



DRAFT WICKLOW COUNTY DEVELOPMENT PLAN 2021-2027

VOLUME 2, PART 3 SMALL TOWN PLANS (TYPE 2)

**AVOCA
DONARD
NEWCASTLE
ROUNDWOOD
SHILLELAGH**

LEVEL 6 PLANS

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LEVEL 6 SMALL TOWN PLANS (TYPE 2)

Avoca, Donard, Newcastle, Roundwood, Shillelagh

This volume of the Wicklow County Development Plan 2021 – 2027 comprises Land Use Plans for Level 6 towns in the County (with the exception of Kilmacanogue).

Level 6 settlements in County Wicklow are the smallest ‘towns’ of the County, but still provide important economic and social services to their population and rural hinterland. Such towns normally have a reasonable range of infrastructural services and are suited to accommodating some urban generated housing demand, with necessary controls in place to ensure that new development is in proportion to the scale, grain and pattern of the settlement. Level 6 ‘Small Towns Type 2’ are differentiated in the County Development Plan from Level 5 ‘Small Towns Type 1’ having regard to their more rural character, the rural nature of their catchments and their lower capacity for significant growth.

The plans for these settlements started being incorporated into the County Development Plan in 2002 and this plan format and adoption process has now been reinforced by changes to the Planning Act in 2010 which specifically allows for objectives for towns under the LAP threshold (5,000) to be included in the County Development Plan. The development plan for the Level 6 town of Kilmacanogue previously formed part of the County Development Plan but has been subsumed into the Bray Municipal District Local Area Plan.

All efforts shall be made to minimise repetition of County Development Plan objectives in these Small Town Plans, unless it is considered necessary to emphasise assets or restate objectives that have particular relevance and importance to that settlement. Development standards, retail strategies etc that are included in the County Development Plan shall not be repeated. Any specific policies / objectives or development standards required for a particular town will be stated as precisely that, and in all cases will be consistent with the County Development Plan. Thus development standards will be the same across the entire County, and any differences for specific settlements would be clear and transparent, to both those adopting the plans, and the general public alike.

Furthermore, these Small Town Plans shall only include objectives that are settlement specific and achievable, and avoid those that are aspirational or are best dealt with in the annual budget, road works programme, etc. The role of land use plan is to put in place framework within which development can occur, but does not decide what works actually get done by either private individuals or public bodies. The delivery of objectives will be determined by the initiation of private development or by the allocation of public funding through the annual budgetary process, which is a separate process to any land use plan.

Therefore this volume shall take the following format:

Section 1: Sets out the high level strategies and objectives that are common to all Level 6 towns

Section 2: Sets out the common zoning objectives for all Level 6 towns

Section 3: Sets out detailed plans for Level 6 settlements:

- Avoca
- Donard
- Newcastle
- Roundwood
- Shillelagh

Each ‘detailed plan’ will include only those objectives that are relevant to that town and shall incorporate a land use map, a heritage map and any other maps considered necessary for that town.

PART 1.1

1.1.1 Core Strategy

Level 6 plans exist in a hierarchy of plans flowing from national level (NPF) to regional level (RSES) to County level (Wicklow County Development Plan). It is through the County Development Plan that these higher order strategies, as well as other national and regional policies (e.g. relating to transportation and the environment) are translated to a 'local level'. The County Development Plan includes a 'Core Strategy' which sets out the 'direction' for the future growth of the County, in accordance with these higher level strategies, and in particular sets out the settlement and population growth strategy up to 2031, evaluates the demand for housing and adequacy of zoned lands to meet those needs, as well as providing strategies for infrastructure, environmental protection and retail development.

Table 1 below sets out the key elements of the Wicklow County Development Plan 'Core Strategy', as it applies to Level 6 settlements.

Table 1 Core Strategy for Level 6 Towns

Core Strategy of the CDP	Application to Level 6
Settlement, Population & Housing Strategies	Level 6 settlements are designated 'Small Towns Type 2' with moderate local service and employment functions. These settlements range in size (as per the last Census of population 2016) from c. 200 to 1,100 persons. Population growth in Level 5 towns will be approximately 15% between 2016 and 2031.
Economic Development Strategy	The economic function of 'Small Towns Type 2' is to be an attractor for local investment and to target investment in the form of product intensive industries particularly those related to rural resources.
Retail Strategy	All Level 6 settlements are identified as 'Level 4' in the County retail hierarchy. Level 4 retail centres are defined as 'local centres / small towns' where the retail needs would be expected to include one supermarket / two medium sized convenience stores (up to 1,000sqm aggregate) and c. 10-20 smaller shops.
Social Development Strategy	In accordance with the County community facilities hierarchy, Level 6 settlements generally fall into the <2,000 population range and should ideally be served with: community / parish hall, open spaces/play areas, outdoor multi-use games area and playing pitches.
Infrastructure Strategy	In accordance with the County Development Plan: <ul style="list-style-type: none"> - Measures will be required to facilitate a modal shift to more sustainable transport options including promotion of development patterns and development of infrastructure to facilitate walking, cycling and increased use of public transport; - Only locations that are already served, or have committed investment to enhance water and wastewater infrastructure shall be identified for new development; - Support the transition to a low carbon settlement.
Environmental Strategy	To ensure the objectives of the plan are consistent with the conservation and protection of the environment and the transition to a low carbon settlement.

1.1.2 Population & Housing

The 2031 population targets for Level 6 settlements are provided in the Core Strategy of this County Development Plan.

The duration of these plans is 2021-2027. The housing needs are on the basis of facilitating the achievement of the 2031 population target set by the NPF. The 2016 population and housing unit figures are derived from the 2016 Census. As the Census 'town boundaries' do not always necessarily match our plan boundaries, the Census figures have been amended where required, using additional data sources such as the CSO 'Small Area Population Statistics' and the An Post GeoDirectory.

Table 2 Level 6 Population Target 2031

Level	Settlement	Population 2016	Population 2031
6	Avoca	3,835	4,345
	Donard		
	Kilmacanogue		
	Newcastle		
	Roundwood		
	Shillelagh		

Table 3 Level 5 Housing Unit Target 2031

Level	Settlement	Housing Stock 2016	Housing Stock Growth Target 2016-2031	Housing Units completed post 2016	Further Housing Unit Growth Target up to 2031
6	Avoca	1,534	218	46	172
	Donard				
	Kilmacanogue				
	Newcastle				
	Roundwood				
	Shillelagh				

Population & Housing Objectives

- To adhere to the objectives of the Wicklow County Development Plan with regard to population and housing as are applicable to Level 6 towns and ensure that the provisions of each plan create a framework that allows for housing targets to be fulfilled.
- 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%.
- 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 of Chapter 6 of the County Development Plan.

1.1.3 Economic Development

Depending on their degree of accessibility and their economic function, the Level 5 and 6 towns have varying roles to play in acting as attractors for foreign and local investment. Level 5 and 6 settlements generally perform a lesser function in terms of attracting investment than Level 1-4 settlements, however these settlements perform an important role in 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 this land use plan, 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 development abundantly clear, (a) supporting and facilitating, to the highest degree possible (subject to environmental and other relevant planning considerations) all forms of employment generation appropriate to such small settlements, (c) protecting and enhancing the heritage and environment of the town, including historic street pattern and buildings / features of heritage and environmental value and (d) encouraging a varied mix of uses in the core area.

Economic Development Objectives

- Encourage appropriate mixed use development(s) in the settlement centres to increase the range of services and stimulate local employment opportunities.
- Increase the quality and range of employment opportunities by facilitating developments that involve local investment in a variety of forms, including 'people' and 'product' intensive industries. The Council will particularly support the development of 'people' intensive employment generating developments that provide for the local convenience and social service needs of the area and that provide for the needs of tourists and visitors. The Council will support the development of a limited amount of small scale 'product' intensive industries, and will particularly support developments based on the use of a local rural resource.
- To encourage the redevelopment of town centre and brownfield sites for enterprise and employment creation throughout the settlements and to consider allowing 'relaxation' in normal development standards on such sites to promote their redevelopment, where it can be clearly demonstrated that a development of the highest quality, that does not create an adverse or unacceptable working environment or create unacceptable impacts on the built, natural or social environment, will be provided.
- To ensure sufficient zoned land is available in appropriate locations capable of facilitating the development of appropriate employment opportunities in accordance with the provisions of the County Development Plan.
- To encourage and facilitate remote working hubs and enterprise / innovation hubs in towns centres and on lands that are appropriately zoned for economic development and employment; to encourage the provision of live-work units as part of mixed-use developments in appropriate locations.
- To facilitate home-working and innovative forms of working which reduce the need to travel but are subordinate to the main residential use of the dwelling and do not result in a disamenity in an area.
- Support a shift towards low carbon and climate change resilient economic and enterprise activity, reducing energy dependence, promoting the sustainable use of resources and leading in the Smart Green Economy.
- To improve the 'public realm' particularly in the designated primary zone, with particular regard to footpath width and design quality, hard and soft landscaping, open spaces, street furniture, signage, street lighting and the on-street car parking layout, and any other aspects of the local environment that effect the attractiveness and accessibility of the primary zone.
- Promote tourist developments at suitable locations that are of an appropriate scale and design, particularly developments that are associated with the tourism products or themes associated with that settlement and maximise each town's location as a destination and gateway between the tourism assets.

- To protect features that contribute to the towns overall appearance and heritage value.
- Provide for an expansion in the variety of retail and retail services facilities so that the town includes a range of retail outlets that provide for the day to day needs of the local population and the needs of other businesses and tourists, in accordance with the provisions of the “Retail Planning Guidelines for Planning Authorities” (DOEHLG 2012), and any subsequent Ministerial Guidelines or directives and the Wicklow County Retail Strategy.

1.1.4 Social & Community Development

The provision of accessible social and community infrastructure, including open space and leisure / recreational facilities, contributes to the quality of life for all and it is important that existing and future residents of the town and its catchment are provided with such facilities. High quality social and community services in an area can also make a place more attractive for the establishment of new businesses and to encourage long stay visitors. In particular, new community facilities will be required in tandem with the development of new dwellings and neighborhoods.

Social & Community Development Objectives

- To facilitate the development of a range of high-quality community and recreational facilities that meet the needs of the local population, and in particular to require that new community and recreational facilities are developed in tandem with new housing, through the implementation of the objectives of Chapter 7 of Volume 1 of this County Development Plan.
- To manage the pace of new housing developments commensurate with existing / planned community facilities.
- To support and facilitate existing clubs and sporting organisations in providing continued sports activities for those living in the settlement and the wider area, such facilities should where possible be served by adequate pedestrian and cyclist facilities;
- To support the creation of functional and healthy public spaces and pedestrian routes within the settlements and to other nearby settlements, in order to maximise opportunities for outdoor activity.
- Where projects for new recreation projects (such as riverine parks, greenways, walking routes, trails etc) identified in these plans are not already provided for by existing plans / programmes or are not already permitted, then the feasibility of progressing these projects shall be examined, taking into account planning need, environmental sensitivities as identified in the SEA Environmental Report and the objectives of the overall plan relating to sustainable development.
- The Planning Authority will resist developments that entail the loss of existing community, education and open space/recreation lands or buildings unless it can be demonstrated that (a) adequate community, education and open space/recreation lands and buildings would be retained in the settlement having regard to the planned future population of the settlement or (b) the particular lands or buildings are not suitable or needed for current or future educational, community or open space / recreational usage. In particular, developments that would unduly constrain the ability of existing schools to expand will not be permitted.

1.1.5 Service infrastructure

The provision of transport and services infrastructure is essential to the development of any town, providing ease of movement within towns, connecting towns to surrounding areas and providing sufficient services infrastructure capable of meeting the demands of the resident, commercial and employment populations. The County Development Plan, and various programmes of the Council’s Roads and Environmental Services Departments, as well as outside agencies such as Irish Water and the National Transport Authority, provides detailed strategies and objectives for a whole range of service infrastructure. As these provisions apply directly to Level 6 towns it is not considered necessary to restate all of these objectives; however, each plan will address specific local infrastructural issues where deficiencies are identified.

Service Infrastructure Objectives

- Promote a development pattern and the development of enhanced infrastructure to facilitate walking, cycling and increased use of public transport; in particular:
 - to support and facilitate the implementation of measures to improve walking / cycling opportunities within the towns and between the towns and other centres of population and activity in the wider area.
 - to support and encourage actions to address through traffic on the main streets and squares, in particular the provision of mechanisms to slow traffic through the centres and give priority to pedestrians, cyclists and public transport;
 - to promote the delivery of improved bus services in the town by facilitating the needs of existing or new bus providers with regard to bus stops and garaging facilities (unnecessary duplication of bus stops on the same routes / roads will not be permitted);
 - to support design solutions and innovative approaches in order to reduce car dependency;
 - to cooperate with NTA and other relevant transport planning bodies in the delivery of a high quality, public transport systems.

- Facilitate and promote the delivery of reliable and effective water, drainage, energy, waste management and communications infrastructure to service the existing and future development needs of the settlement. In particular:
 - to support and facilitate the improvement and increased resilience of the water distribution, supply and storage systems;
 - to support and facilitate any necessary upgrades to the wastewater collection and pumping systems (where required);
 - ensure the separation of foul and surface water discharges in new developments through the provision of separate networks. Ensure the implementation of Sustainable Urban Drainage Systems (SUDS) and in particular, to ensure that all surface water generated in a new development is disposed of on-site or is attenuated and treated prior to discharge to an approved surface water system;
 - to promote energy efficiency and the development of renewable energy projects.

- To ensure that only appropriate land uses are provided on lands identified as being at risk of flooding.

- Facilitate and promote the delivery of reliable and effective water, drainage, energy, waste management and communications infrastructure to service the existing and future development needs of the settlement.

- Where projects for new infrastructure identified in these plans are not already provided for by existing plans / programmes or are not already permitted, then the feasibility of progressing these projects shall be examined, taking into account planning need, environmental sensitivities as identified in the SEA Environmental Report and the objectives of the plan relating to sustainable development. A Corridor and Route Selection Process will be undertaken where appropriate, for relevant new road infrastructure in two stages: Stage 1 – Route Corridor Identification, Evaluation and Selection, and Stage 2 – Route Identification, Evaluation and Selection.

1.1.6 Built Heritage & Natural Environment

The protection and enhancement of heritage and environmental assets through these plans will help to safeguard the local character and distinctiveness of each town and its surroundings, providing local economic, social and environmental benefits. Each settlement is provided with a heritage map in this volume to indicate the key natural and built heritage features.

Heritage Objective

To protect the natural, architectural and archaeological heritage of each town, in accordance with the objectives and development standards set out in Chapters 8 and 17 of the County Development Plan as are applicable to each town.

1.1.7 Strategic Environmental Assessment

Each plan, in conjunction with the overall County Development Plan, has been subject to a Strategic Environmental Assessment. The 'Environmental Report' accompanying the overall County Development Plan sets out the environmental consequences of making the plan, including settlement plan and provides measures to address any potential adverse impacts.

1.1.8 Appropriate Assessment

These plans, as part of overall County Development Plan, have been subject to Stage 2 'Appropriate Assessment' under the Habitats Directive. The findings of this assessment are provided in the Appropriate Assessment Natura Impact Report that accompanies the County Development Plan.

There are a number of 'European Sites' (SACs / SPAs) located in or in close proximity to the settlements in Level 6. The sites themselves are protected from inappropriate development through the legal provisions of the Habitats and Birds Directives, as well as the Planning Act. Such sites, where they are located within the plan boundary of a Level 6 settlement, are shown on the heritage map associated with the plan as SAC / SPA as appropriate.

For the **Level 6** plans a simple zoning format is provided, which includes only three zones – the primary, secondary and tertiary zones. This is in recognition of the smaller scale of these settlements and the less well defined distinction between different land uses evident in these towns. The approach taken with respect to Level 6 plans to zoning at / in European Sites for the Level 6 is as follows:

1. Wherever possible, for example where land is undeveloped at the periphery of the settlement, the settlement plan has been so drafted so as to omit European Sites from the plan area;
2. Where the European Site coincides with existing developed areas, or passes through the centre of the settlement, the land may be designated as 'primary' or 'secondary' development zones as appropriate. However, in accordance with the provisions of the EU Habitats Directive 1992 and the Planning & Development Act, any proposed development with potential to impact upon the integrity of a European Site shall be subject to an Appropriate Assessment.

European Sites Level 6 Objectives

To protect European Sites and a suitable buffer area from inappropriate development.

Projects giving rise to adverse effects on the integrity of European Sites (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 plan¹.

Ensure that development proposals, 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. All projects and plans arising from this Plan will be screened for the need to undertake Appropriate Assessment under Article 6 of the Habitats Directive.

In order to ensure the protection of the integrity of European Sites, the planning authority is not limited to the implementation of the above objectives, and shall implement all other relevant objectives of the CDP as it sees fit.

1.1.9 Flood Risk Assessment

As part of each plan, a Flood Risk Identification Assessment (FRIA) has been carried out and a flood risk map is provided for each settlement. The FRIA is presented as part of the Strategic Flood Risk Assessment appendices of the County Plan and the flood risk map is provided along with the individual plan documents. 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.

Flood Risk Assessment 'Level 6 Mitigation Objective'

To restrict the types of development permitted in Flood Zone A and Flood Zone B to the uses that are 'appropriate' to each flood zone, as set out in Table 3.2 of the Guidelines for Flood Risk Management (DoEHLG, 2009). The planning authority may consider proposals for development that may be vulnerable to flooding, and that would generally be inappropriate as set out in Table 3.2 of the Guidelines, subject to all of the following criteria being satisfied:

- The planning authority is satisfied that all of the criteria set out in the justification test as it applies to development management (Box 5.1 of the Guidelines) are complied with.
- The development of lands for the particular use is required to achieve the proper planning and sustainable development of the settlement, and complies with at least one of the following:
 - (i) The development is located within the 'primary lands' and is essential for the achievement of the 'vision' or for the achievement of a specific objective for these lands.
 - (ii) The development comprises previously developed and/or under-utilised lands/sites,
 - (iii) There are no suitable alternative lands for the particular use, in areas at lower risk of flooding.

¹ 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.

PART 1.2 ZONING & LAND USE

Each plan map indicates the boundary of the settlement plan. All lands located outside the settlement boundary are considered to be within the rural area. Within these areas planning applications shall be assessed having regard to the objectives and standards for the rural area, as set out in Volume 1 of the Wicklow County Development Plan.

The purpose of land use zoning objectives is to indicate the Council's intentions for land uses in the town.

1.2.1 Zoning Objectives

With respect to **Level 6** plans, a simple zoning format is provided, which includes only three zones – the primary, secondary and tertiary zones. This is in recognition of the smaller scale of these settlements and the less well defined distinction between different land uses evident in these towns. The land use zoning objectives and the associated vision for each zone are as follows:

PRIMARY ZONE

Vision: To create a consolidated and vibrant mixed use settlement centre that is the focal point for the delivery of the retail, commercial, community and activity needs of the local population and its hinterland, and to promote this area for residential and tourist uses with an animated and high quality streetscape, whilst ensuring the protection of the special character and heritage of this area.

Objectives:

- To support existing uses and facilitate the development of new uses that will improve the vitality, connectivity and vibrancy of the primary lands.
- To encourage residential development that contributes to the vitality of the primary area and provides for daytime activity within and passive / night-time supervision of the primary area.
- To support residential development at a suitable density, and not to provide residential density limits, but to assess proposals on the basis of qualitative standards such as layout, design, amenity and impacts on adjacent properties, transportation infrastructure and environmental quality.
- To promote the use of upper floors for 'Living over the Shop' and office accommodation.
- To promote the development of a range of retail outlets, including a variety of small scale convenience and comparison outlets in accordance with the County Retail Strategy and shops to provide for the tourist market (i.e. 'tourist retail').
- To promote these lands for the development of 'people' intensive employment generating developments, including retail, tertiary services, commercial developments, office, civic, institutional and tourist uses.
- To allow for the development of small scale light industrial or manufacturing developments at suitable locations that does not undermine the attractiveness of the Main Street or traditional town centre.
- All shopfronts shall be of traditional design with strict adherence to the use of traditional materials.

SECONDARY ZONE

Vision: To provide for the sustainable development of a mix of uses including residential, employment, community and recreational uses that provide for the needs of the existing settlement and that allows for the future growth of the settlement.

Objectives:

- Allow for new residential developments, including a mix of residential options within an attractive and accessible setting, at appropriate locations which have safe access to the public road network, which have pedestrian links to the primary lands, and which are served by appropriate water and sewerage infrastructure, and which, if possible are in proximity to community and public services.
- A full range of unit sizes, including smaller 2 and 3 bedroomed units shall be provided in all new housing developments (i.e. developments exceeding 4 units).
- In existing residential areas, it shall be an objective of the Council to protect existing residential amenity and to provide for infill residential development at a density and design that reflects the established character of the area in which it is located.
- Allow for the limited extension or 'spill-over' of the primary land type uses onto the secondary lands which immediately adjoin the boundary of the primary lands. New development of this type should be compatible with or reinforce the function of the primary lands and shall be visually and physically linked with the primary core. No development will be permitted that prejudices the viability and function of the primary lands.
- Retail developments will generally not be permitted on these lands; however consideration will be given to the improvement / expansion of existing retail facilities or small scale retail facilities ancillary to tourist facilities.
- Protect and enhance existing employment areas to reach their full employment potential.
- Promote these lands for employment generating developments including 'product' intensive lower order industrial developments, small scale enterprise units, tourist developments, general business uses and home based economic activity.
- Protect and allow for the improvement of public and private open space and recreational facilities.
- Allow for the development of new and improved community services, for health, welfare, community, education, civic and institutional uses including schools, childcare, nursing homes, community buildings, churches etc. in close proximity to existing and planned residential communities as well as other ancillary services such as public services and recycling facilities.

TERTIARY LANDS: PERIPHERAL ZONE

Vision: To protect and provide for agriculture and amenity in a manner that protects the physical and visual amenity of the area and demarcates the urban and rural boundary.

Objectives:

- Allow for agricultural development and other rural uses, and amenity uses such as playing fields and parks.
- To allow for new and improved community facilities and service infrastructure.
- To allow for the development of existing and new tourism developments, particularly those of a recreational nature and that are of a low buildings density format.
- To restrict the residential development in this area to low density (max 5/ha) single house developments and multi house developments not exceeding 4 units (other than social housing developments). Multi-house development shall only be considered where they share a single road entrance, are sufficiently clustered together and are designed to reflect the character of the settlement.
- To allow for social housing provided it is located in accordance with firm planning principles especially with respect to proximity to services and connectivity to the settlement core.
- Support existing employment generating activities including small scale enterprise, tourist developments, and home based economic activity.
- Prohibit development that would create an uneconomical or premature demand for infrastructural services.

Notwithstanding the fact that all areas are designated for mixed use development, at locations where different types of land uses adjoin, the Council shall ensure that the amenity and visual integrity of these areas are protected. At these locations, developments shall be designed in order to avoid abrupt transitions in scale and use, through incorporating design solutions including landscaping, screening and appropriate layout of site, that provide buffer areas between different land uses. This is particularly important where there are adjoining residential and employment uses.

1.2.2 Phasing

It is an objective of the Council that development is undertaken in an orderly and sustainable manner. The development of zoned land should generally be phased in accordance with the sequential approach:

- Development should extend outwards from the primary area with undeveloped land closest to the core and public transport routes (where applicable) being given preference; this will normally correspond to the 'secondary area'. 'Leapfrogging' to peripheral areas, such as the outer edge of the secondary area or the tertiary zone should be avoided.
- A strong emphasis should be placed on encouraging infill opportunities and better use of under-utilised lands.
- Areas to be developed should be contiguous to existing developed areas.

Only in exceptional circumstances should the above principles be contravened, for example, where a barrier to development is involved. Any exceptions must be clearly justified by local circumstances and such justification must be set out in any planning application proposal.

The Council may, in certain cases, phase permitted development where this is considered necessary for the following:

- (i) the promotion of an appropriate balance of employment, residential and service facilities (schools, shopping, community facilities etc.) and other uses that are required to increase the self-sufficiency of the settlement, or
- (ii) ensuring the delivery of infrastructural services in tandem with development, including water, sewerage and road infrastructure, that is required to safeguard the environmental quality and public safety of the area.

PART 2 Avoca Specific Objectives

2.1 Settlement Profile

Avoca is a rural town that is located in the south east part of County Wicklow, within a particularly scenic rural setting along the Avoca River. The town is located approximately 10km from the higher order towns of Arklow and Rathdrum, which provide higher order employment and service functions for the town's population. The town currently serves the day-to-day needs of the local population and is the main service centre for surrounding rural areas including Connary, The Meetings and Woodenbridge.

The town provides a variety of retail and community facilities, including a number of shops and local services, a grocery / newsagent, barber, hairdresser, pharmacy, butcher, IT centre/heritage centre, public house, a primary school, community hall, post office, credit union, health centre, Garda station and Catholic Church. Rooster Park sports ground provides the main recreational facility for the town.

The town has a charming centre, with a traditional character, and river and mountainous setting. This charm is diminished somewhat by a degree of dereliction and vacancy at prime sites. A Traffic Accessibility Plan was implemented in 2011/2012, through which works were completed to improve pedestrian accessibility and traffic safety throughout the town.

Avoca and its surrounding area, including The Meetings, Connary, Tigroney and Woodenbridge, has considerable potential to develop as a tourism hotspot. The area has particular potential to be a destination for niche ecotourism and educational tourism products. Attractions in the area include the historic copper mines at Ballygahan, Ballymurtagh, Connary and Tigroney, the 'Meeting of the Waters', Avoca Handweavers, Avoca Gallery shop and painting school, walking trails such as the Avoca Red Kite Loop and the Avoca River for river based activities such as kayaking and angling. There are footpaths on the regional road between Avoca and Woodenbridge to the south and to The Meetings to the north, and extension of same for example to Arklow, Aughrim and Balinaclesh would provide a further pedestrian asset to the area. The development of sustainable tourism and service related industries could yield significant economic benefits in terms of job creation and investment.

The town has developed mainly along the east of the Avoca River in a linear manner. The promotion of a more concentric settlement pattern is constrained by several matters, including geographical constraints, a wide floodplain and lack of transportation links between the town centre and lands west of the R752. These factors have resulted in the growth of the town in a southerly direction towards Kilmagig. The dispersed spatial development of the town has resulted in a lack of connectivity between the main housing and school areas in Kilmagig, and the town centre.

There are a number of facilities located outside the plan boundary, located along the Rathdrum to Arklow road that serve the town, including a recycling facility, playing pitches, tourist facilities, graveyard, and Church of Ireland church and associated buildings.

2.2 Key Infrastructure

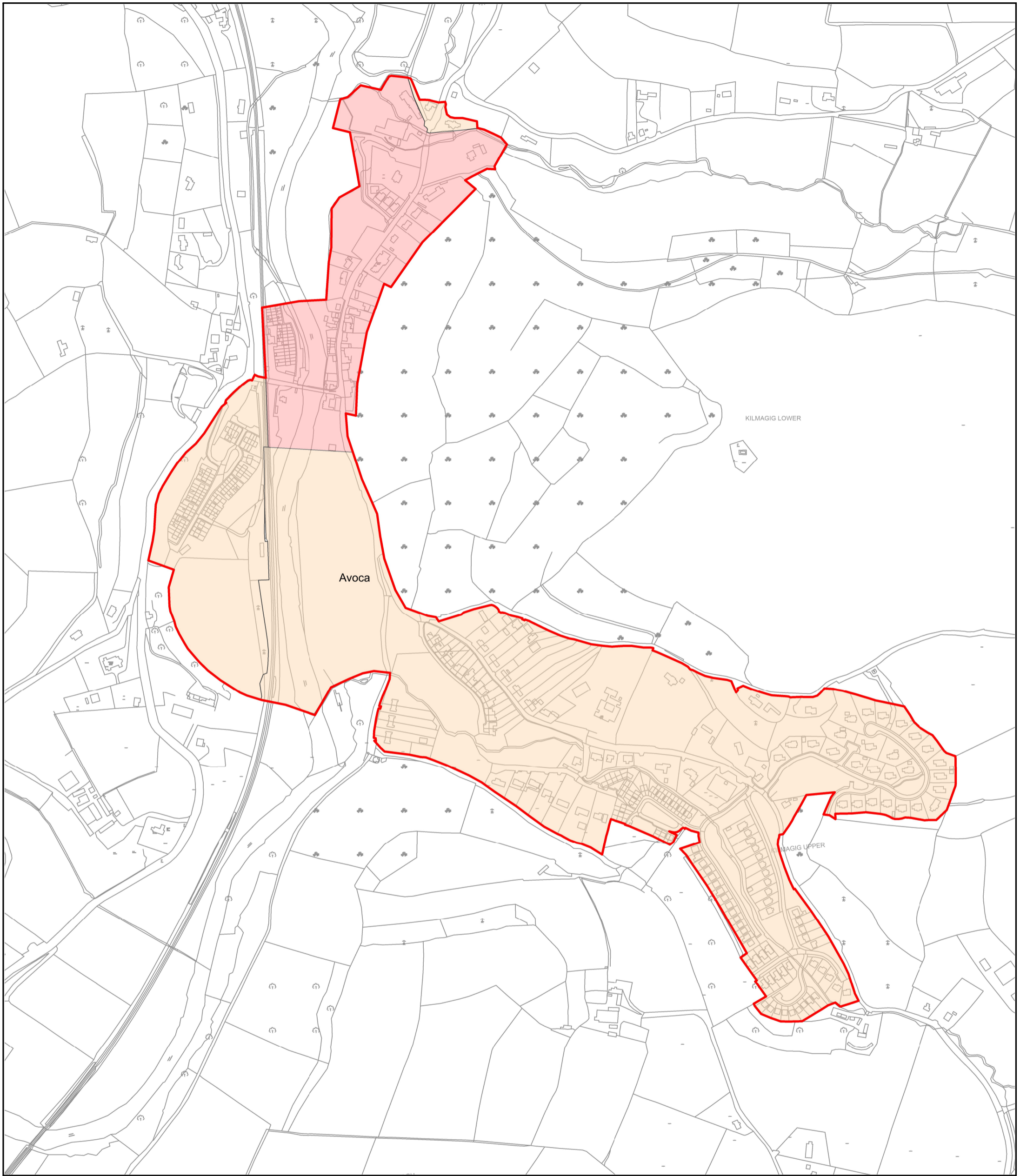
Water supply: Water supply to Avoca is sourced from a treated surface water supply at Ballard, Ballinaclesh. Water is fed by gravity down the Vale of Avoca to Ballymurtagh where it is then pumped to reservoir. The reservoir has sufficient storage capacity to provide for current target levels of future growth.

Wastewater: Avoca is served by a licenced Wastewater Treatment Plant, which is located in Ballanagh. The plant is currently overloaded and no further connections are being permitted until a new plant is provided by Irish Water. IW has selected the existing plant site as the preferred site for the new plant and design work is progressing (2021).

2.3 Avoca Specific Development Objectives

These objectives should be read in conjunction Part 1 of this Volume - 'Introduction to Level 6 Settlement Plans':

1. To facilitate and promote the development of a range of high quality community and recreational facilities that meet the needs of the local population, and in particular to allow for the development of youth-related developments, including an equipped play space.
2. To particularly facilitate and promote tourist developments that are associated with the following tourism products or themes: (i) the area's mining heritage, (ii) The Meeting of the Waters / Thomas Moore, (iii) outdoor recreational activities e.g. walking / Red Kite Walk Loop, activities associated with River Avoca etc. (iv) 'the arts' including painting, hand weaving etc.
3. To support and facilitate projects and programmes that aim to improve scientific knowledge and public awareness of the importance of the Avoca River such as the Avoca River 'harbour to headwaters' project.
4. In the **Primary Zone**
 - (a) To encourage and facilitate the redevelopment of derelict and underused structures at Nagle's property for a mixed use development. Any proposed development shall be of an exceptionally high quality design and shall include uses that reflect its landmark location within the settlement. Any proposed development shall include proposals for improving pedestrian and traffic safety at the intersection.
 - (b) To promote the safe movement of traffic and pedestrians in and around this area, with particular emphasis on (i) improving the safety of turning movements between the bridge and main street, (ii) improving pedestrian safety and (iii) facilitating the development of additional car parking facilities by extending the existing Church car park or by providing facilities at an alternative appropriate location,
 - (c) To protect and preserve the public open space area located within the town centre, north of Hendley's shop.
 - (d) To protect and improve the traditional character and natural setting/backdrop of the town centre.
 - (e) To allow for the development of a public toilet at a suitable location.
 - (f) To ensure that possibilities for improvement of the Dublin – Rosslare line, including the re-opening of Avoca station, are maintained and to ensure that land uses adjacent to the former station are appropriate and can facilitate future improvements. In particular:
 - to resist any development within 20m of the railway line;
 - to resist demolition or removal of any former train station structures or apparatus, other than for safety reasons;
 - to require any development proposals in the vicinity of former train stations to be so designed to facilitate future access to the station and to reserve adequate space for future car parking;
 - (g) Promote the renewal and regeneration of the village centre.
5. In the **Secondary Zone**
 - (a) Preserve the use of Rooster Park for recreational and open space use.






Avoca Town Plan

Map No. 1

Land Use Zoning Objectives



Legend

-  Settlement Boundary
-  Primary Development Area
-  Secondary Development Area

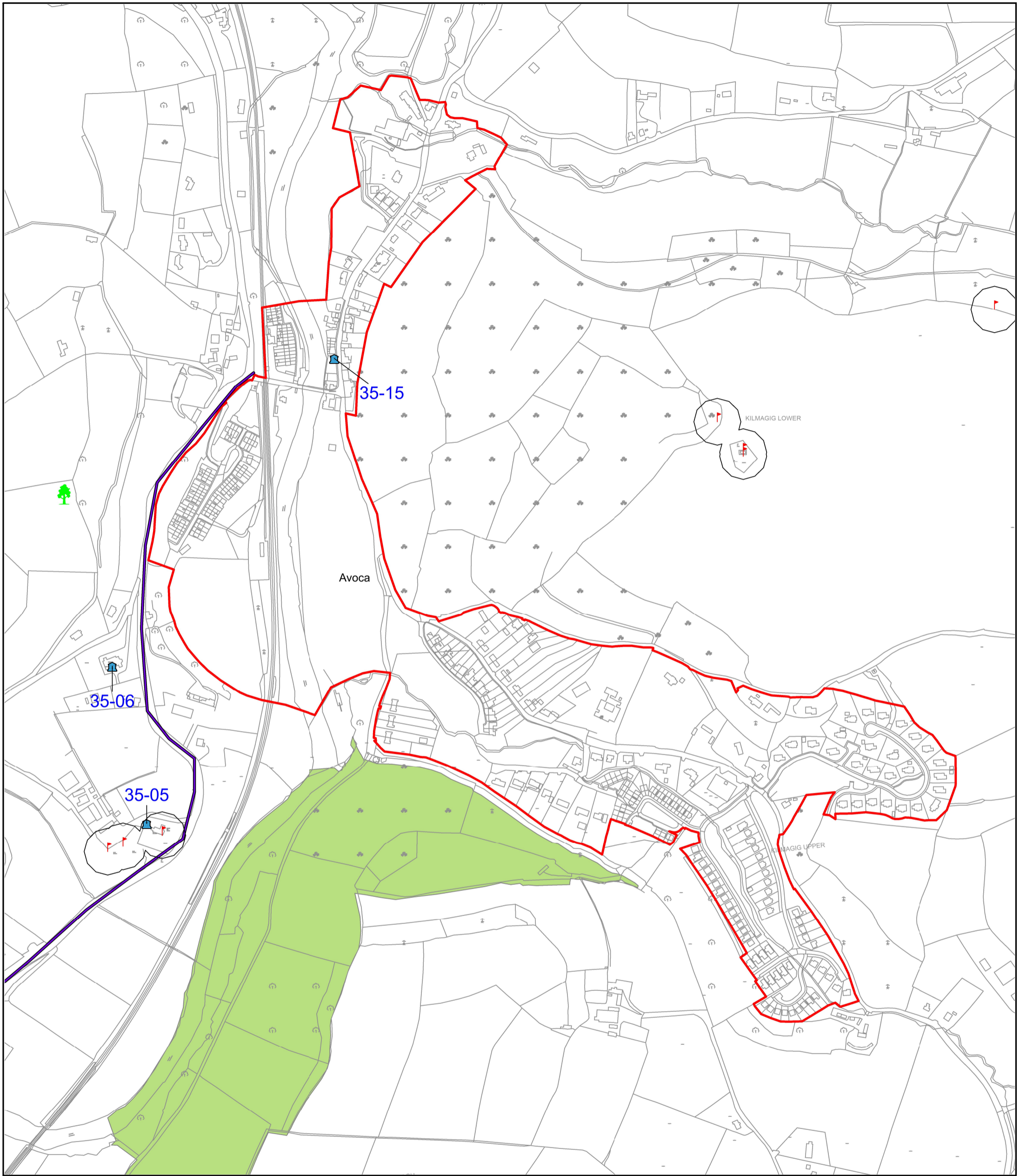
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Avoca Town Plan

Map No. 2

Heritage Objectives



Legend

-  Settlement Boundary
-  Protected Structure
-  National Monuments
-  Prospects
-  Trees and Woodland with Existing Preservation Orders
-  Proposed Natural Heritage Area (pNHA)

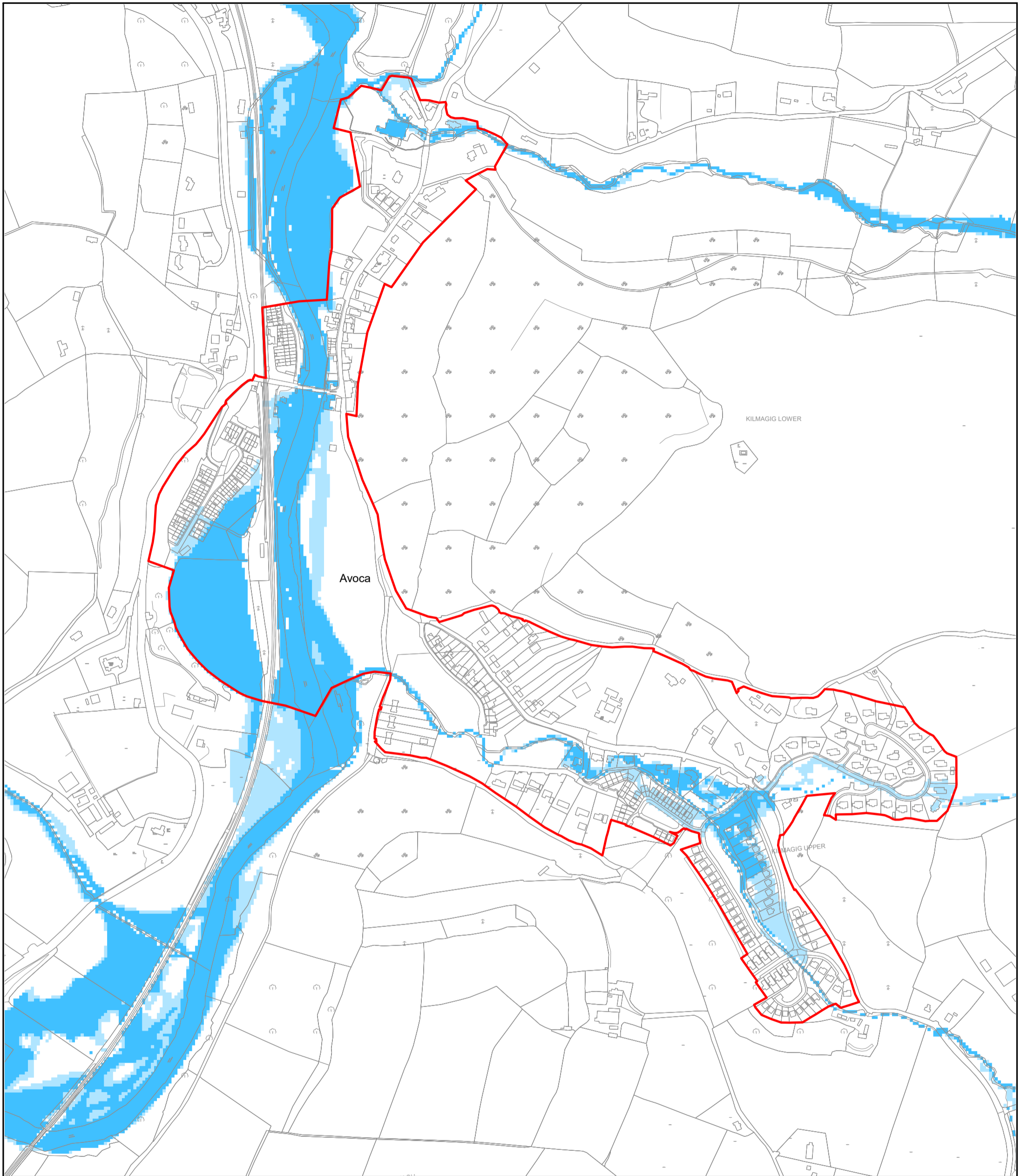
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Avoca Town Plan

Map No. 3

Indicative Flood Zones



Legend

Flood Zone A: High probability of flooding

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

Settlement Boundary

Flood Zone B: Moderate probability of flooding

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

Disclaimer

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PART 3 Donard Specific Objectives

3.1 Settlement Profile

The town of Donard is located in the west of County Wicklow, almost equidistant between the higher order settlements of Blessington and Baltinglass, located 2km off the N81 national secondary road, nestled between the N81 corridor and the western foothills of the Wicklow Mountains. Donard had an enumerated population of 189 in the 2016 Census of population.

Donard is one of the most historic towns in County Wicklow, with an historic core comprising the remains of a Monastic enclosure (now occupied by the graveyard and medieval church), parts of a 12th century motte-and-bailey, a triangular market area and 18-19th century architecture. For the most part, the buildings are in residential use, but there are also a small number of commercial / public service properties, in particular a general grocery / newsagents / post office, a public house and a community centre. Surrounding the historic core, housing has generally occurred as 'single dwellings' along the approach roads into the centre, with only one 'housing estate' having been developed on the southern end of the town. There is also a primary school, a community crèche, a Garda Station, two churches and a GAA sports facility in the town.

Donard provides services to a wider rural catchment than the town itself and it is therefore important that it remains a viable town, with a strong service base. In this regard, additional population in the town would likely support the viability of services.

The town's link with its historic origins is very much evidenced by its current form and built heritage, with the presence of an Ogham inscribed stone in the town green being of particular significance. There is a range of 18th and 19th century architecture in the town, comprising standard estate type houses, cottages and lodges, many of which survive in their original form. A number of these structures are on the County Wicklow Record of Protected Structures, and an additional number are identified as being of historical and / or streetscape value in the National Inventory of Architectural Heritage, including a 1930's handball alley. There is potential to revitalise the town centre and bring back into use vacant units.

Landscape plays an important part in the character of Donard. The town green provides an attractive open space while the views of the surrounding wooded landscape from the town enhance its rural setting. Donard is located in close proximity to Lugnaquilla Mountain, the highest peak in Wicklow and is well positioned to take advantage of the natural and recreational amenities in the surrounding hinterland, particularly with regard to potential to serve visitors and tourists

3.2 Key Infrastructure

Water supply: The public water supply to Donard is from Donard/Hollywood scheme. This supply has adequate capacity to accommodate the growth target for Donard.

Wastewater: The town's wastewater treatment and disposal system, which was constructed in 2007, was a significant departure from the traditional wastewater treatment systems that have been constructed within the County in the past. The Donard system is sustainable in nature and it uses a willow plantation to bio-filtrate the effluent. The willow plantation is harvested every three years and then a new crop of willow is sown. The harvested willow is dried and used as a fuel (wood pellets.) This system is likely to have adequate capacity for the targeted levels of growth.

3.3 Donard Specific Development Objectives

These objectives should be read in conjunction with Part 1 of this Volume - 'Introduction to Level 6 Small Town Plans':

1. To facilitate and promote the development of a range of high quality community and recreational facilities that meet the needs of the local population, and in particular to allow for the development of an equipped play space.
2. To particularly support recreation and heritage related tourist developments of an appropriate scale and design that would promote the natural and historic assets of the town such as its proximity to Lugnaquilla Mountain, the Wicklow Mountains National Park, archaeological sites and those sites associated with the 1798 rebellion. Initiatives centred on the development of outdoor recreational activities such as horse riding, walking and climbing will be encouraged.
3. To protect and enhance the natural heritage of the town and in particular to have regard to the Slaney River Valley SAC, which is hydrologically linked to the settlement via the Browns Beck Brook.
4. In the **Primary Zone**
 - (a) To support existing uses and facilitate the development of new uses that add to the viability and vitality of the primary town core.
 - (b) To protect and enhance the historic and architectural fabric of the town and facilitate heritage led regeneration of the town centre.
5. In the **Secondary Zone**
 - (a) Any developments on lands identified as DON 1 on the plan map shall include
 - the provision of a continuous footpath along the roadside frontage of the site linking the site to the primary zone;
 - the provision of a link road from Irishtown Road to the GAA fields and the caravan park.
 - (b) Existing stone walls and mature trees shall be retained other than in extenuating circumstances related to public health and safety. Where stone walls impede sightlines for new development, it will be a requirement to re-instate the wall using the original materials along the required set back distance to serve the new entrance.
6. In the **Tertiary Zone**
 - (a) To preserve the use of the Donard GAA grounds (identified as DON 2 on the plan map) as recreational and active open space use.

Donard ACA

Historically, Donard is a monastic settlement established c. 8th century and further developed in medieval times by Norman baron, Jordan de Marisco, who built a motte-and-bailey type castle immediately beside the settlement site in 1190. The historic core of the village today comprises of the remains of the monastic enclosure; parts of the motte-and-bailey, the triangular market area and the nineteenth century architecture.

The monastic site is rectangular in shape and is made up of a graveyard and the ruins of a medieval church. The church building dates from the fifteenth century and consisted of a single chamber with a bell cote at the eastern end wall. The Norman motte-and-bailey lies immediately to the south of the enclosure.

Immediately north of the monastic enclosure is the triangular village green which is a significant open space contributing to the character of the village. This may have been a market place attached to the monastery. There is an Ogham stone present here which has been transported from its original location in a field outside the village.

It is reported that the village was burnt during the 1798 rebellion and rebuilt in subsequent centuries. The eighteenth and nineteenth century architecture of Donard is highly significant and consists of a range of standard estate type houses, cottages and lodges. These survive in their original form to an impressive degree and they are arranged along the village streets in both terraced and detached forms, as well as the adjoining streets. There are also a number of single storey cottages with metal roofs which may indicate buildings which were formerly thatched.

The village has two significant public buildings. These are the Church of Ireland and the Catholic church, both are positioned at the edge of the village, a little way outside the historic centre.

Landscape plays an important role in the character of Donard. This includes both the village green and the countryside surrounding the village and is enhanced by the broad-leafed trees, hedgerows and the drystone walls on the entrances to the village. The surrounding wooded lands and the open landscape acts as an attractive rural backdrop.

The ACA is characterised by:

- Historic core and layout including the remains of monastic settlement and a triangular village green open space
- One and two storey terraced houses arranged along the village streets
- Buildings with painted roughcast render, pitched roofs, timber doors and windows with varied window sizes contributing to an urban vernacular character
- Use of natural stone in roadside walls and broadleaf tree and hedge planting
- Views of the surrounding wooded lands and rural landscape.

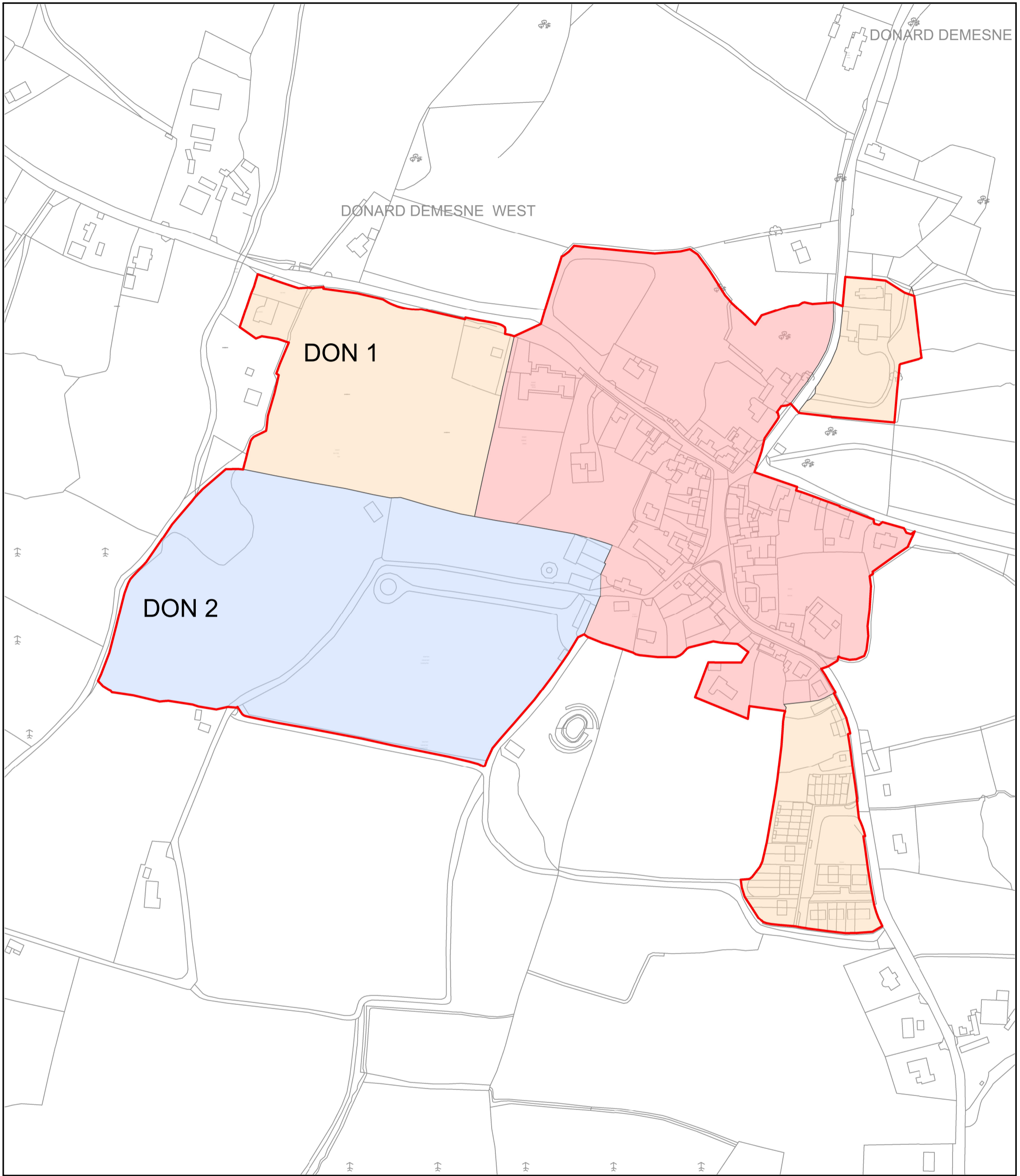
The following Protected Structures are located within the ACA

15-01 Donard Church of Ireland

15-02 Donard Demesne (Davidson's house)

15-04 Donard Catholic Church

There are 15 buildings on the NIAH for Donard ACA




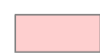

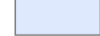
Donard Town Plan

Map No. 1

Land Use Zoning Objectives



Legend

-  Settlement Boundary
-  Primary Development Area
-  Secondary Development Area
-  Tertiary Development Area

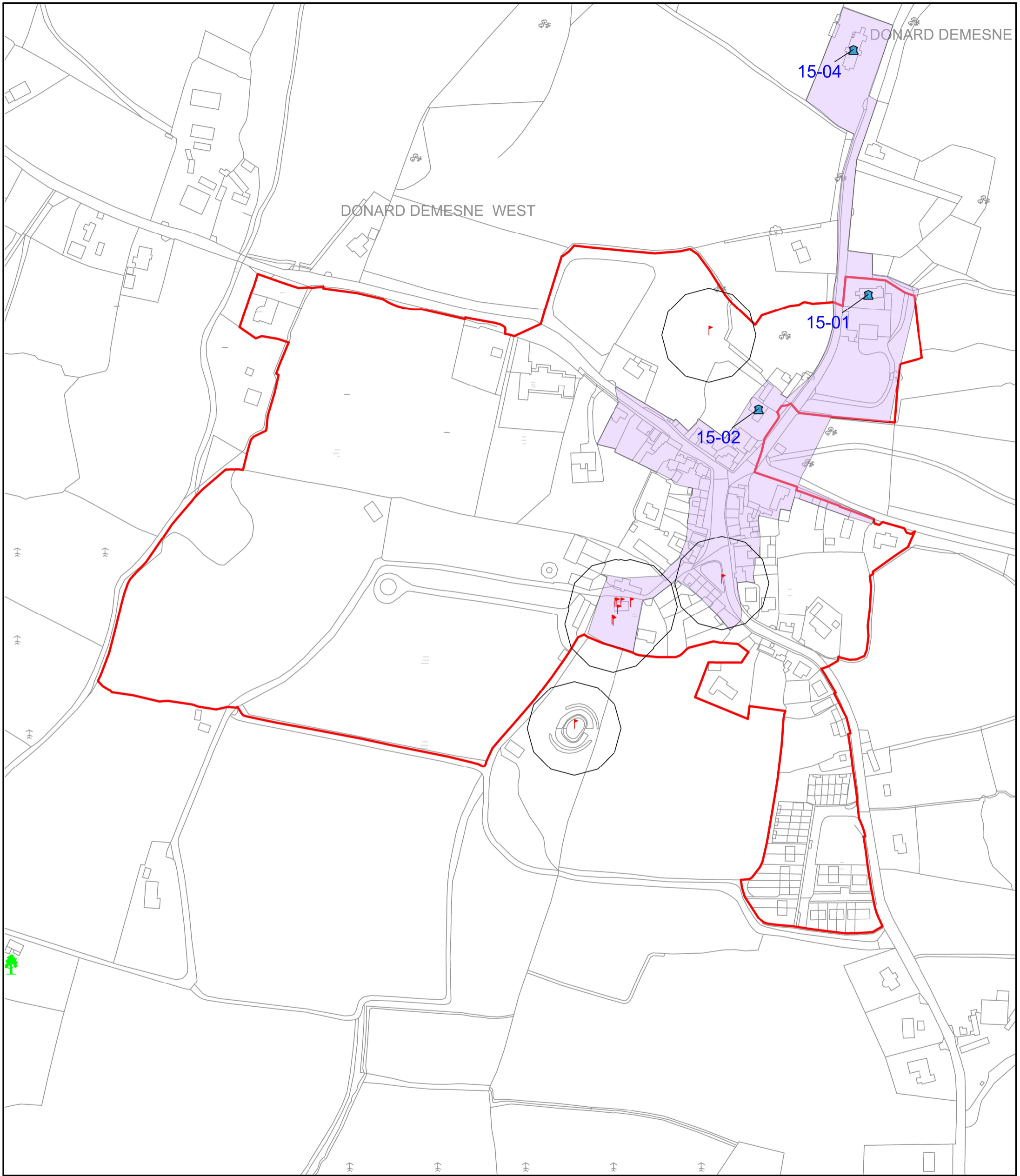
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
Donard Town Plan

Map No. 2

Heritage Objectives



Legend

-  Settlement Boundary
-  Protected Structure
-  National Monuments
-  Trees and Woodland with Existing Preservation Orders
-  Architectural Conservation Areas

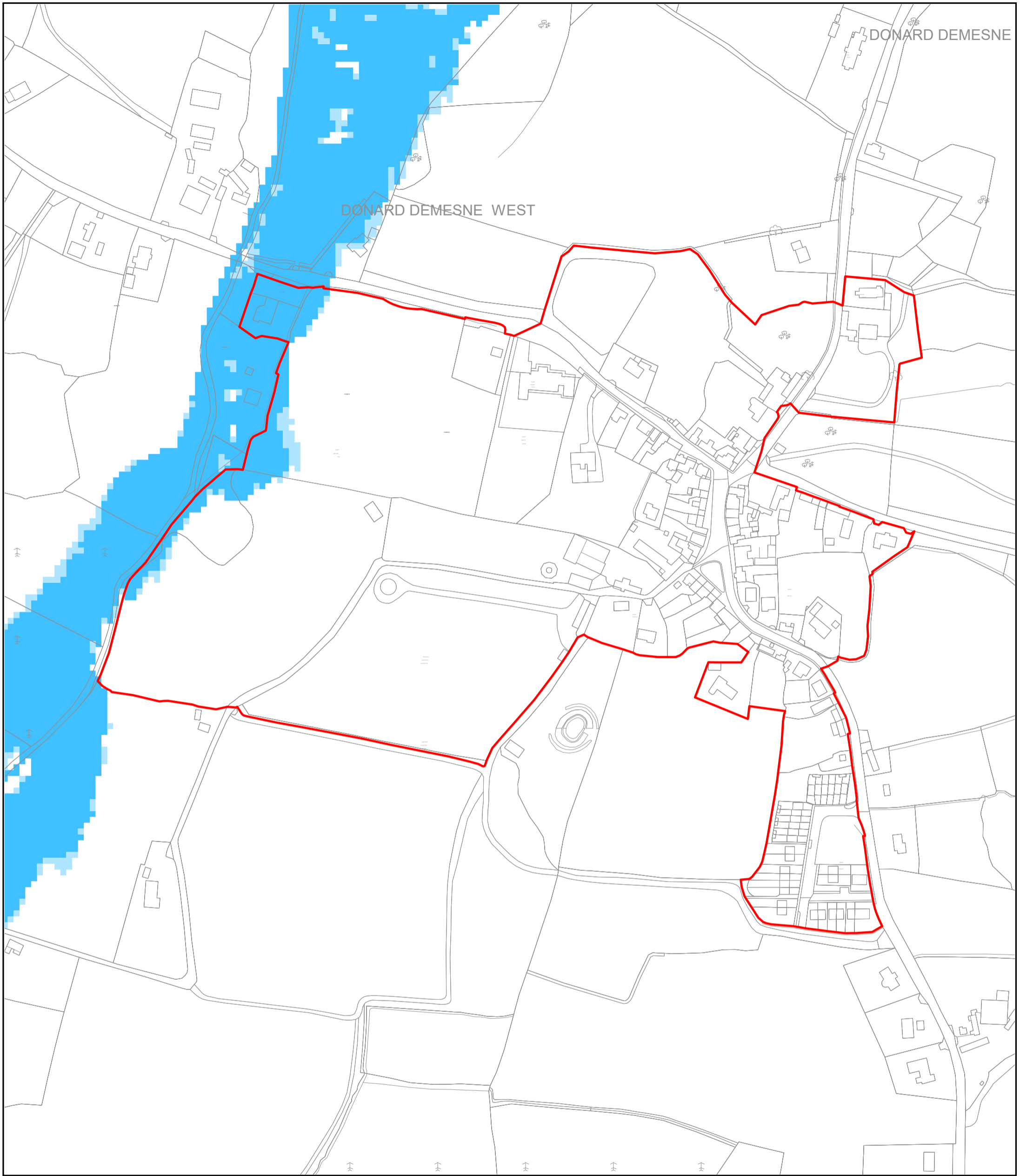
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Donard Town Plan


Map No. 3


Indicative Flood Zones



Legend

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

 Settlement Boundary

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

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PART 4 Newcastle Specific Objectives

4.1 Settlement Profile

The coastal settlement of Newcastle is situated 2km to the east of the N11 route on the R761 Regional Road, 4km south of Kilcoole, 4km from Newtownmountkennedy and 12km north of Wicklow Town.

Newcastle was once a successful medieval town. The name of the settlement has its origins from the first castle that was built close to the town between the years of 1177 and 1184 by Hugh De Lacey, then Governor of Ireland under Henry II. There were only two royal castles at that time, one in the city of Dublin and the other in Newcastle. The royal castle in Newcastle was known as Novum Castrum McKynegan. It was subsequently destroyed during the fourteenth and fifteenth centuries and rebuilt as a gatehouse. The ruins are on the edge of a motte with an unusually large and flat summit some 69m in diameter and 4.8m high. In 1606 Wicklow became a county arising from decisions taken at Newcastle and recommended to the Privy Council at Dublin castle.

Historically the town centre developed around the Church of Ireland, graveyard, rectory, national school and the ruined castle. In the nineteenth century a 'second' town centre developed further east around the junctions on regional route R761 and Sea Road, with the link road back to the historic centre. This second town centre contains a public house, bus stops and petrol station with shop, hairdressers and a storage unit business. In the 1970s the first large housing estates were built immediately south of the second town centre, followed by the community centre, GAA club, a religious institution, playground and by other residential estates. These have all been sited to the southern side of the second town centre, and larger houses have been constructed to the north of this centre. This plan only covers the area encompassed by the 'new' town as the old town area is not considered suitable for new development other than appropriate rural development according with the CDP rural development objectives.

4.2 Key Infrastructure

Water Supply: Newcastle is currently supplied by the Vartry Scheme which has adequate capacity for the targeted level of growth.

Waste Water Treatment: Newcastle is currently served by a Waste Water Treatment Plant located on Sea Road. The capacity of the treatment plant is 1,000 population equivalent (PE) with a current loading of c. 900 PE; therefore capacity for new development is limited.

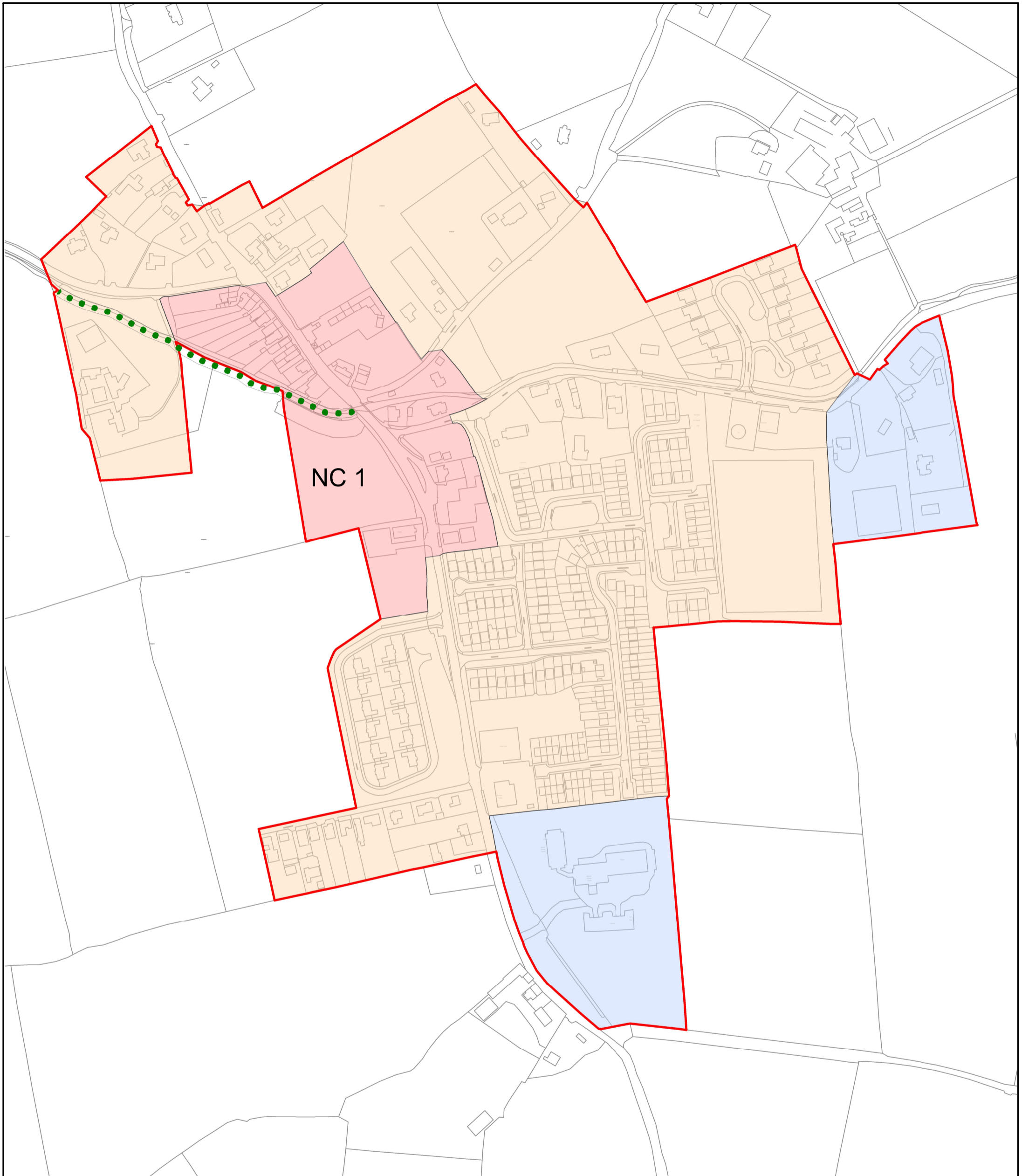
Roads: Newcastle, as defined within the settlement boundary of the map, is principally situated along the Regional Road R761. Apart from a pinch point just north of the town centre, the R761 is reasonably aligned, though it lacks footpaths and public lighting to the north of the town centre and south of the community centre. Sea Road is very narrow in places, especially at its junction with the R761, and requires footpaths for most of the distance to the GAA club. There is no public lighting along Sea Road (from Hunter Leap / the boat repair yard) to the R761 and the introduction of public lighting along this section of the road is required to enhance safety for pedestrians and motorists. Further development along this section of Sea Road will not be permitted until these shortcomings have been addressed. Public transport frequency has improved in recent years and there are 21 buses per day serving the settlement connecting to Kilcoole, Greystones, Bray and Dublin (Dublin Bus No. 84 Monday - Friday). Notwithstanding this, the town would benefit from further improvements in bus services including the provision of a direct service to Dublin city centre and third level colleges.

4.3 Newcastle Specific Development Objectives

These objectives should be read in conjunction Part 1 of this Volume - 'Introduction to Level 6 Settlement Plans':

1. Improve and provide roads, footpaths and cycleways where required and at the following locations:
 - the realignment of the junction of Sea Road/R761;
 - at the junction of the L5050 and the R761 and along the L5050 between the town centre and St. Francis School¹;
 - along the R761 from the L5050 to the north of the town;
 - along the L5550 (Sea Road) from Hunters Leap/the boat repair yard to the R761;
 - along Leamore Lane from the town centre to the plan boundary.
2. Improve the R761 through the town centre in accordance with the principles and guidance set out in DMURS to provide more public space for vulnerable road users and to calm traffic.
3. To facilitate the provision of pedestrian and cycling linkages within and between existing and new housing/mixed use development throughout the settlement.
4. Existing mature trees and boundaries throughout the settlement shall be retained where considered appropriate by the Planning Authority and integrated appropriately into any new development proposal.
5. To promote the renewal and regeneration of the town centre.
6. New development will be required to create a strong street edge, attractive streetscape and to bridge existing gaps in the streetscape. Where appropriate, dwelling houses shall be required to be build up to the footpath in order to maintain an existing or establish a new building line in the interests of settlement structure and character. In certain circumstances an enclosed privacy strip to the front of the dwelling may be appropriate.
7. Development proposals on secondary and tertiary lands that front onto a public road shall provide a green buffer area between the road edge and any boundary / planting of at least 6m deep along the public road.
8. On the lands identified as **NC1** on Map No. 1, the following shall be provided as part of the development of these lands:
 - A linear landscaped park along the Newcastle River as well as a 'town park' or 'village green' across the road front of the R761. The town park / village green shall have a depth of not less than 25m from the regional road (generally matching the line of the rear wall of the Oratory), while the width and layout of the riverine linear park shall be determined at the application stage having regard to the requirement to (a) protect the river from adverse environmental impacts during both the construction and operational phases of the development having regard to its hydrological links to the Murrough Wetlands SAC / SPA, (b) to maintain a suitable undeveloped buffer along the river in the interest of flood risk management and protection of local flora and fauna (not less than 10m) and (c) the requirement to provide for an area of land suitable for the creation of walks / paths and to enhance biodiversity.
 - No more than 50% of the total lands identified in the objective boundary shall be developed prior to the provision of these open spaces.

¹ A footpath has been provided but public lighting and junction improvements are required.



Newcastle Town Plan

Map No. 1

Land Use Zoning Objectives



Legend

- Settlement Boundary
- Primary Development Area
- Secondary Development Area
- Tertiary Development Area
- Linear Park

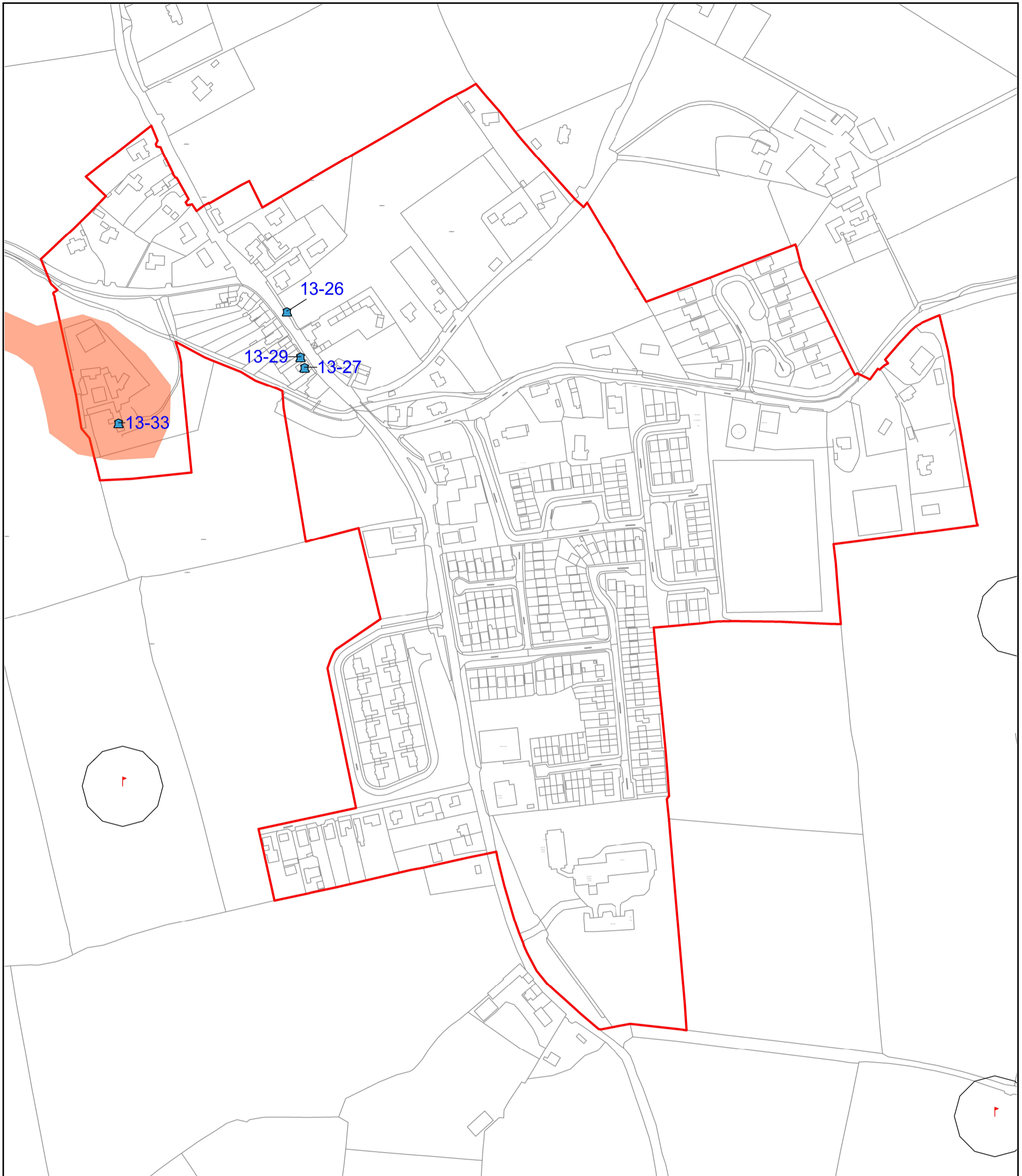
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Newcastle Town Plan

Map No. 2

Heritage Objectives



Legend

-  Settlement Boundary
-  Protected Structures
-  National Monuments
-  Area of Archaeological Potential or Significance

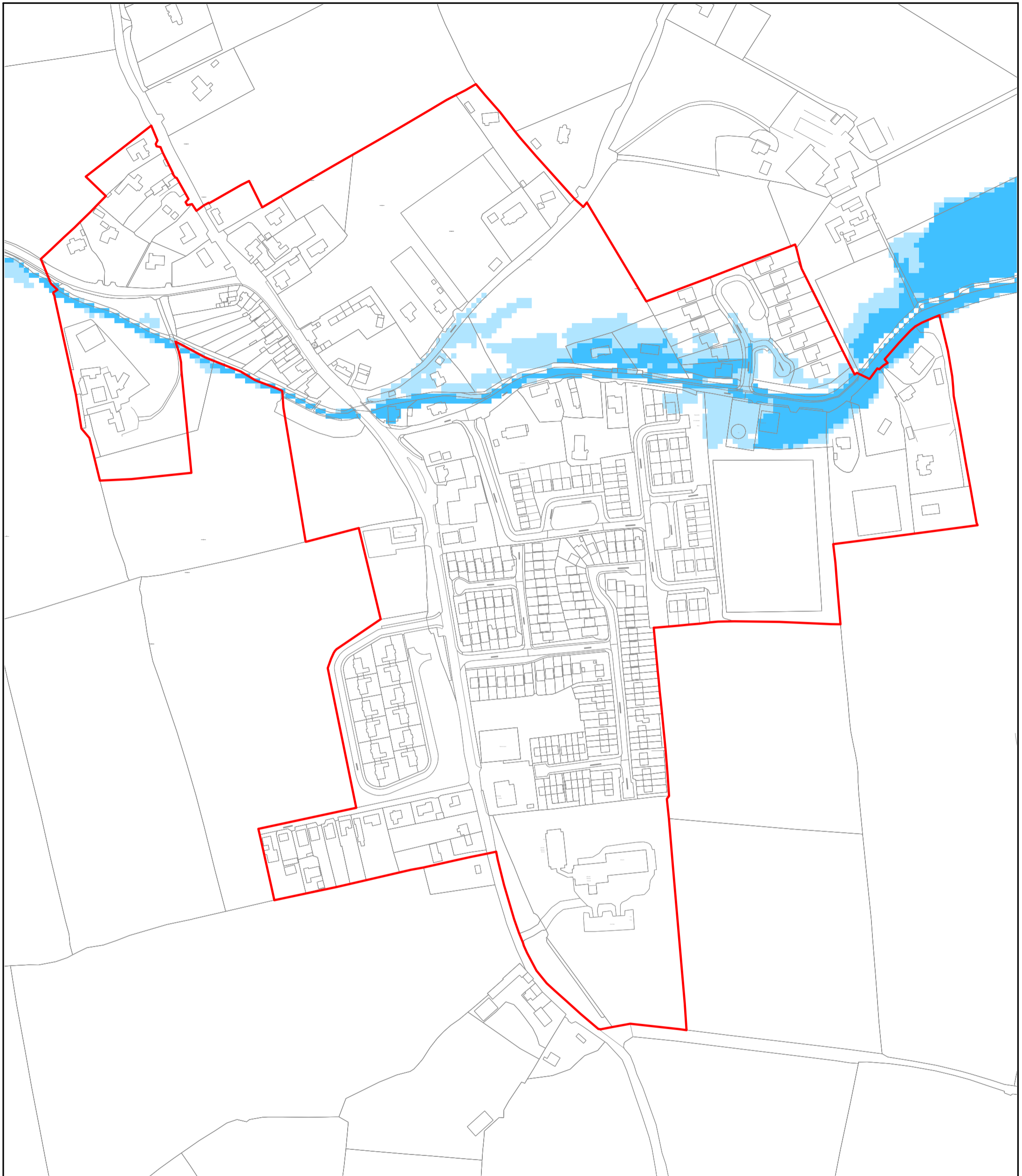
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Newcastle Town Plan


Map No. 3


Indicative Flood Zones



Legend

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 Settlement Boundary

 Flood Zone B: Moderate probability of flooding
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PART 5 Roundwood Specific Objectives

5.1 Settlement Profile

Roundwood is situated on the eastern side of Co. Wicklow, on the eastern foothills of the Wicklow Mountains; it is located west of the N11 route on the R755 Regional Road, approximately 13km west of Ashford, 10km from Newtownmountkennedy, approximately 9km north of Laragh and 20km south of Bray. Roundwood adjoins the Vartry Reservoir and along with Laragh, serves as a principal gateway to the Wicklow Uplands. Roundwood is a service centre for the surrounding rural area and provides a good range of services and facilities including national school, Garda station, community centre, post office, health clinic, sporting grounds, churches and a number of shops and public houses / restaurants / takeaways.

The urban form of Roundwood is linear with the existing town centre along both sides of the R755 with the majority of houses being concentrated to the northwest of the settlement. This can largely be attributed to the construction of County Council developments in the 1970s in this area. There are a number of well-established, medium density housing developments situated to the west of the Main Street, while a number of private houses have been constructed to the north and south of the settlement. The former Vartry Golf course and Roundwood Park Demesne form a natural boundary to the south of the settlement.

Roundwood dates back to 1250, but at the time it was known as Leitrim. It did not acquire the name of Roundwood until 1713. In 1837 there were only nineteen houses in Roundwood. Subsequent to this Roundwood experienced increased growth, once the road was changed and the artificial reservoir was constructed in the bed of the Vartry. The first National School in Roundwood opened in 1862 at Oldtown. The school then moved to the premises on the Main Street in 1923 and then to the former Fair Green in 1984. The new Saint Laurence's National School is located in Togher More near the main street. The Catholic Church was built in 1871 and is a very fine example of gothic revival architecture.

Roundwood is generally regarded as being one of the highest villages in Ireland at approximately 230m above sea level and is situated in an attractive setting with views of the Vartry Reservoir and surrounding mountainous landscape. The settlement slopes gently towards the reservoir while the gradient to the west of the main street is steeper. The original Vartry Scheme including the Lower Reservoir, the Water Treatment Works, and tunnel to Callowhill and pipes to Dublin was constructed from 1862 to 1868. The Upper Reservoir was only commenced in 1908 but due to contractual difficulties and the outbreak of World War I was not completed until 1923.

The Vartry Reservoirs are owned and managed by Dublin City Council/Irish Water for the provision of potable water to South Dublin and North Wicklow. As well as their scenic beauty the Vartry Reservoirs have an interesting cultural, historical and functional value and are an important recreational resource for locals and visitors to the area. The Vartry Reservoir loop walks were completed in June 2018 and form part of a network of almost 20km of walks available in the area.

No Flood Risk Assessment Map has been created for Roundwood as no lands have been identified by the OPW's Preliminary Flood Risk Assessment or by the Planning Authority at this strategic stage as being within at risk of flooding, i.e. in Flood Zone A or B. All lands are within Flood Zone C with a low probability of flooding.

5.2 Key Infrastructure

Water Supply: Roundwood is served by a single bored well which has capacity constraints. Improvements to this supply are required, and funding has been sought for same under Irish Water's Small Town and Villages

Growth programme, part of IW's investment programme 2020-2024. No new development shall be permitted unless there is adequate capacity in the water supply system.

Waste Water Treatment: The existing wastewater plant in Roundwood has a capacity of 1,600pe (population equivalents) and a current loading of c. 1,200pe. The spare capacity is likely to be sufficient to accommodate the moderate growth target in this plan.

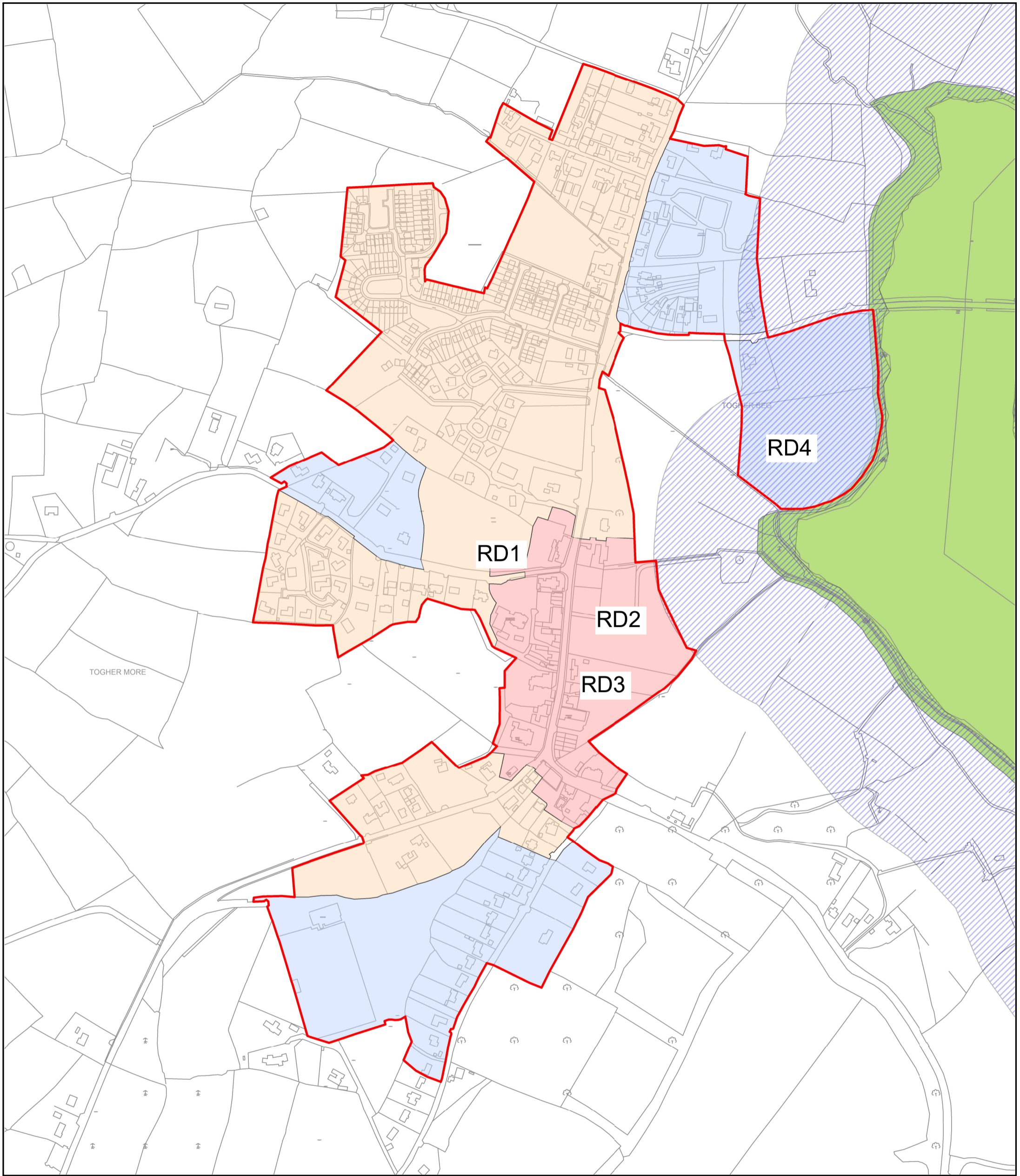
Roads: Roundwood is principally situated around the pole defined by Regional Road R755 (Bray/Laragh Road) and Local Road L1059 (Lough Dan Road), and the junction of R755 and R764 (Ashford Road) to the south of the settlement. Traffic flows well through the town, apart from limited congestion caused by on-street parking and school traffic (at the junction with L1059). The R765 (Newtownmountkennedy Road) and R764 are very narrow in places and lack pedestrian links between the town centre and reservoir loop walk. Public transport is available in the town in the form of a local link bus service to Glendalough and Wicklow Town and a private bus service from Dublin to Glendalough. Due to the limited nature of these services, the majority of journeys for work / secondary school are by private car. There is a need to improve the permeability of the existing and emerging settlement by the provision of pedestrian and cycling links throughout the town, and in particular pedestrian links between the town centre and all residential lands, and links to amenity routes.

5.3 Roundwood Specific Development Objectives

These objectives should be read in conjunction Part 1 of this Volume 'Introduction to Level 6 Small Town Plans'.

1. Improve and provide roads, footpaths and cycleways where required and at the following locations:
 - along the L-5059 between the town centre and St. Laurence O'Toole National School;
 - along L5077 from junction with R764 to the old schoolhouse;
 - at the junction of R764 /R755; and
 - along the R764 from Kavanagh's Vartry House to Roundwood Park gates.
2. To facilitate the provision of pedestrian and cycling linkages within and between existing and new housing/mixed use development throughout the settlement and from the town centre to the Vartry looped walks.
3. Due to the inherent risk of leakage from waste-water pumping chambers or treatment plants, these installations and any other development that would have a significant risk to the Vartry reservoir will not be permitted within 200m of the reservoir shore.
4. All development proposals shall appropriately address the protection of waterways connected to the Vartry Reservoir, which is designated a proposed Natural Heritage Area (pNHA) and is hydrologically linked to protected European Sites (SAC/ SPA) downstream.
5. To maintain views eastwards from the main street of the Vartry Reservoir; development proposals for lands between the main street and the reservoir shall be designed to maintain views following evaluation and agreement of principal vistas.
6. To protect established trees and boundaries within the area.
7. To promote the renewal and regeneration of the town centre.
8. To provide for additional car parking and a set-down area, on the lands across the road from the school identified as **RD1** on Map No. 1.

9. To provide for a town centre extension and a 'village green' on the lands identified as **RD2** on Map No. 1 in accordance with the following criteria:
 - A minimum of 500sqm of commercial floor space shall be provided, particularly in the form of new street / village green facing ground floor retail / retail services / professional service uses.
 - A 'village green' with a minimum width of 15m with hard and soft landscaping, located between the nearer edge of the footpath of the main street to the eastern edge of the plan boundary at the reservoir buffer. No more than 50% of the lands within the objective boundary shall be developed prior to the provision of the 'village green'.
 - Vehicular/pedestrian/cycle access/links from the main street to the primary development lands to the south (**RD3**).
10. On the lands identified as **RD3** on Map 1, to ensure that any development proposals allow for future connectivity to the lands to the north (**RD2**) and to the south.
11. On the lands identified as **RD4** west of the Waters Bridge on Map 1 (tertiary zone) to provide for tourism use 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.



Roundwood Town Plan

Map No. 1

Land Use Zoning Objectives



Legend

-  Settlement Boundary
-  Primary Development Area
-  Secondary Development Area
-  Tertiary Development Area
-  200m Buffer from Reservoir
-  Proposed Natural Heritage Area (pNHA)

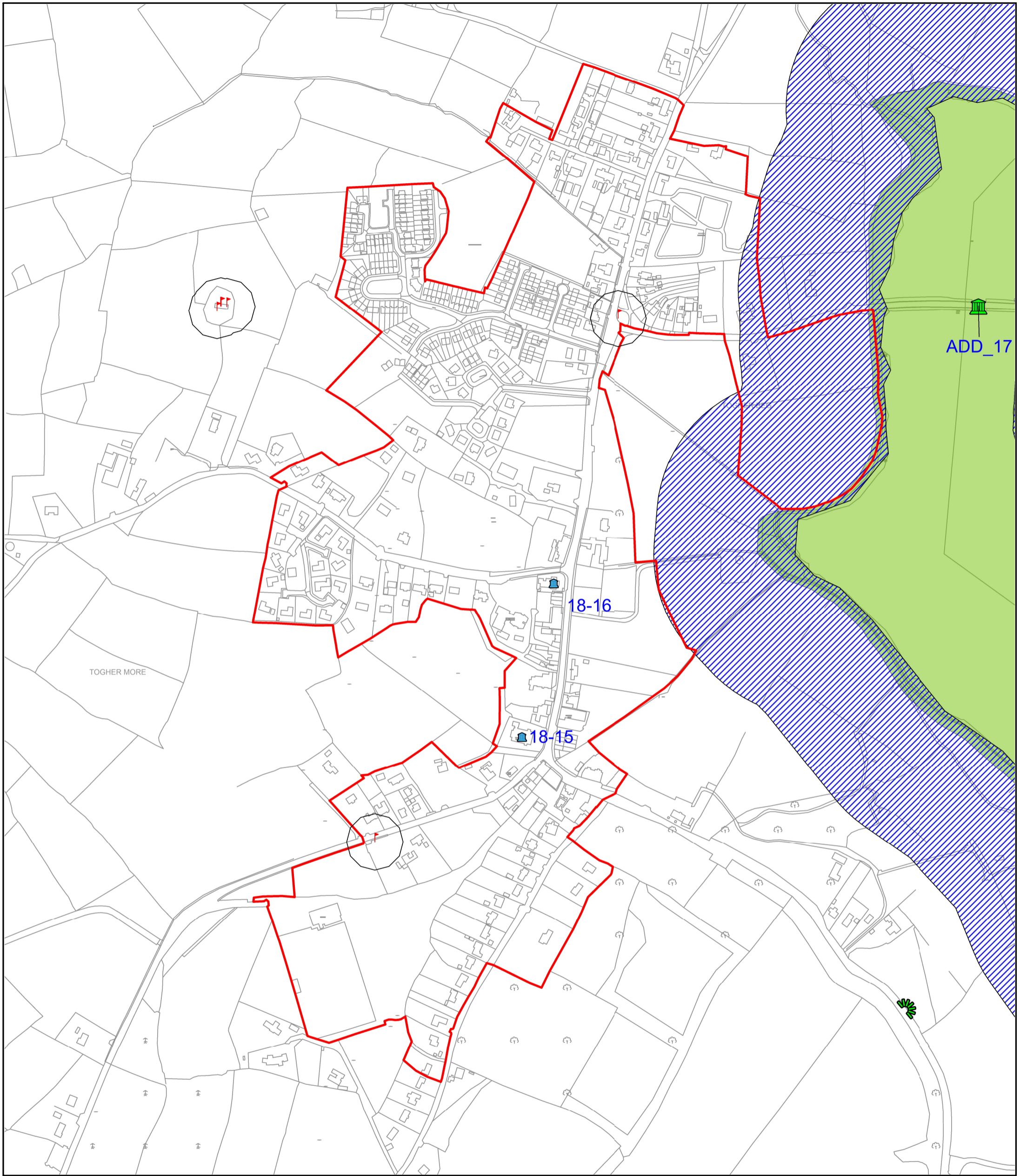
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Roundwood Town Plan

Map No. 2

Heritage Objectives



Legend

-  Settlement Boundary
-  Protected Structures
-  Proposed Protected Structures
-  National Monuments
-  View
-  200m Buffer from Reservoir
-  Proposed Natural Heritage Area (pNHA)

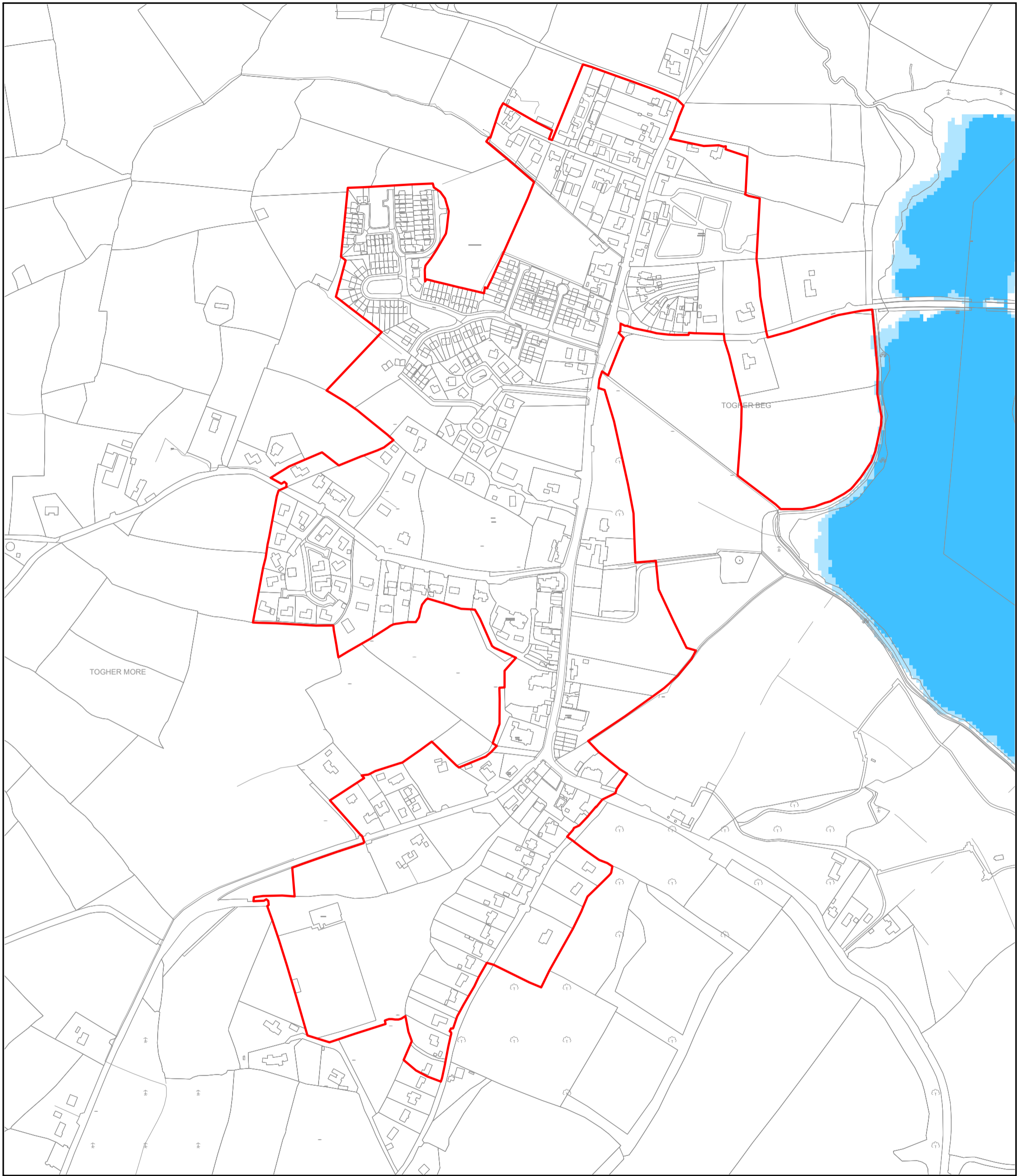
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Roundwood Town Plan
Map No. 3
Indicative Flood Zones



Legend

-  Flood Zone A: High probability of flooding
 Where the probability of flooding from rivers and the sea is highest (greater than 1% or 1 in 100 for river flooding or 0.5% or 1 in 200 for coastal flooding)
-  Flood Zone B: Moderate probability of flooding
 Where the probability of flooding from rivers and the sea is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding and between 0.1% or 1 in 1000 year and 0.5% or 1 in 200 for coastal flooding)
-  Settlement Boundary

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

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PART 6 Shillelagh Specific Objectives

6.1 Settlement Profile

Shillelagh is a rural town located in the extreme south west part of County Wicklow within a scenic rural setting. The town was planned as part of the Fitzwilliam estate in the 17th century with the nearby Coolattin House being the seat of the estate. The town is located approximately 8 km from the towns of Carnew and Tinahely and approximately 25km from Gorey in Co. Wexford, which provide higher order employment and service functions for the town's population. The town currently serves the day-to-day needs of the local population.

The town provides limited retail and community facilities, which include a local convenience shop and a small number of local services including a public house, a takeaway, a betting office, a primary school, community hall, health centre, a post office, Garda station and Catholic Church. The local GAA/soccer and community park/playground provide the main recreational facilities for the town.

The town has a charming centre, with the former cut stone estate houses and handsome courthouse with its clock tower, adding to the character of the area. This charm is diminished somewhat by sections of the northern and north eastern main street where a number of existing buildings have become vacant.

Shillelagh was the terminus of Arklow – Shillelagh branch rail line, opened in 1865, which joined the Dublin to Rosslare line at the Woodenbridge halt. Passenger services ended in 1944, and the line was finally closed to all traffic in 1953. The former Shillelagh train station is still in situ, which was converted into a dwelling and some of the infrastructure associated with the track and station (platforms etc) is still present. The development of a greenway along this entire route is currently under assessment, with a walking trail already developed on part of the route near Tinahely.

More recently development has taken place to the south west of the town core with a number of low density housing developments being completed. This has led to a more sprawled pattern of development with significant areas of land remaining undeveloped close to the town core. This plan will focus development within the existing built up envelope on lands located within the 'Primary Development Area'.

In terms of the local economy and employment, Kerry Foods and Cheshire Homes situated in the area offer a significant employment base for the local and hinterland population; however there are areas within the town core which have the potential to provide further employment opportunities.

6.2 Key Infrastructure

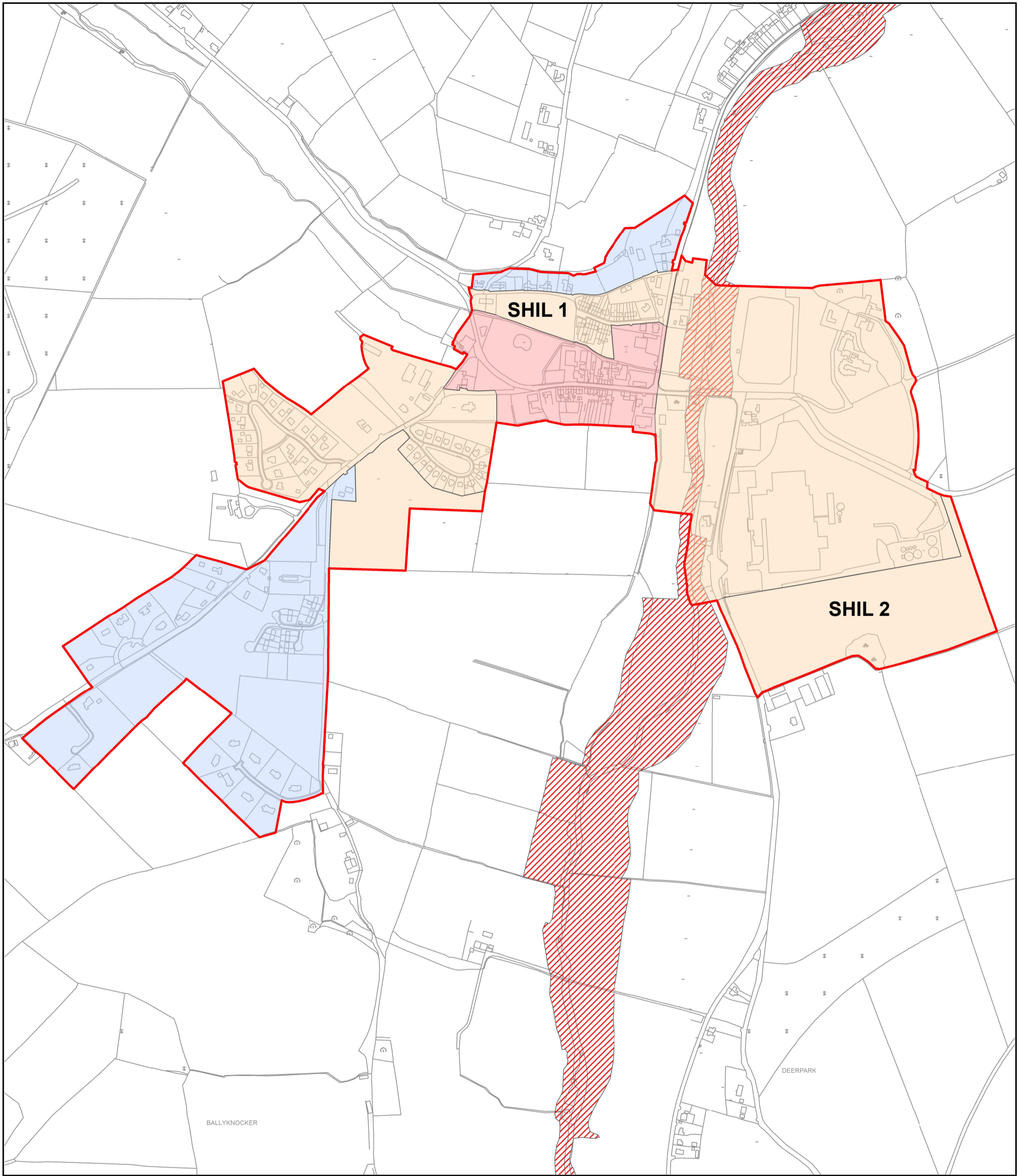
Water supply: Shillelagh's water supply is currently supplied by the Tinahely regional water supply scheme with water sourced from the Derry River north of Tinahely. This supply has significant spare capacity and no shortage problems have arisen in the scheme. There are currently no deficiencies in this supply or network, which would impact on the development of Shillelagh.

Wastewater: Shillelagh is served by a wastewater treatment plant located beside the river to the south of the Bay Bridge, with a population equivalent of 500pe. The current loading is c. 450pe, and therefore capacity to accommodate new development is limited, but should be sufficient to meet the moderate growth targeted during the lifetime of this plan.

6.3 Shillelagh Specific Development Objectives

These objectives should be read in conjunction Part 1 of this Volume - 'Introduction to Level 6 Settlement Plans':

1. To facilitate and promote the development of a range of high quality community and recreational facilities that meet the needs of the local population and in particular to allow for the development of sport, play and recreation developments and the further expansion of the local community park.
2. To particularly facilitate and promote tourist developments that are associated with the provision of walking routes within and linking the area to surrounding settlements in particular the Arklow – Shillelagh greenway , as well as links to Tomnafinnogue Wood and Coolattin Estate and Golf Course.
3. To safeguard the integrity of the Derry River, which forms part of a European Site, the River Slaney Valley SAC, including the use of adequate buffer zones between the river and proposed development.
4. In the **Primary Zone**
 - (a) To encourage and facilitate the redevelopment of derelict and underused sites and structures along railway road, in particular: the former station buildings, the site of former St. Fiach's Hall and the former car sales lands. Any proposed developments shall be of an exceptionally high quality design and shall include uses that reflect the location of these areas within the settlement. The redevelopment of the former car sales lands shall incorporate an appropriate buffer to the existing river and be laid out in a manner which provides passive supervision of this area whilst also facilitating a potential walkway linking this area directly to the local community park along the stream.
 - (b) To promote the safe movement of traffic and pedestrians in and around the core area, with particular emphasis on (i) improving the safety of turning movements between the bridge/railway road and main street, (ii) improving pedestrian safety, (iii) improving the provision of footpaths.
 - (c) To protect and preserve the public open space/community park area located within the town centre, north of Walker's Shop.
 - (d) To protect and improve the traditional character and natural setting/backdrop of the town centre.
5. In the **Secondary Zone**
 - (a) Preserve the use of Fair Green for recreational and active open space use.
 - (b) To prevent development that might interfere with the delivery of a future Arklow – Shillelagh greenway along the route of the railway line and resist the removal or alteration of any remaining features (building, platforms, bridge etc) associated with the former railway.
 - (c) To support and facilitate the continued operation and expansion of existing employment sites
 - (d) Any proposal for development on lands within **SHIL1** shall be accompanied by a flood risk assessment and proposals for the appropriate upgrade and widening of the existing access roadway to the north. In the interests of protecting the visual amenity of the area, any future development proposal shall ensure the design, materials, layout, landscaping and screening proposals integrate the development, as far as is possible, with the natural features and landscape of the site. In this regard, particular attention shall be paid to ensuring that adequate screening of any proposed development is carried out along the southern boundary.
 - (e) To reserve lands identified as SHIL2 for employment use.



Shillelagh Town Plan

Map No. 1

Land Use Zoning Objectives



Legend

-  Settlement Boundary
-  Primary Development Area
-  Secondary Development Area
-  Tertiary Development Area
-  Special Area of Conservation (SAC)

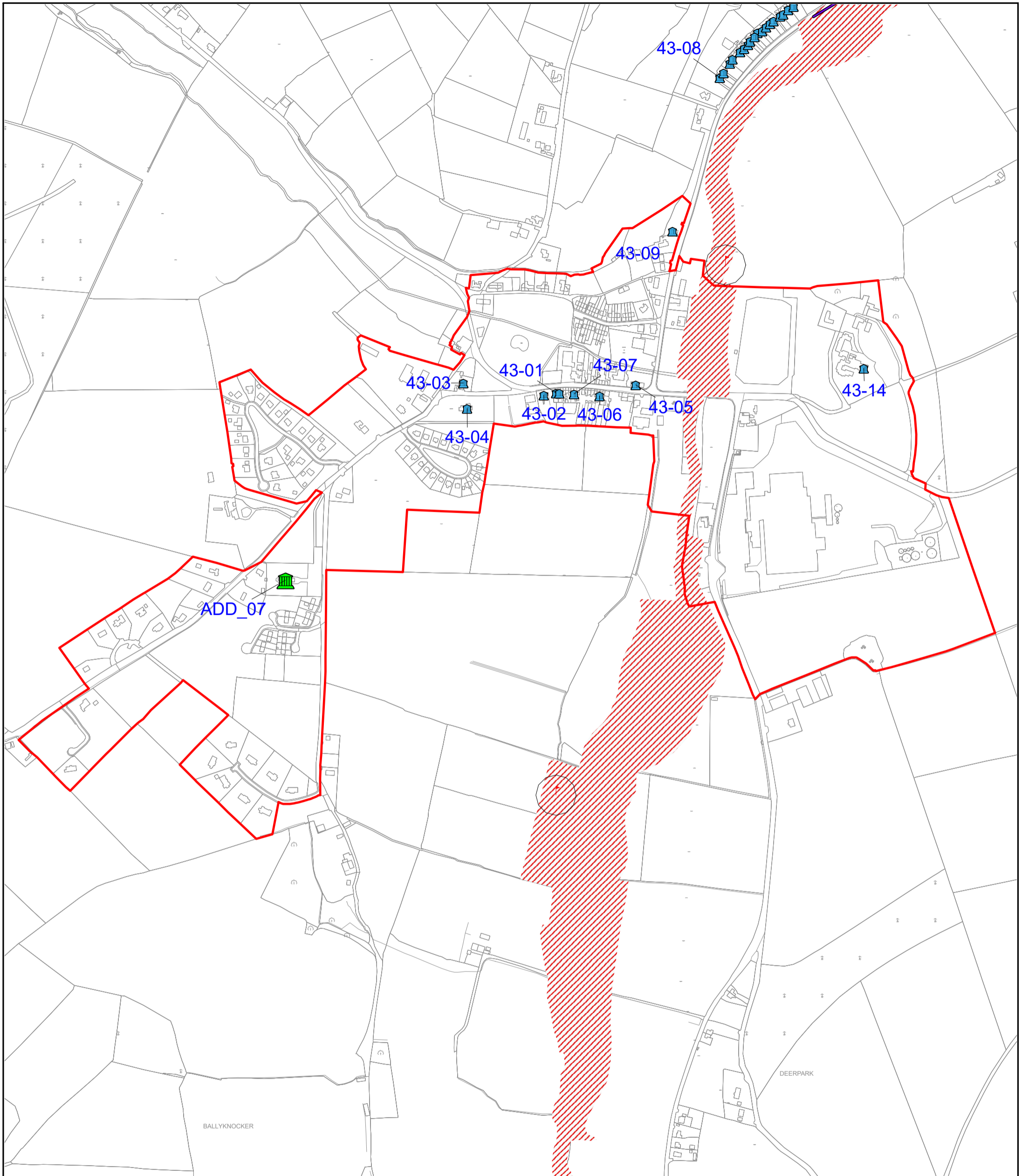
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Shillelagh Town Plan

Map No. 2

Heritage Objectives



Legend

-  Settlement Boundary
-  Protected Structures
-  Proposed Protected Structures
-  National Monuments
-  Prospects
-  SAC-Special Area of Conservation

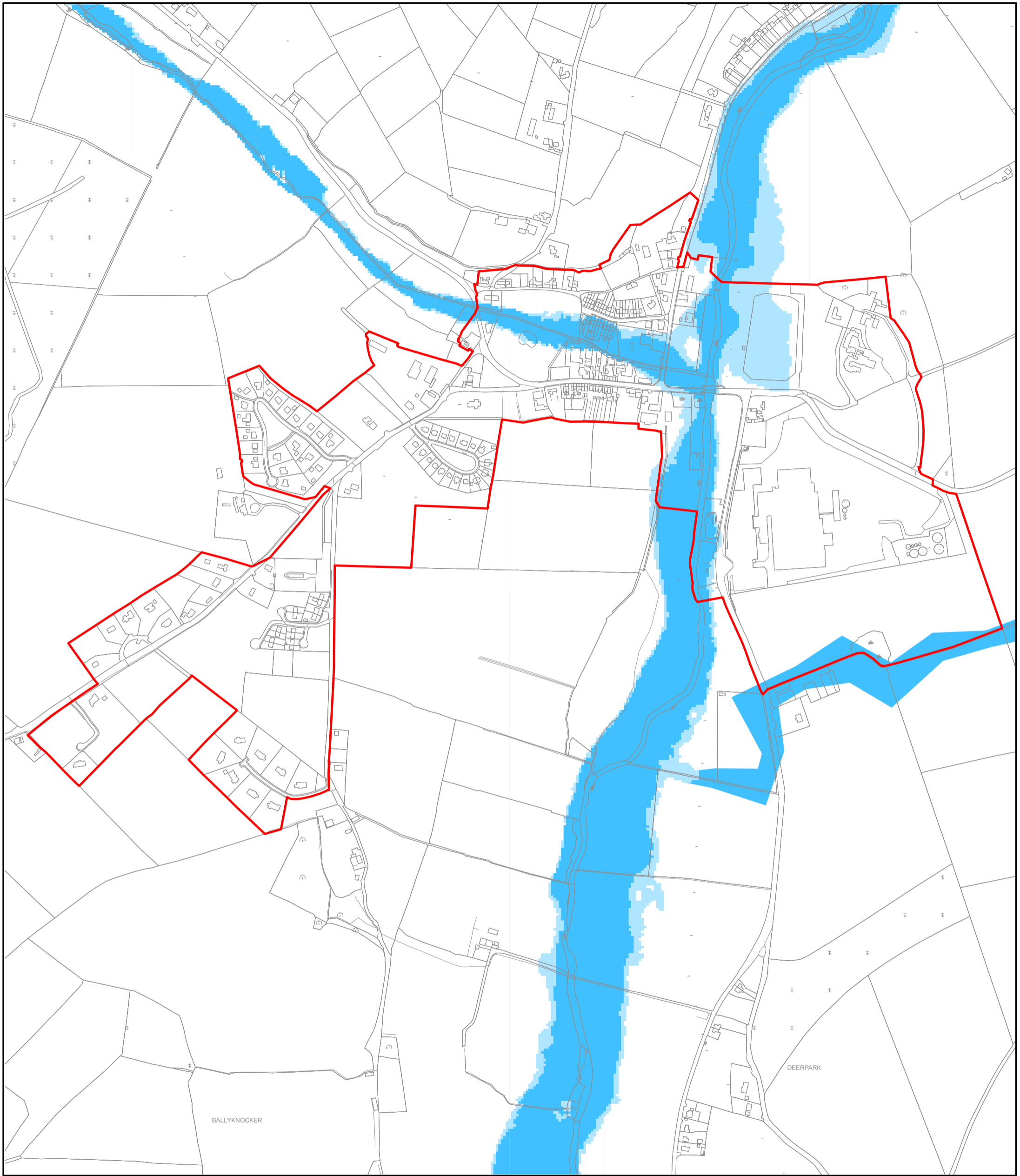
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
Shillelagh Town Plan


Map No. 3


Indicative Flood Zones



Legend

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

 Settlement Boundary

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

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