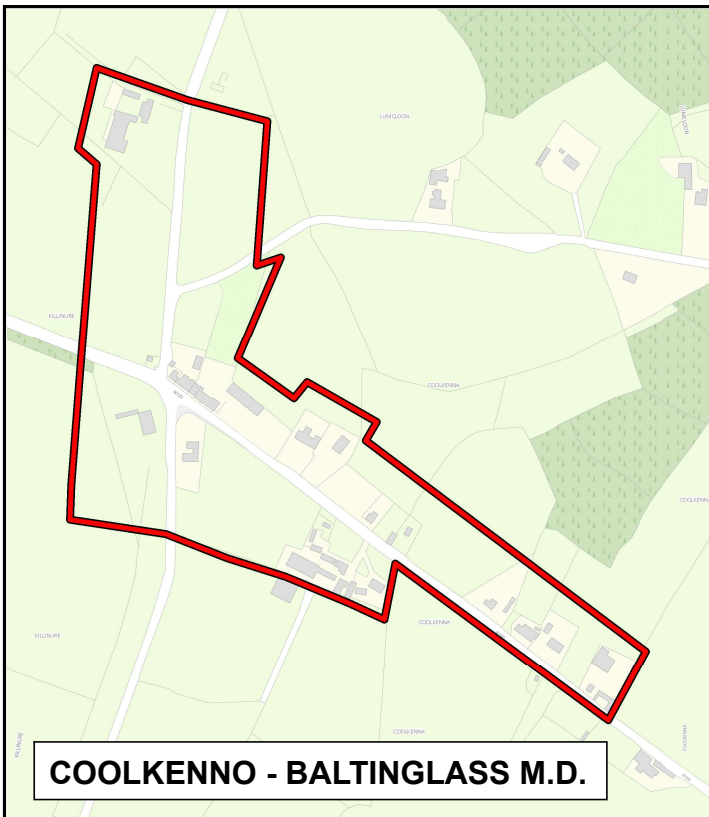
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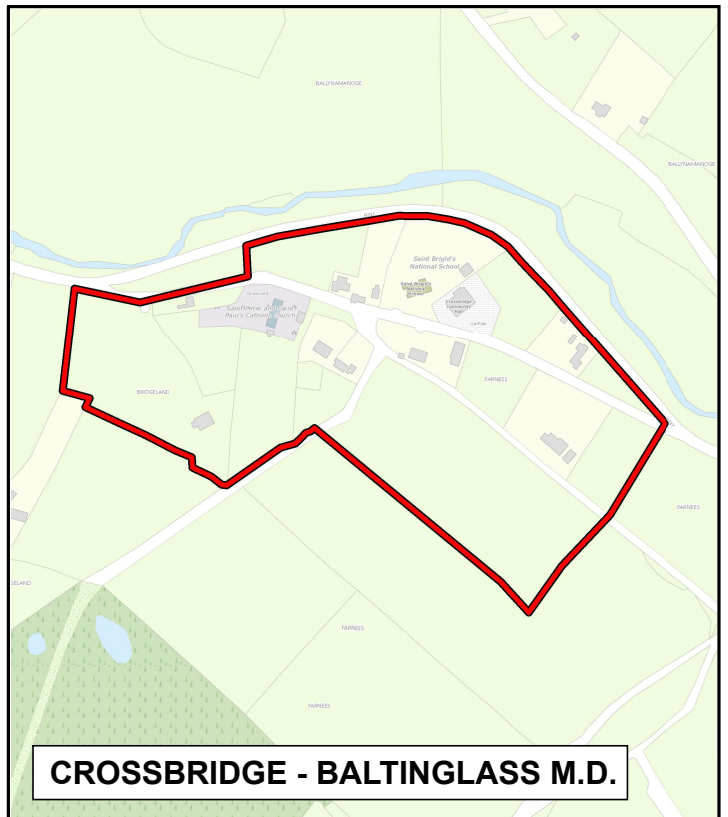
COOLAFANCY - BALTINGLASS M.D.



COOLATTIN - BALTINGLASS M.D.



COOLKENNO - BALTINGLASS M.D.



CROSSBRIDGE - BALTINGLASS M.D.

Settlement Boundaries Villages (Type 2)

Map No. 04.07c



Legend

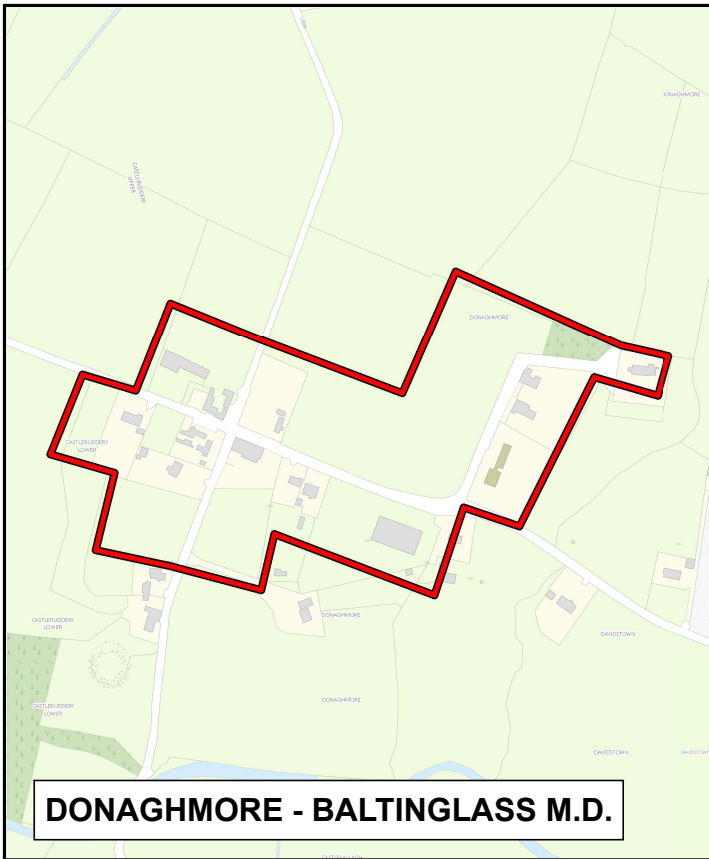
 Level 8 - Settlement Boundaries

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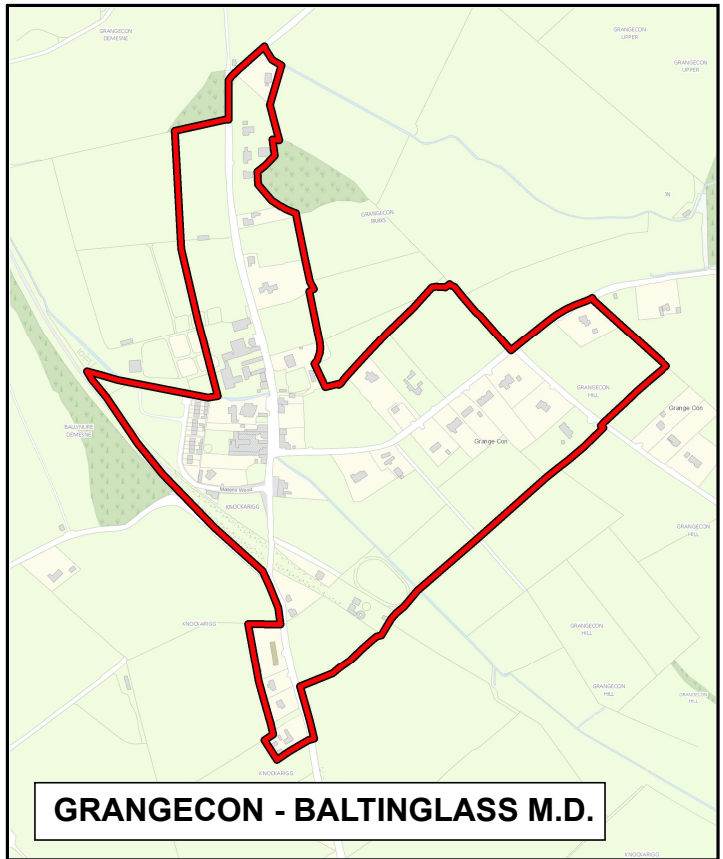
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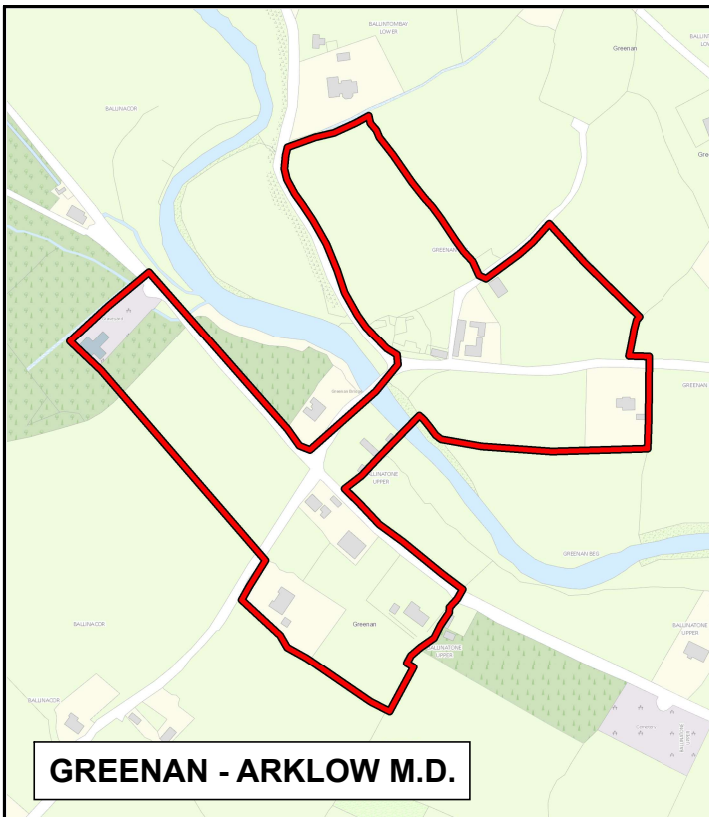
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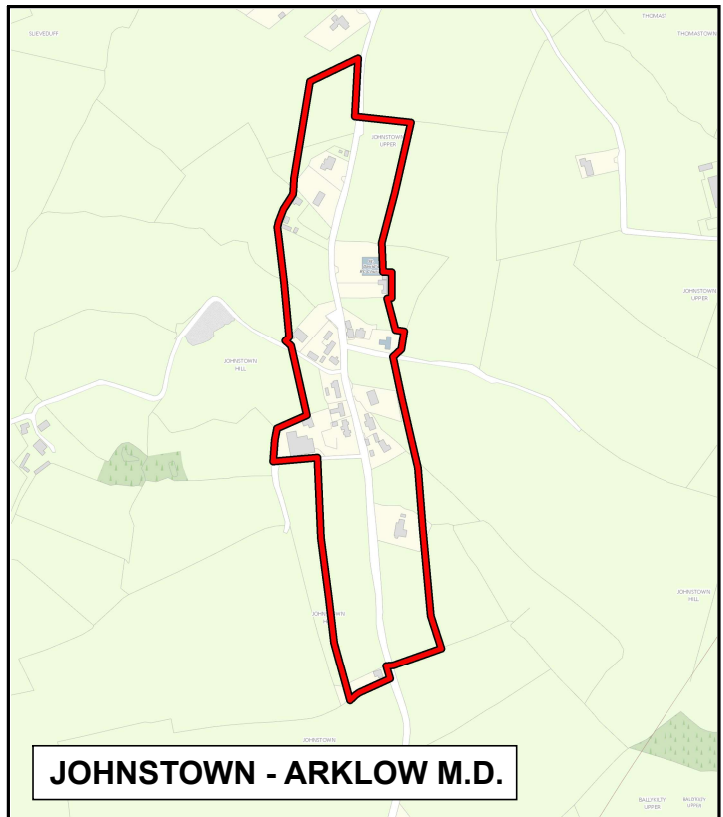
DONAGHMORE - BALTINGLASS M.D.



GRANGECON - BALTINGLASS M.D.



GREENAN - ARKLOW M.D.



JOHNSTOWN - ARKLOW M.D.

**Settlement Boundaries
Villages (Type 2)**

Map No. 04.07d



Legend

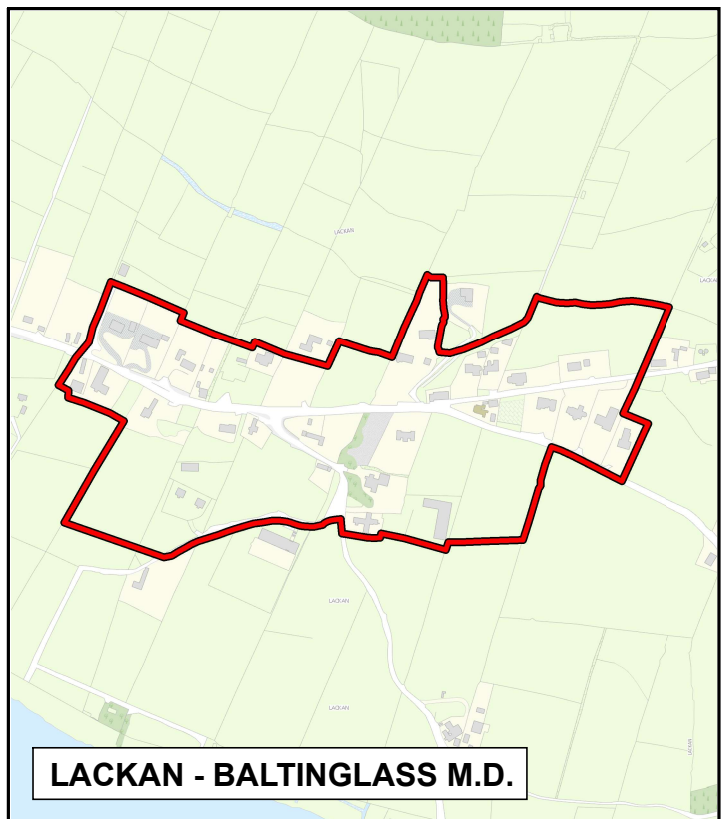
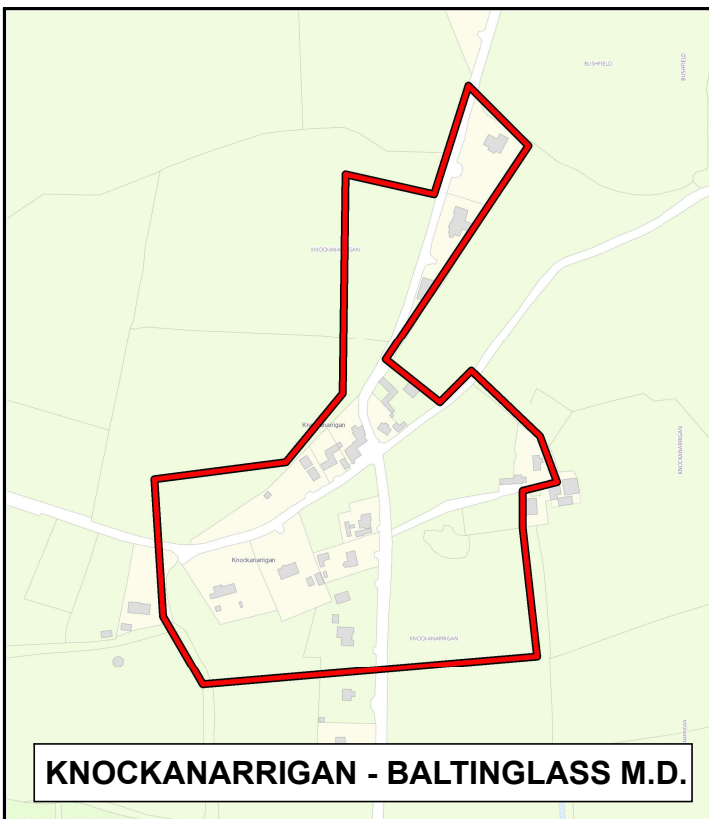
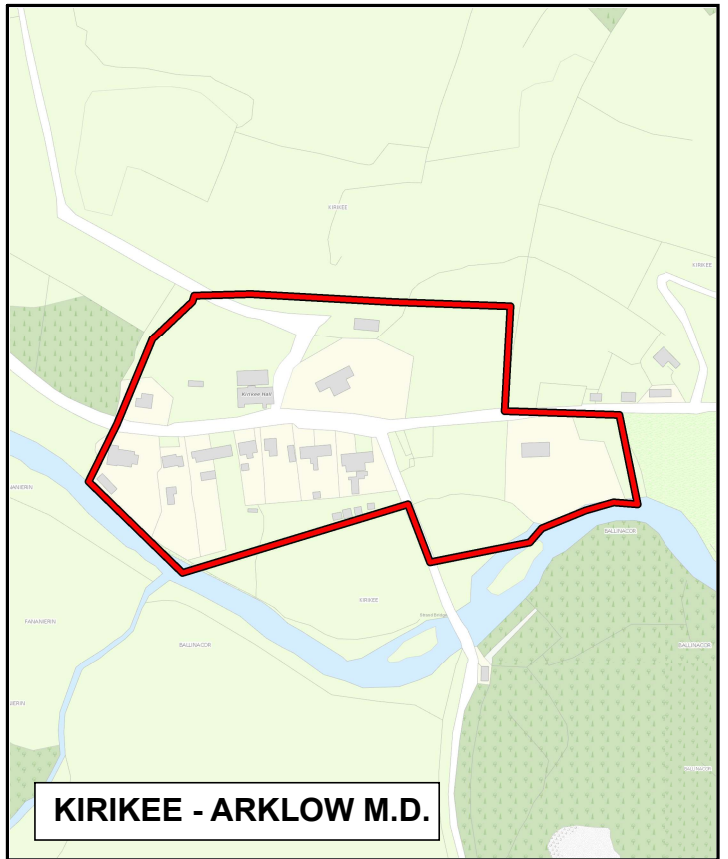
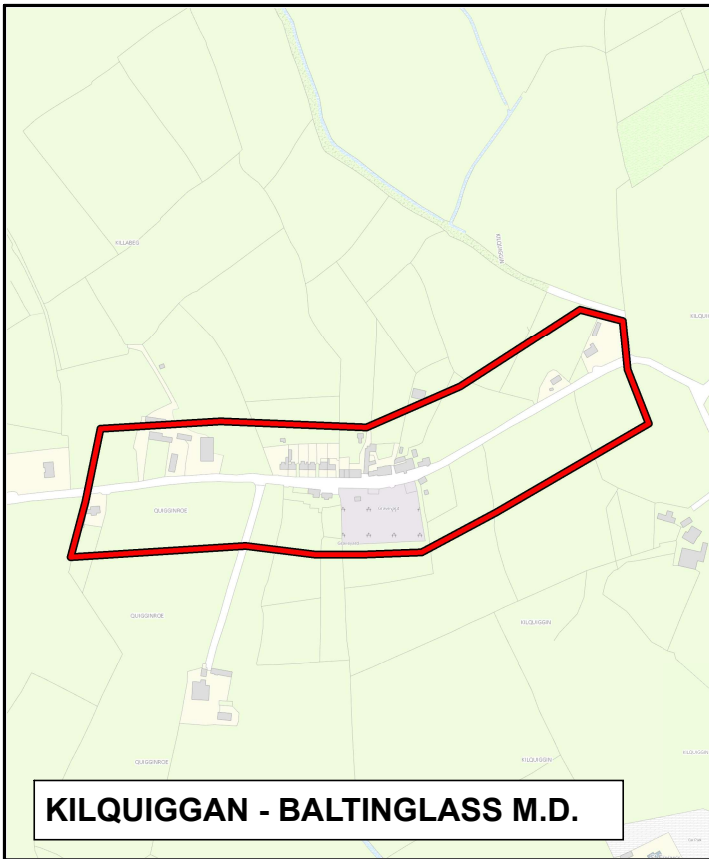
 Level 8 - Settlement Boundaries

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**Settlement Boundaries
Villages (Type 2)**

Map No. 04.07e

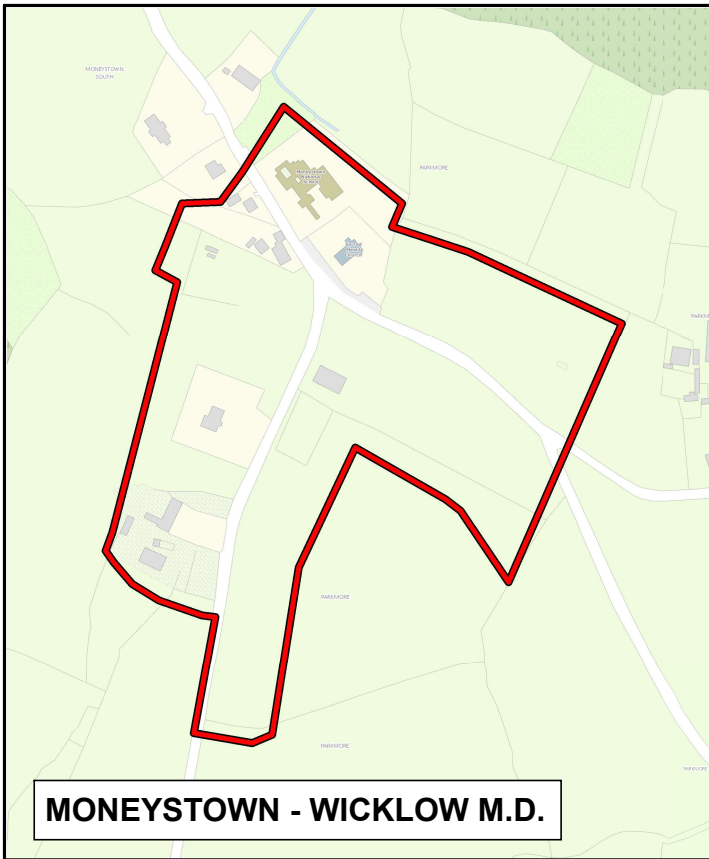
Legend

 Level 8 - Settlement Boundaries

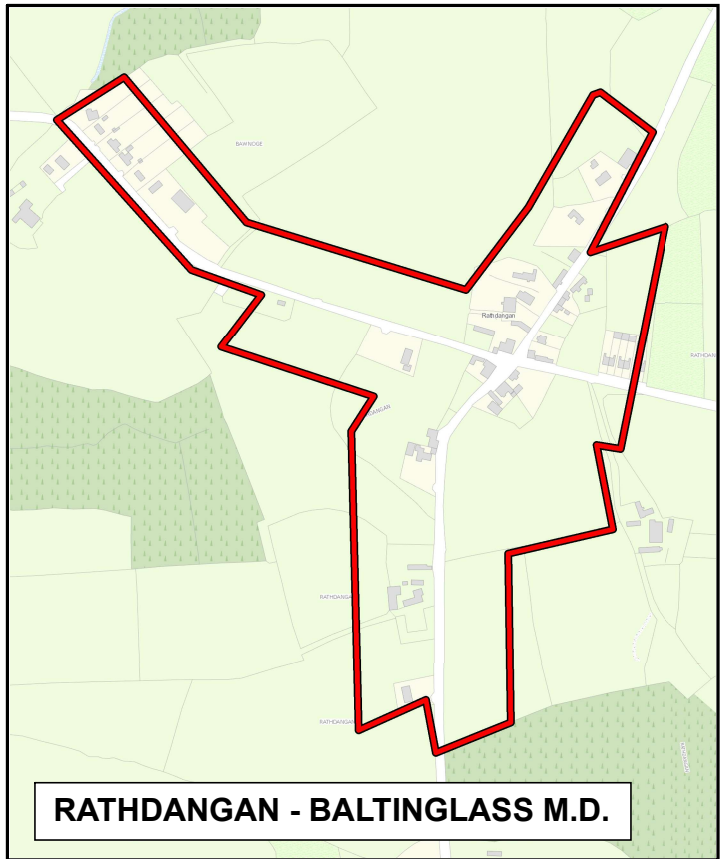
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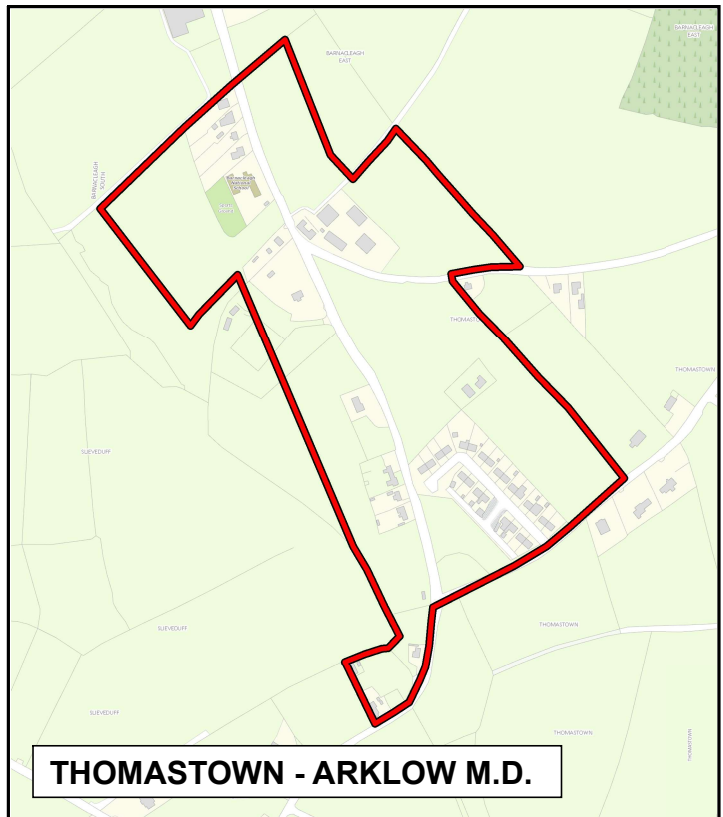
MONEYSTOWN - WICKLOW M.D.



RATHDANGAN - BALTINGLASS M.D.



TALBOTSTOWN - BALTINGLASS M.D.



THOMASTOWN - ARKLOW M.D.

Settlement Boundaries Villages (Type 2)

Map No. 04.07f

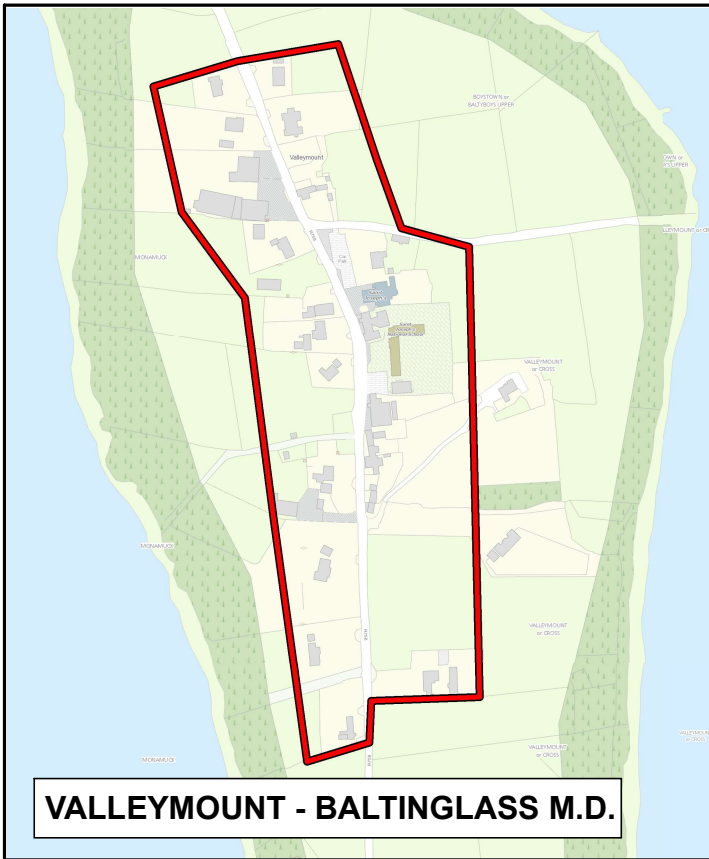
Legend

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**Settlement Boundaries
Villages (Type 2)**

Map No. 04.07g



Legend

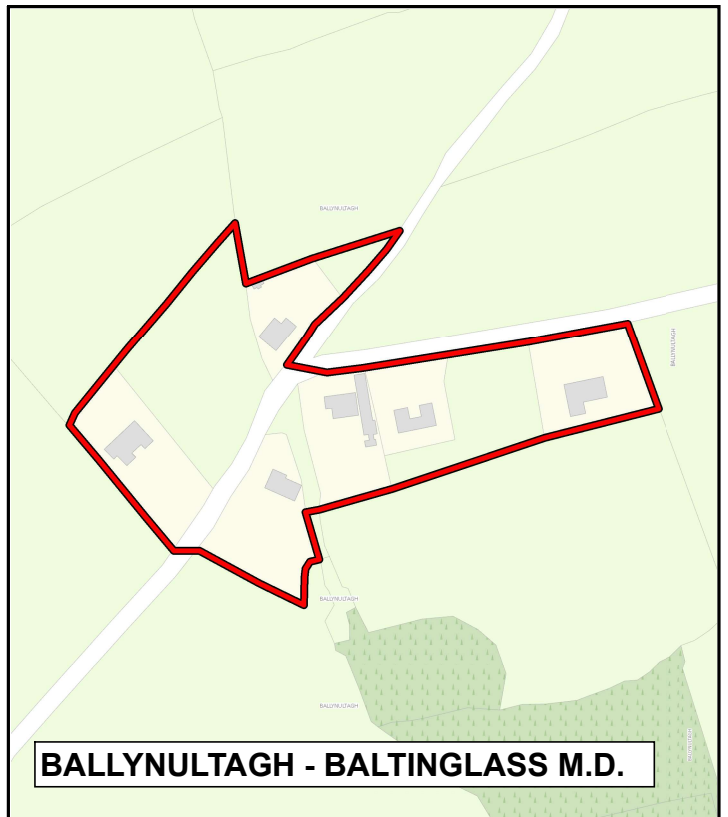
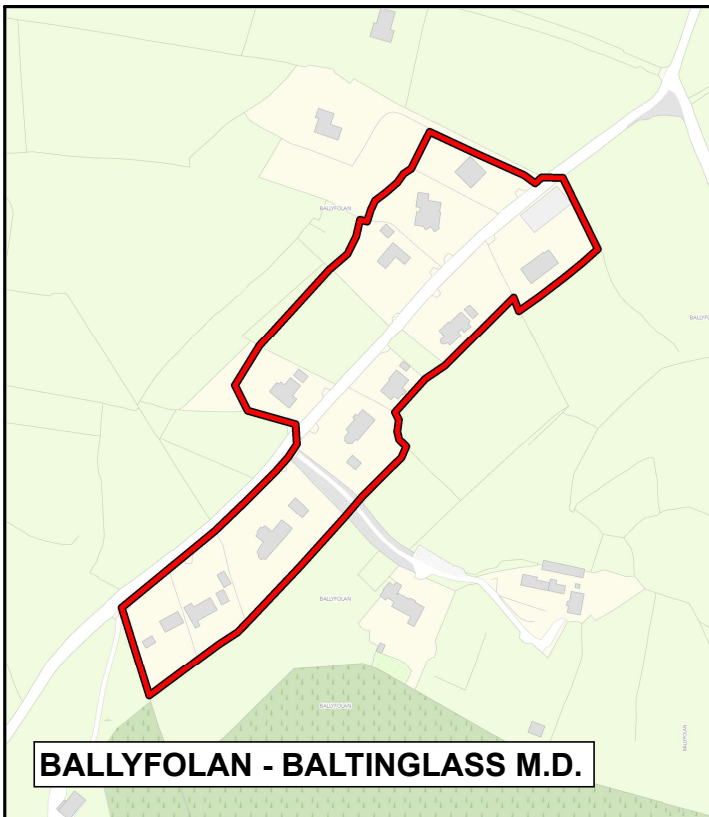
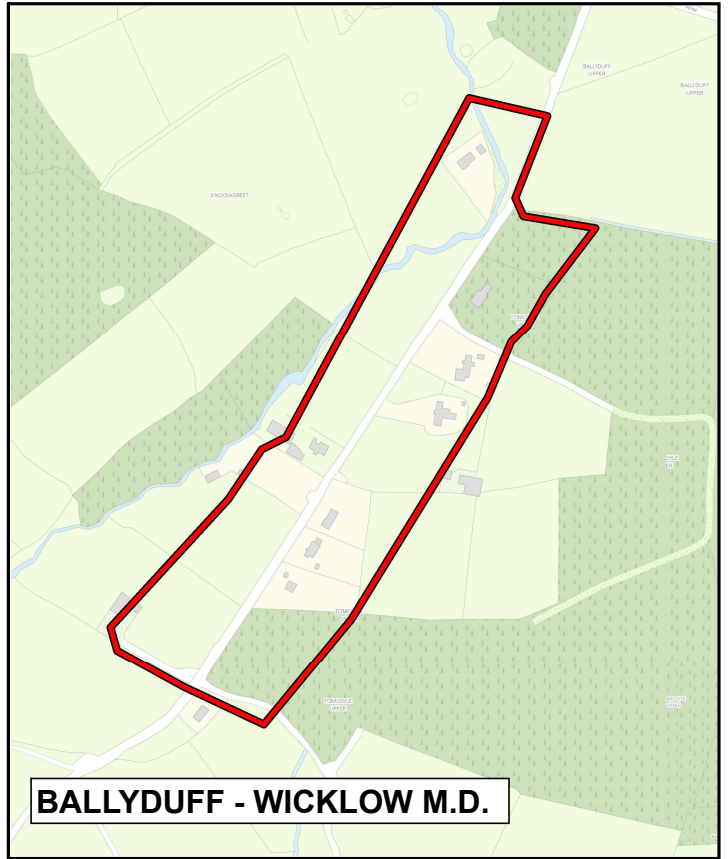
 Level 8 - Settlement Boundaries

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**Settlement Boundaries
Rural Nodes**

Map No. 04.08a



Legend

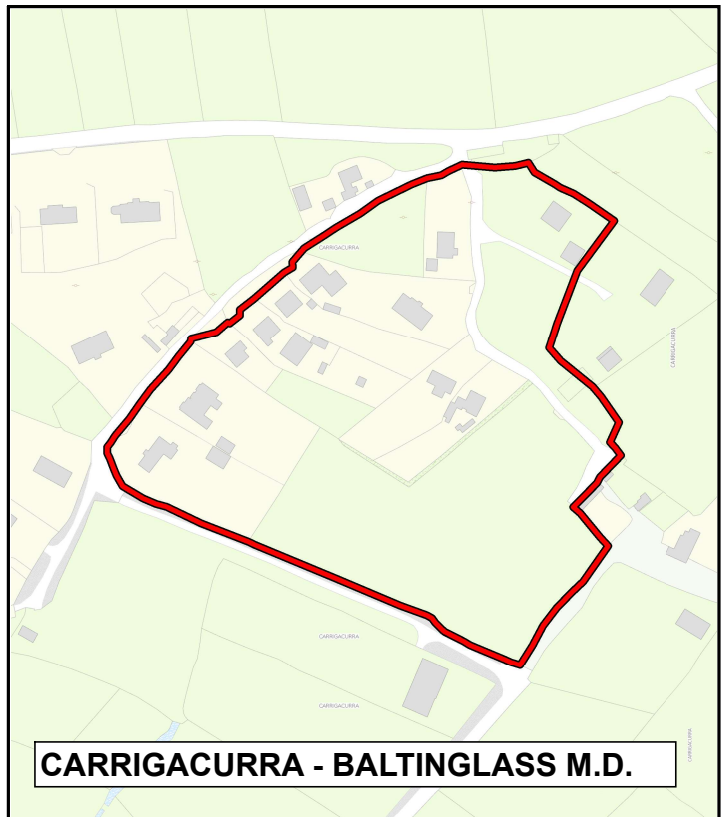
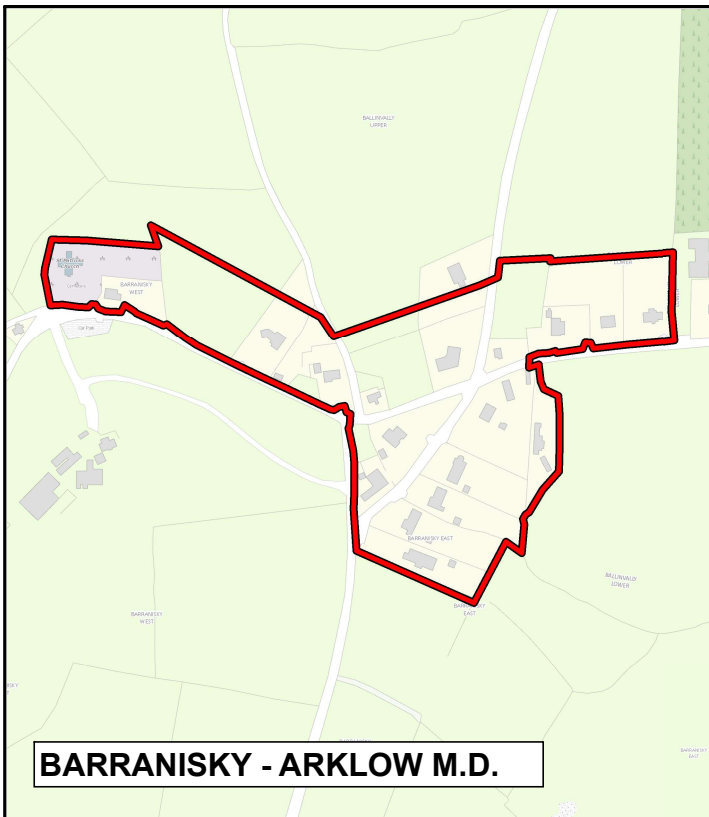
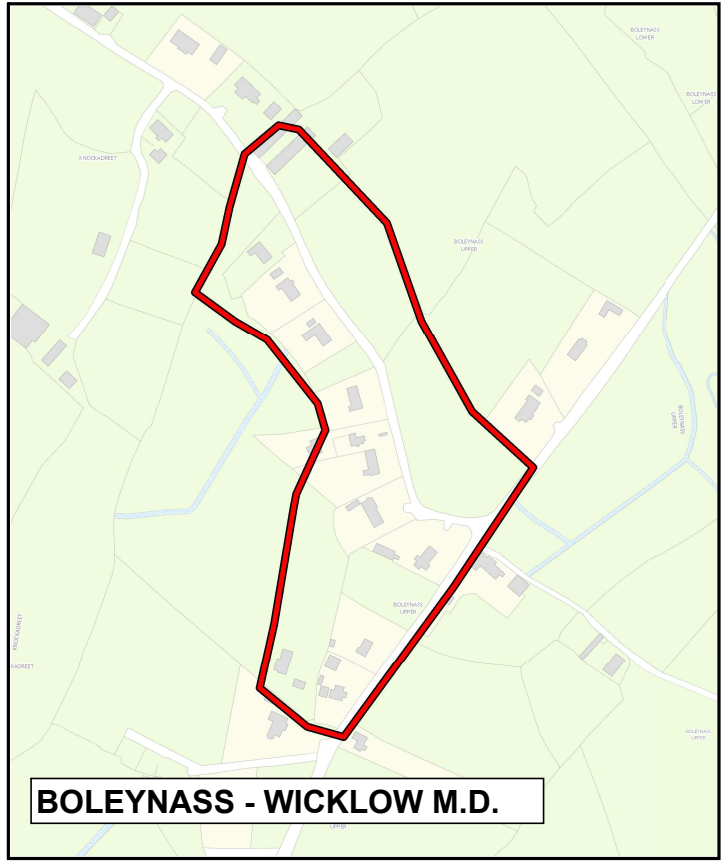
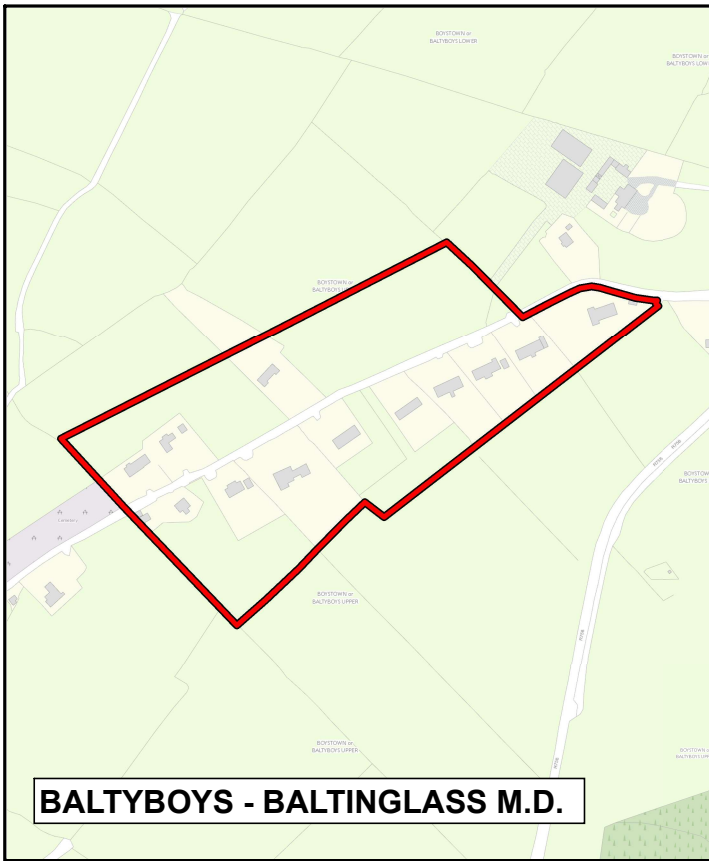
 Level 9 - Settlement Boundaries

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**Settlement Boundaries
Rural Nodes**

Map No. 04.08b

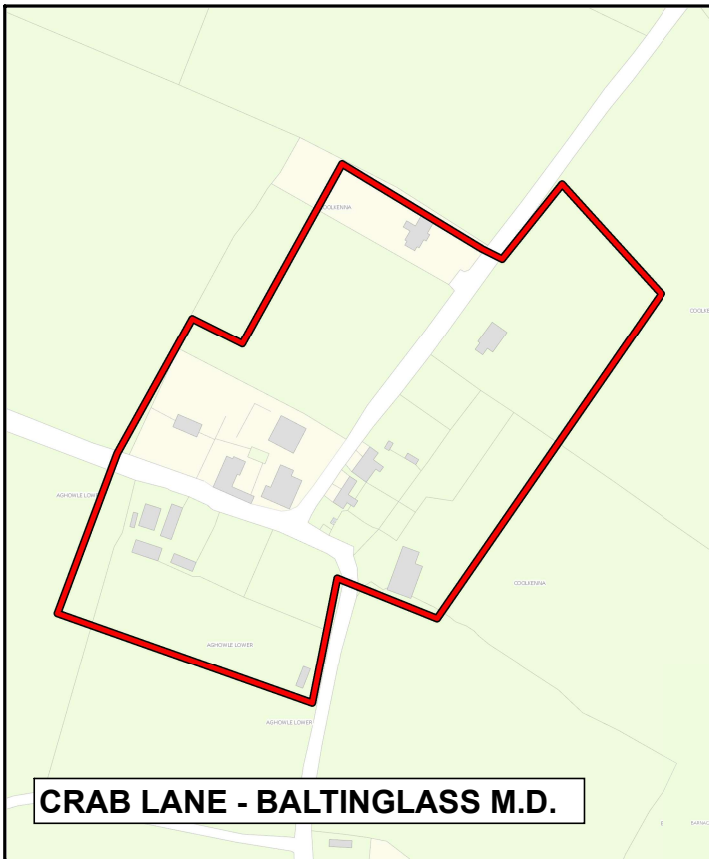
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Level 9 - Settlement Boundaries

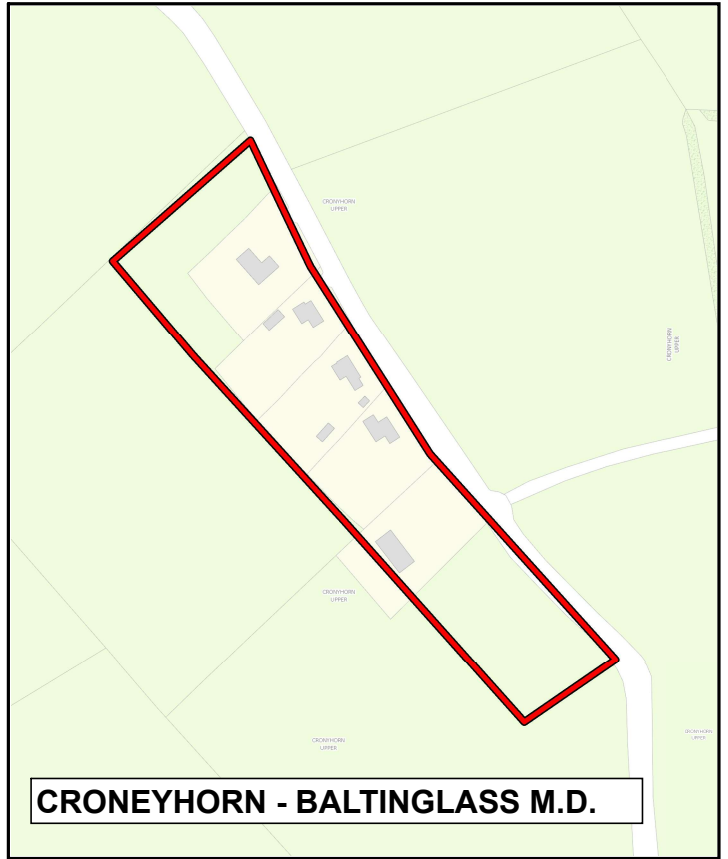
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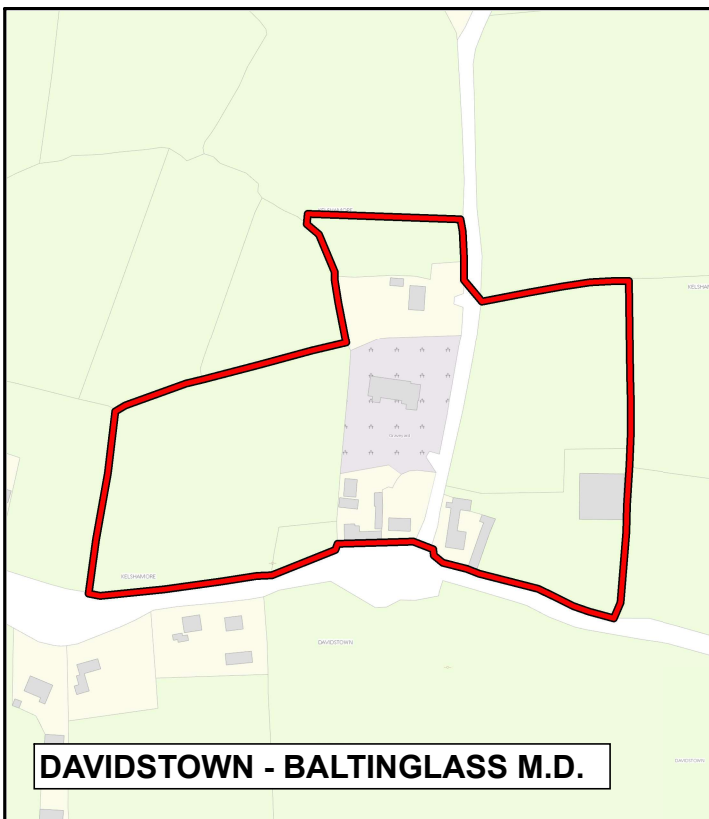
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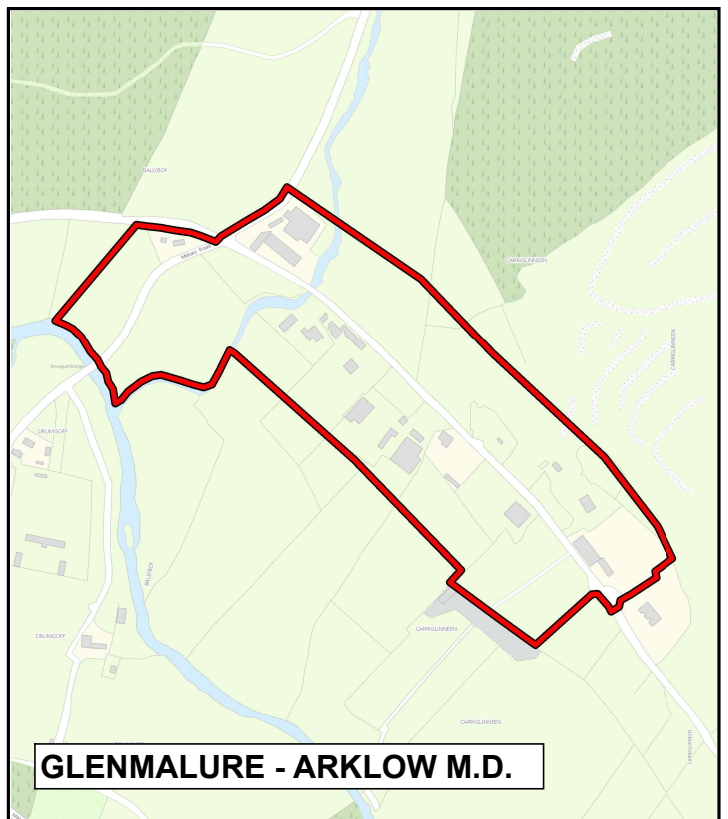
CRAB LANE - BALTINGLASS M.D.



CRONEYHORN - BALTINGLASS M.D.



DAVIDSTOWN - BALTINGLASS M.D.



GLENMALURE - ARKLOW M.D.

**Settlement Boundaries
Rural Nodes**

Map No. 04.08c



Legend

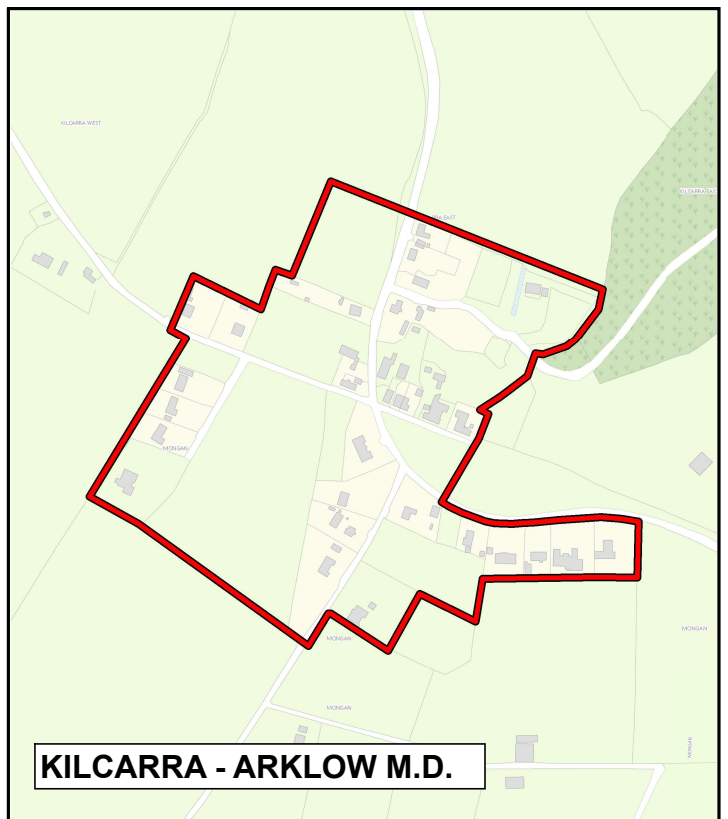
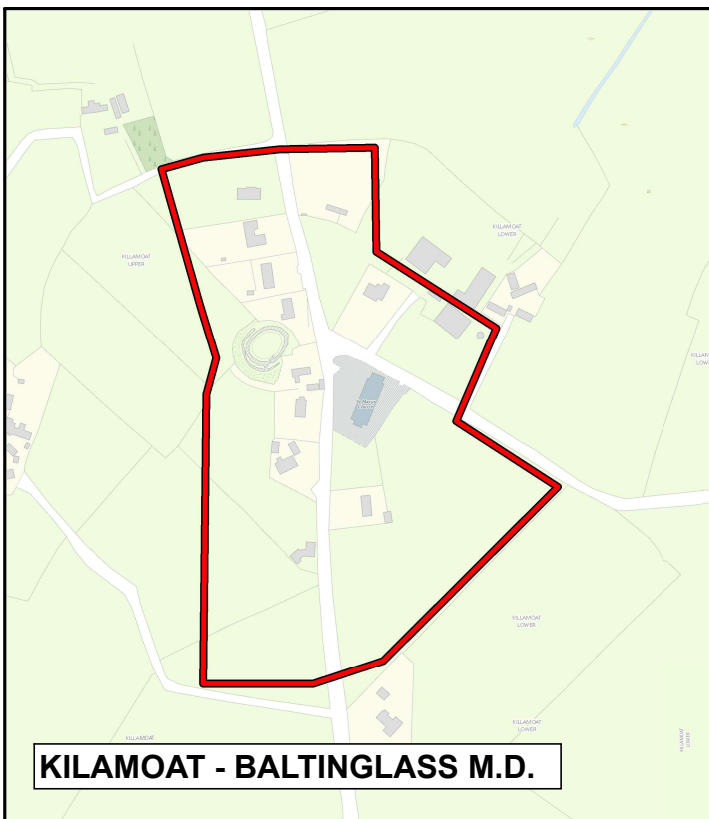
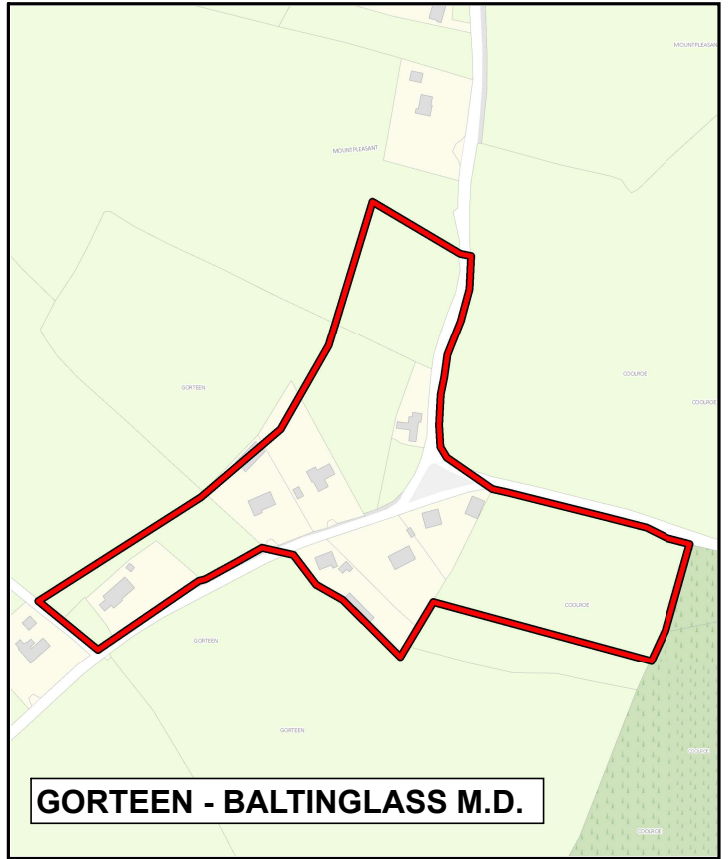
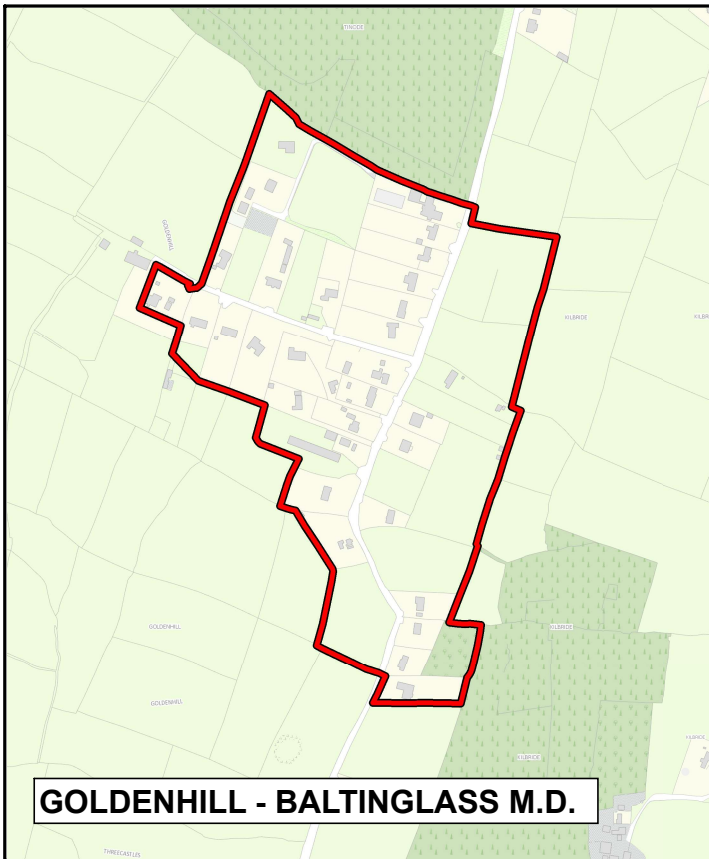
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**Settlement Boundaries
Rural Nodes**

Map No. 04.08d

Legend

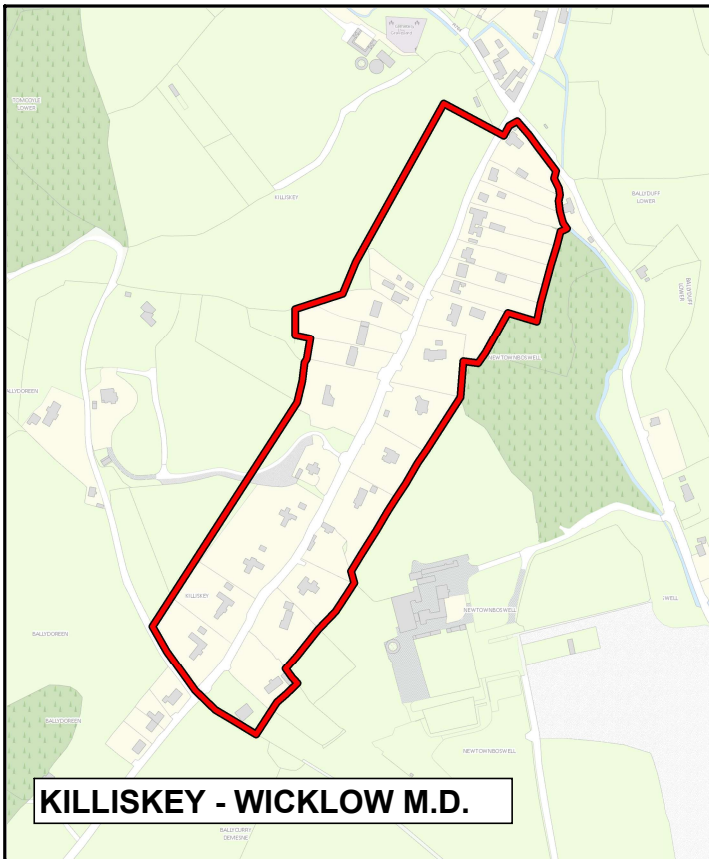
 Level 9 - Settlement Boundaries

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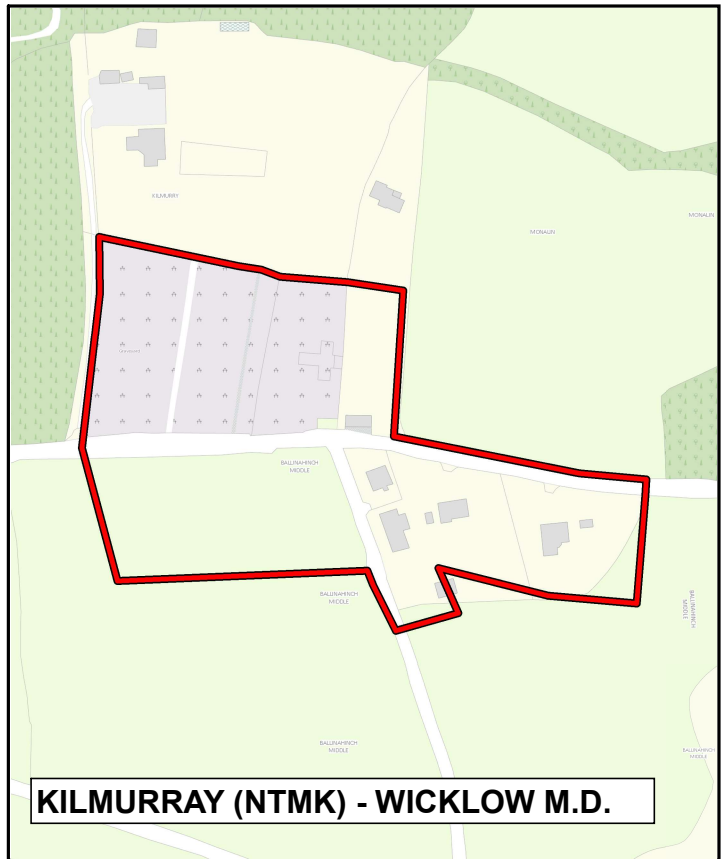
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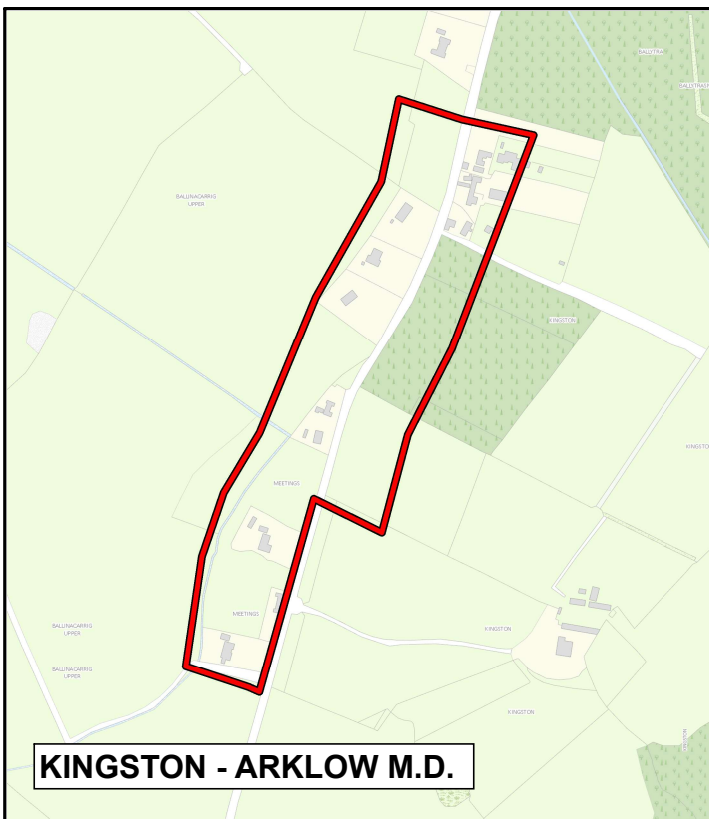
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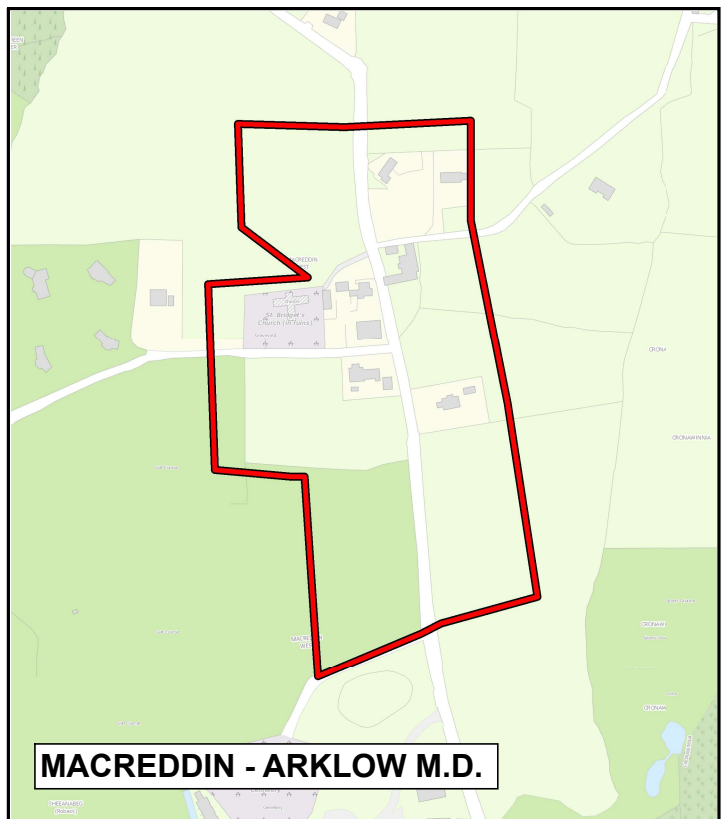
KILLISKEY - WICKLOW M.D.



KILMURRAY (NTMK) - WICKLOW M.D.



KINGSTON - ARKLOW M.D.



MACREDDIN - ARKLOW M.D.

**Settlement Boundaries
Rural Nodes**

Map No. 04.08e

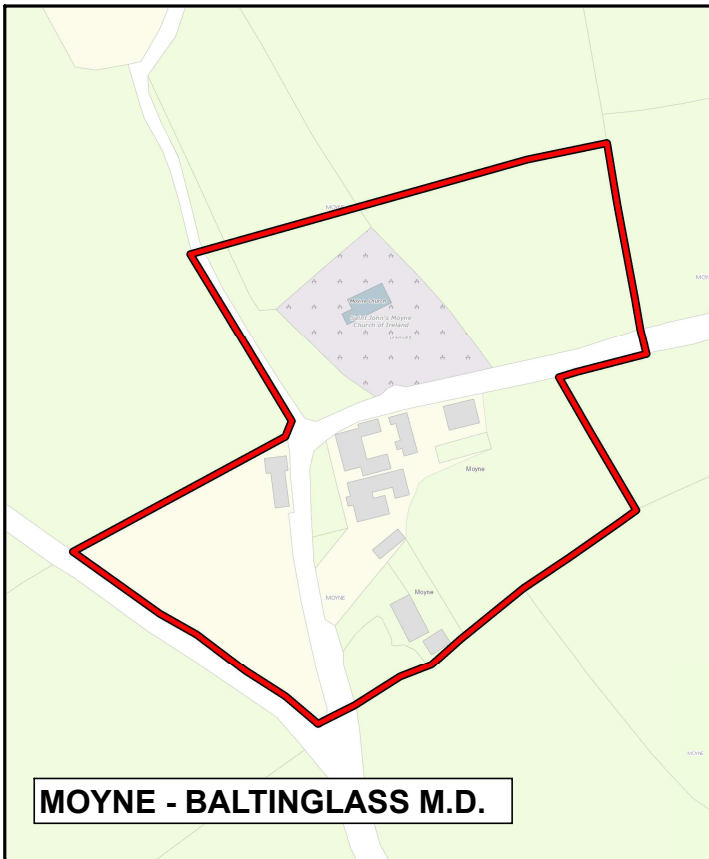
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Level 9 - Settlement Boundaries

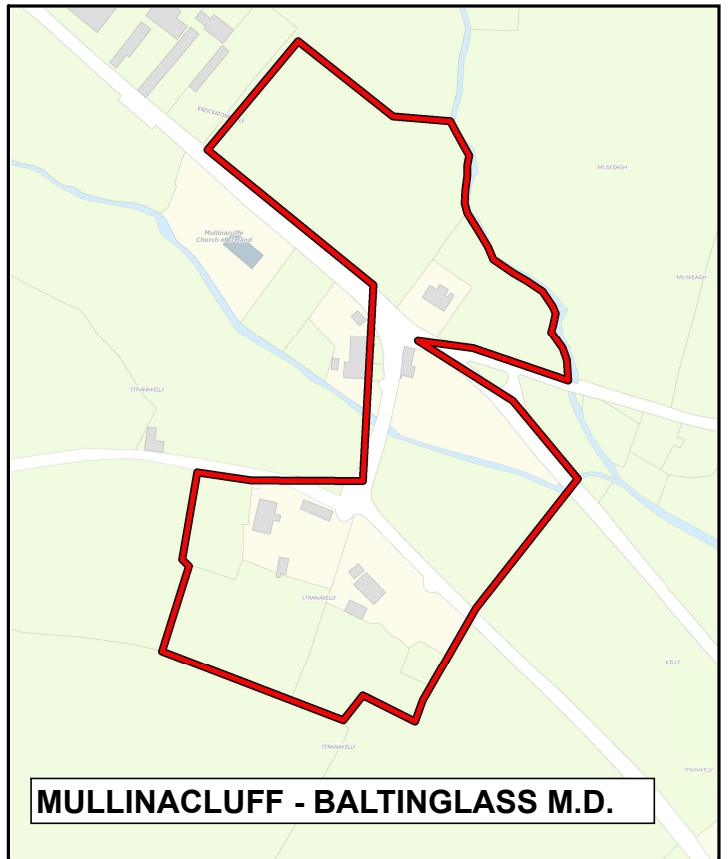
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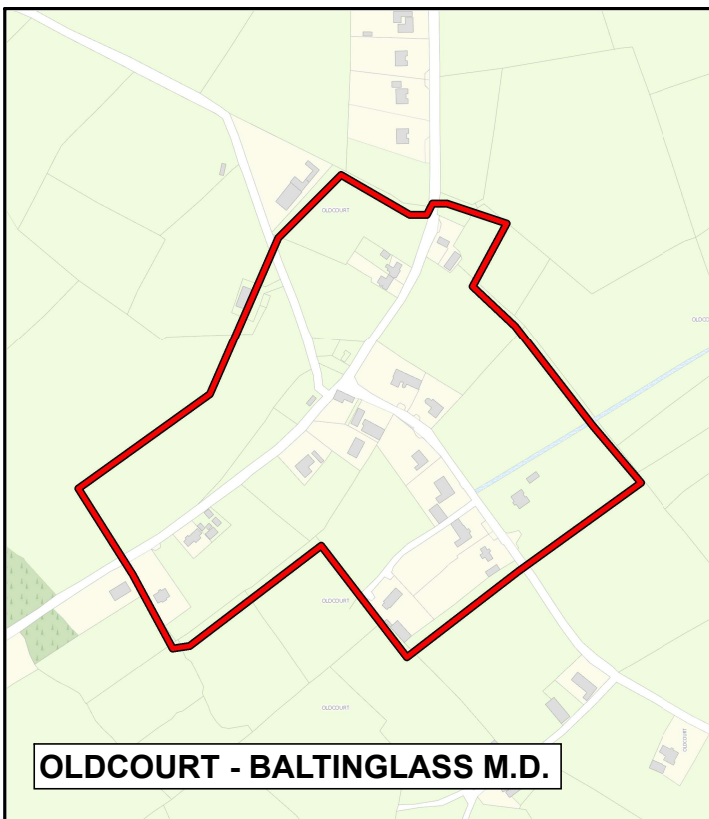
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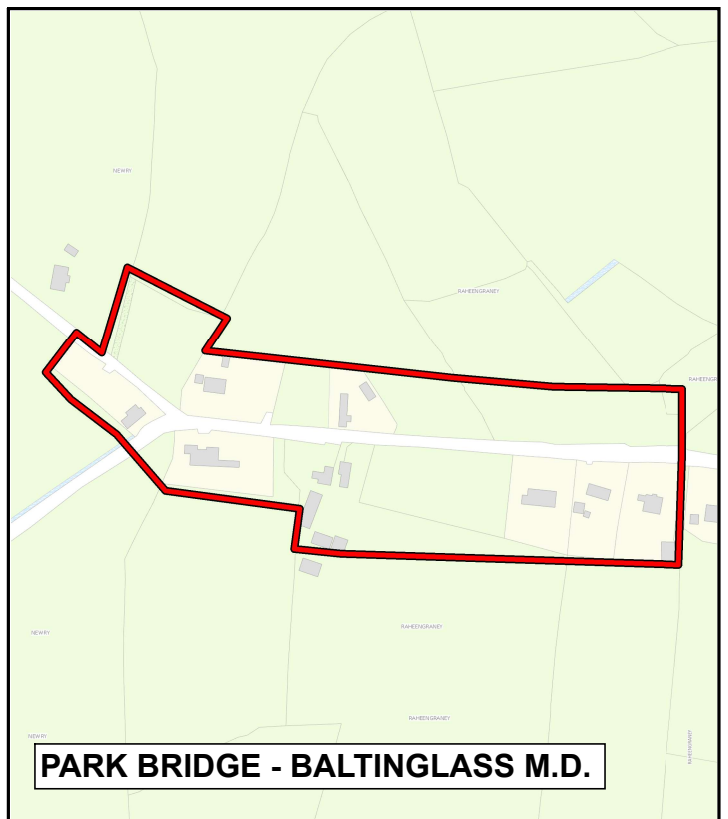
MOYNE - BALTINGLASS M.D.



MULLINACLUFF - BALTINGLASS M.D.



OLDCOURT - BALTINGLASS M.D.



PARK BRIDGE - BALTINGLASS M.D.

**Settlement Boundaries
Rural Nodes**

Map No. 04.08f

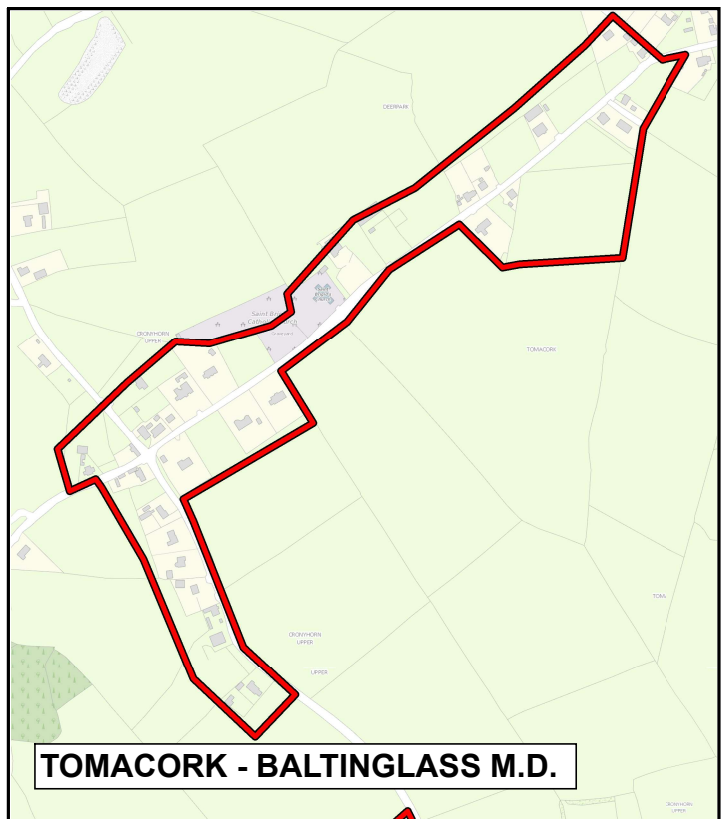
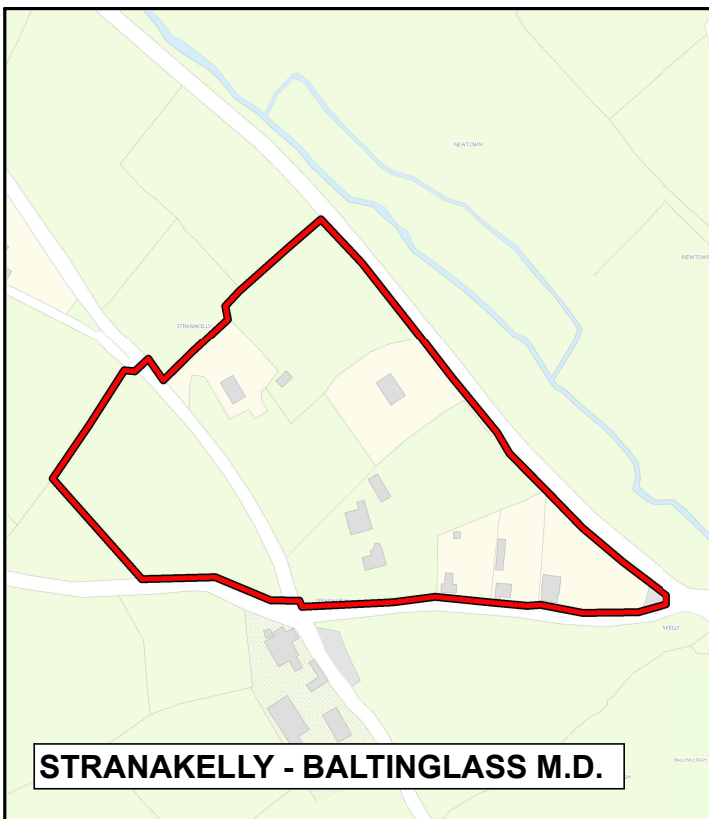
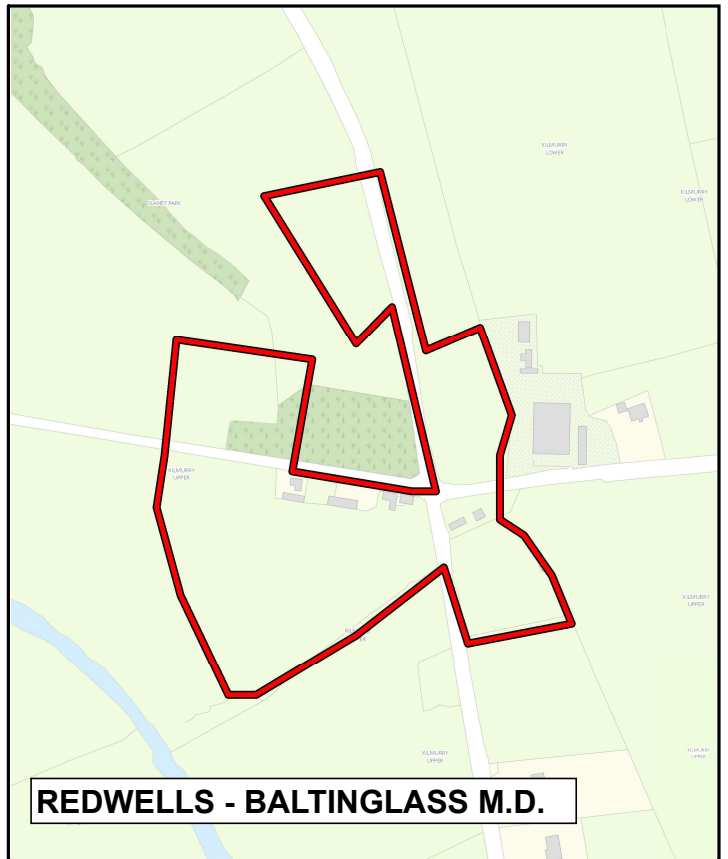
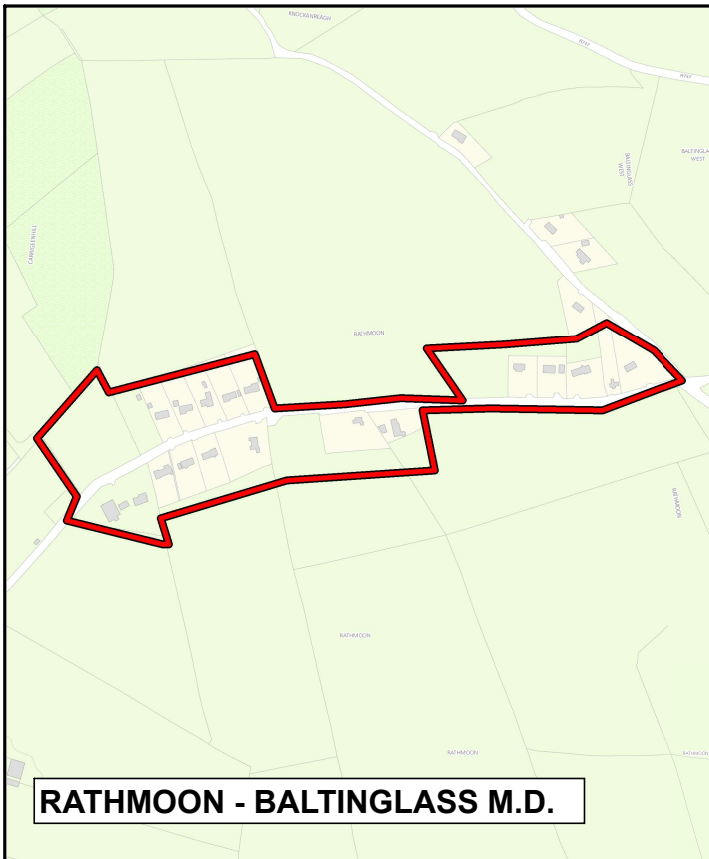
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**Settlement Boundaries
Rural Nodes**

Map No. 04.08g

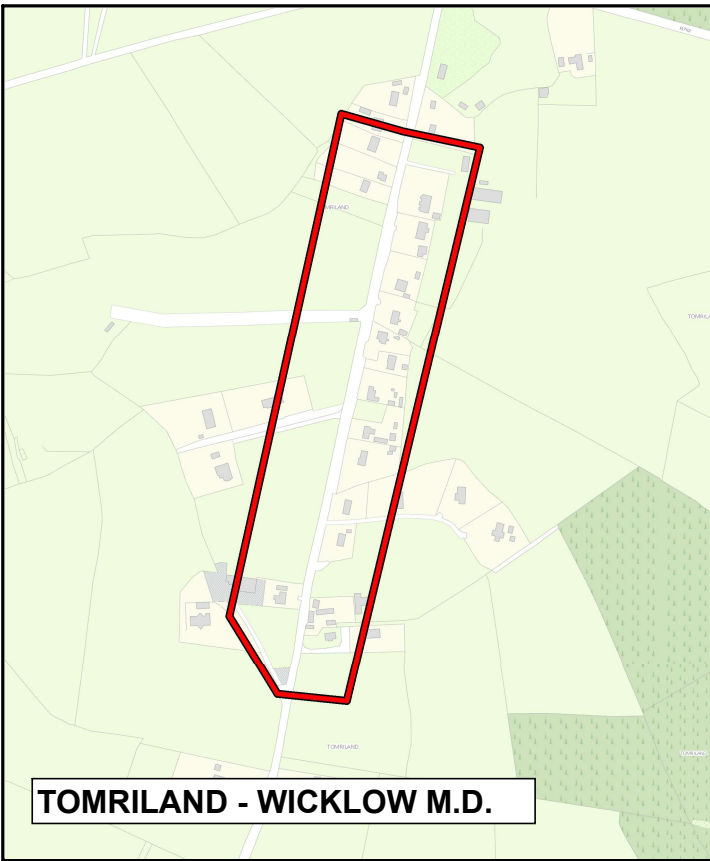
Legend

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TOMRILAND - WICKLOW M.D.

**Settlement Boundaries
Rural Nodes**

Map No. 04.08h



Legend

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