WICKLOW

ENDLESS OPPORTUNITIES



WICKLOW
COUNTY DEVELOPMENT PLAN
2022-2028

September 2022

The Wicklow County Development Plan 2022 was adopted by the Elected Members of Wicklow County Council on **12 September 2022**

The Plan came into effect on **23 October 2022**



Wicklow County Development Plan 2022 - 2028
Foreword from Brian Gleeson
Wicklow Chief Executive

The Wicklow County Development Plan sets out a strategic spatial framework for the proper planning and sustainable development of County Wicklow for the period between 2022 and 2028. While the Plan is in place for a six year period, it is framed having regard to the long term development objectives of the County beyond 2028. This new plan sets out the statutory planning framework for the entire County, with a focus on the strategic planning and sustainable development of the County, and as before includes more focused local plans for 14 settlements in the County.

The Development Plan Strategy is guided by three strategic principles - **Healthy Placemaking**, **Climate Action** and **Economic Opportunity**.

It is the vision and aim of the plan to guide and facilitate the sustainable growth of the County in a manner which supports a deep respect for its unique natural heritage, capitalises on the potential of our towns and villages to deliver compact growth, facilitates healthy placemaking, supports the creation of self-sustaining settlements and rural areas that are attractive places to live in, work in and visit, provides for new job opportunities, embraces climate action and enables the transition to a low carbon, climate resilient and environmentally sustainable economy, improves sustainable mobility and conserves our heritage.

This plan was prepared following extensive consultation with the people of Wicklow and other stakeholders, and I would like to thank all of those who gave their time and energy to engaging with this plan process, in order that it would reflect the desires and needs of those that live, work and visit the County. While the COVID pandemic presented challenges for engagement, I commend all that embraced the new forms of online consultation brought about in response to the lockdown limitations.

I wish to express my thanks to the Elected Members of Wicklow County Council and the three Cathaoirligh that have expertly steered this process since 2019, the members of the Council's Executive, in particular to the staff of the Forward Planning Unit, and most importantly to the people of Wicklow who made submissions during the course of preparation of the Plan.

September 2022

TABLE OF CONTENTS

VOLUME 1 – WRITTEN STATEMENT

Chapter 1	**Introduction & Strategic Context**	
1.0	Introduction	1
1.1	Statutory Content of the Plan	2
1.2	Structure of the Plan	3
1.3	Strategic Context	4
1.4	Environmental Assessment	10
Chapter 2	**Overall Strategy**	
2.0	Introduction	12
2.1	Healthy Placemaking	12
2.2	Climate Change	19
2.3	Economic Opportunity	32
2.4	Development Plan Strategy	43
Chapter 3	**Core Strategy**	
3.0	Introduction	46
3.1	Population	47
3.2	Housing	48
3.3	Settlement Hierarchy	49
3.4	Population & Housing Allocations	51
3.5	Zoning	56
3.6	Transport & Accessibility	62
3.7	Retail	65
3.8	Integration of Environmental & Climate Action Considerations into the Plan	66
3.9	Compliance with Specific Planning Policy Requirements	66
Chapter 4	**Settlement Strategy**	
4.0	Introduction	73
4.1	Regional Context	73
4.2	County Wicklow Settlement Strategy	75
4.3	Settlement Strategy Objectives	91
Chapter 5	**Town & Village Centres - Placemaking & Regeneration**	
5.0	Introduction	119
5.1	Role of Town and Village Centres	120
5.2	Successful Town Centres	120
5.3	Placemaking	122
5.4	Compact Town and Village Centres	125
5.5	Accessible Places – Universal Design	128
5.6	Town and Village Centre Objectives	129
Chapter 6	**Housing**	
6.0	Introduction	136
6.1	Strategic Context	137
6.2	Wicklow County Housing Strategy	138
6.3	Key Housing Principles	140
6.4	Housing Objectives	148

Chapter 7	**Community Development**	
7.0	Introduction	159
7.1	Local Strategies	160
7.2	Community Development and Land Use Planning	162
7.3	Social Infrastructure	165
7.4	Community Development Objectives	171
Chapter 8	**Built Heritage**	
8.0	Introduction	178
8.1	Context	179
8.2	Archaeology	180
8.3	Architectural Heritage	181
8.4	Historical and Cultural Heritage	184
8.5	Built Heritage Objectives	184
Chapter 9	**Economic Development**	
9.0	Introduction	199
9.1	Strategic Context	199
9.2	Analysis of Employment Trends in County Wicklow	204
9.3	The Role of Land Use Planning in Economic Development	207
9.4	Economic Development Hierarchy	214
9.5	Objectives for Economic Development	216
9.6	Objectives for Wicklow's Rural Economy	222
Chapter 10	**Retail**	
10.0	Introduction	232
10.1	Retail Policy Context	232
10.2	Retail Hierarchy & Strategy	234
10.3	Retail Objectives	243
Chapter 11	**Tourism & Recreation**	
11.0	Introduction	253
11.1	Context	254
11.2	Strategy for Tourism & Recreation	258
11.3	Tourism & Recreation Objectives	262
Chapter 12	**Sustainable Transportation**	
12.0	Introduction	275
12.1	Active Modes of Transport	276
12.2	Sustainable Modes of Transport	277
12.3	Public Roads	278
12.4	Parking	280
12.5	Ports, Harbours, Marinas and Freight Transport	280
12.6	Strategic Sites in Bray	281
12.7	Roadside Signage	282
12.8	Sustainable Transportation Objectives	282
Chapter 13	**Water Services**	
13.0	Introduction	294
13.1	Context	294
13.2	Water Service Objectives	299

Chapter 14	**Flood Management**	
14.0	Introduction	303
14.1	Context	304
14.2	Strategic Flood Risk Assessment	307
14.3	Flood Risk Management Strategy	308
14.4	Flood Risk Management Objectives	308
Chapter 15	**Waste & Environmental Emissions**	
15.0	Introduction	312
15.1	Context	312
15.2	Climate Action	318
15.3	Waste & Emissions Objectives	319
Chapter 16	**Energy & Information Infrastructure**	
16.0	Introduction	321
16.1	Policy Context	322
16.2	Energy Infrastructure	326
16.3	Energy Infrastructure & Communications Objectives	332
Chapter 17	**Natural Heritage & Biodiversity**	
17.0	Introduction	336
17.1	Legislative & Policy Context	337
17.2	Key Components of the Natural Environment	342
17.3	Landscape	344
17.4	Natural Heritage & Biodiversity Objectives	347
Chapter 18	**Green Infrastructure**	
18.0	Introduction	405
18.1	Statutory & Policy Context	407
18.2	Strategic Green Infrastructure Network in Wicklow	410
18.3	Green Infrastructure & Land Use Planning	413
18.4	Recreational Use of Natural Resources	414
18.5	Public Rights of Way	414
18.6	Green Infrastructure Objectives	416
Chapter 19	**Marine Spatial Planning & Coastal Zone Management**	
19.0	Introduction	434
19.1	Legislative & Strategic Context	435
19.2	Local Context & Strategy	436
19.3	Coastal Cells	438
19.4	Marine Spatial Planning & Coastal Zone Management	441
Chapter 20	**Implementation & Monitoring**	
20.0	Implementation	453
20.1	Sources of Funding	455
20.2	Development Management	456
20.3	Enforcement	456
20.4	Monitoring and Review	456
20.5	Environmental Monitoring	457

VOLUME 2 – PLANS

LEVEL 4 SELF SUSTAINING TOWN PLANS

Level 4 Self Sustaining Town Plans Introduction

1 Baltinglass
2 Newtownmountkennedy
3 Rathdrum

LEVEL 5 SMALL TOWN PLANS (TYPE 1)

Level 5 Small Town Plans Introduction

4 Ashford
5 Aughrim
6 Carnew
7 Dunlavin
8 Tinahely

LEVEL 6 SMALL TOWN PLANS (TYPE 2)

Level 6 Small Town Plans Introduction

9 Avoca
10 Donard
11 Newcastle
12 Roundwood
13 Shillelagh

14 **Laragh-Glendalough Land Use and Tourism Plan**

VOLUME 3 – APPENDICES

Appendix Number	
1	Development & Design Standards
2	Single Rural Houses Design Guidelines
3	Housing Strategy
4	Record of Protected Structures
5	Wind Energy Strategy
6	Strategic Environmental Assessment - Environmental Report
7	Appropriate Assessment – Natura Impact Report and Determination
8	Strategic Flood Risk Assessment
9	Infrastructural Assessment Report
10	Statement Outlining Compliance with Ministerial Guidelines
11	Local Area Plans

WICKLOW

ENDLESS OPPORTUNITIES



WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

VOLUME 1

WRITTEN STATEMENT

CHAPTER 1
INTRODUCTION & STRATEGIC CONTEXT

1.0 Introduction

The Wicklow County Development Plan 2022-2028 sets out the overall strategy for the proper planning and sustainable development of the County for the plan period and beyond. The Wicklow County Development Plan 2022-2028 has been prepared in accordance with the Planning and Development Act 2000, as amended (the Act). The plan relates to the whole functional area of Wicklow County Council. There are five municipal districts in Wicklow, namely, Arklow, Baltinglass, Bray, Greystones and Wicklow. Many of the Council's services are delivered through the municipal districts.



Located on the east coast of Ireland, Wicklow covers an area of 2,027 square kilometres and is often referred to as the 'Garden of Ireland', a reflection of the County's scenic landscape. The County had a population of 142,425 persons according to the most recent Census available at the time of drafting this plan (2016). This represented an increase of approximately 13% since 2006[1]. The growth in population is a reflection of the County's appeal as a place to live and enjoy a high quality of life.

[1] Preliminary results from the 2022 Census indicate a population of 155,485 persons, a growth of 9% since 2016.

The County, which is within easy reach of Dublin city, has 21 towns including the major towns of Bray, Greystones-Delgany, Wicklow-Rathnew and Arklow on the east coast and Blessington, the largest town on the western side of the County. The County also has a range of attractive villages which are dotted throughout the rural landscape.

Wicklow boasts a range of natural amenities including pristine beaches, coastal walkways and the Wicklow Mountains. Wicklow Mountains National Park, which covers over 20,000 hectares, is Ireland's largest national park and the only one located in the east of the country. The highest mountain in the range, Lugnaquilla, rises to 925 metres above sea level. The County provides excellent walking, hiking, cycling and climbing opportunities in addition to both coastal and lake water based activities. The Wicklow Way, at 127km, is the oldest marked long distance walking/hiking trail in Ireland.

What is the Wicklow County Development Plan 2022 – 2028?

The County Development Plan (CDP) sets out a strategic spatial framework for the proper planning and sustainable development of County Wicklow for the period between 2022 and 2028. While the CDP is in place for a six year period, it is framed having regard to the long term development objectives of the County beyond 2028.

The CDP in the main, focuses on 'big picture' planning issues[2]. The plan sets out the policies and objectives to guide the future development of the County. The plan is not a 'spending plan', however it sets a framework within which developments could be undertaken, in the event that the public or private sectors have the finance to develop.

The CDP provides for, and controls, the physical, economic and social development of the County, in the interests of the overall common good and in compliance with environmental controls. It includes a set of development objectives and standards, which set out where land is to be developed, and for what purposes (e.g. housing, shopping, schools, employment, open space, amenity, conservation etc). It informs decisions on where public services such as roads and water infrastructure are to be provided, and affects the type of buildings that can be constructed and the use to which land can be put. It affects many facets of daily economic and social life, in terms of where you can live, what services and facilities are available and where job opportunities are to be sited.

1.1 Statutory Content of the Plan

The Planning and Development Act 2000 (as amended) sets out the statutory requirements regarding the content of a development plan.

As required by the Act, the Wicklow CDP 2022-2028 is consistent, in so far as is practicable, with such national plans, policies and strategies as the Minister determines that relate to proper planning and sustainable development. In this regard, Chapters 2 and 3 of this plan outline the statutory provisions, plans, policies and strategies that set the context within which the development plan is framed and which have influenced the strategies and objectives of the plan.

Section 28 of the Act requires the Planning Authority to append a statement to the development plan including information which demonstrates how the Planning Authority has implemented the policies and objectives of the Minister, contained in Ministerial Guidelines, when considering their application to the area of the development plan. This statement is included in Appendix 10.

In making the plan, the Planning Authority shall have regard to the development plans of the adjoining planning authorities and shall co-ordinate the objectives in the development plan with the objectives in the plans of those authorities, except where the Planning Authority considers it to be inappropriate or not feasible to do so. The

[2] The County Development Plan does however include a set of more detailed town plans, which are more 'local' than 'strategic' in their focus (see Volume 2).

Planning Authority shall take into account any significant likely effects the implementation of the plan may have on the area of any adjoining planning authority. Accordingly, the objectives of this plan have been prepared having regard to the plans of the adjoining planning authorities of Dún Laoghaire-Rathdown, South Dublin, Kildare, Carlow and Wexford.

Wicklow County Council, being a planning authority within the Greater Dublin Area (GDA) shall ensure that its development plan is consistent with the Greater Dublin Area Transport Strategy 2016 – 2035 (National Transport Authority)[3].

The development plan shall include a 'Core Strategy' which shows that the development objectives in the development plan are consistent, as far as practicable, with national and regional development objectives set out in the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region. The 'Core Strategy' is set out in Chapter 3 of this plan.

The written statement shall include a separate report which shows that the development objectives in the development plan are consistent, as far as practicable, with the conservation and protection of the environment. The Environmental Report (included as part of the development plan) forms part of the development plan process. It is considered that this report satisfies the statutory requirements in this regard.

With regard to climate change, Section 10(2)(n) of the Act requires that a development plan include objectives for the promotion of sustainable settlement and transport strategies in urban and rural areas, including the promotion of measures to reduce energy demand and greenhouse gas (GHG) emissions and to adapt to climate change, having regard to, in particular, the location, layout and design of new development. This requirement pervades all aspects of the plan, but is particularly addressed in Chapter 2.

1.2 Structure of the Plan

The plan consists of a written statement and plans that indicate the development objectives for County Wicklow.

Volume 1 of the plan contains the primary written statement.

Volume 2 contains a set of 'town plans' for the following settlements: Ashford, Aughrim, Avoca, Baltinglass, Carnew, Donard, Dunlavin, Laragh-Glendalough, Newcastle, Newtownmountkennedy, Rathdrum, Roundwood, Shillelagh and Tinahely.

Volume 3 contains the appendices to the plan that inform and clarify the broader strategic context of the written statement.

Separate **Local Area Plans** are in place, which will be reviewed after the adoption of this plan, for the following towns / areas: Bray Municipal District, Wicklow Town - Rathnew, Arklow, Greystones – Delgany - Kilcoole and Blessington. These Local Area Plans are reviewed and made under Sections 18, 19 and 20 of the Planning and Development Act, and as such do not form part of the CDP. However, the CDP does provide the key parameters for these Local Area Plans such as the future population and housing targets and sets out the broad strategy for the future economic and social development of these towns.

[3] Which was the applicable Strategy at the time of the drafting of this plan.

1.3 Strategic Context

The Wicklow County Development Plan 2022-2028 (CDP) is consistent with higher order strategic policy documents including 'Project Ireland 2040' the National Planning Framework, the Regional Spatial and Economic Strategy for the Eastern and Midland Region, the National Transport Authority's 'Transportation Strategy for the Greater Dublin Area 2016-2035' and the National Climate Action Plan. The Plan is also informed by the Ministerial Guidelines as listed in Appendix 10. The strategic policies included in these documents have been crucial in informing the Development Plan Strategy, Core Strategy and development plan policy objectives.

Other national plans, policies or strategies that influence the objectives of the development plan are principally described and considered in Chapter 2 of this plan and thereafter throughout the plan as necessary where they relate to a particular topic or land use.

1.3.1 UN Sustainable Development Goals

Sustainability underpins all planning policy. It entails meeting the needs of the present without compromising the ability of future generations to meet their needs. Since 2015, Ireland has been a signatory to the United Nation's Sustainable Development Goals. The UN Sustainable Development Goals set out the targets to achieve universal sustainability. There is a significant alignment between the UN's 17 Sustainable Development Goals and national, regional and county planning policy. The SDGs address the environmental, economic, and social challenges that the world needs to tackle by 2030 to ensure a sustainable future.



1.3.2 Climate Action

Climate Action Plan (CAP) – To Tackle Climate Breakdown 2019

The Climate Action Plan outlines the critical nature of the climate change challenge and the current state of play across key sectors including Electricity, Transport, Built Environment, Industry and Agriculture. The Plan sets out clear 2030 targets for each of the sectors and the emissions savings that are expected. The Plan includes a commitment that 70% of electricity needs will come from renewable sources by 2030[4].

Local Authority Climate Action Charter (2019)

The Local Authority Climate Action Charter is a key action in the Climate Action Plan and will ensure every local authority embeds decarbonisation, sustainable development and climate resilience into every aspect of the work they do. Wicklow County Council signed up to the Charter in December 2019 committing Wicklow to include policies on climate action.

The Charter acknowledges that local authorities will, with the support of Central Government:

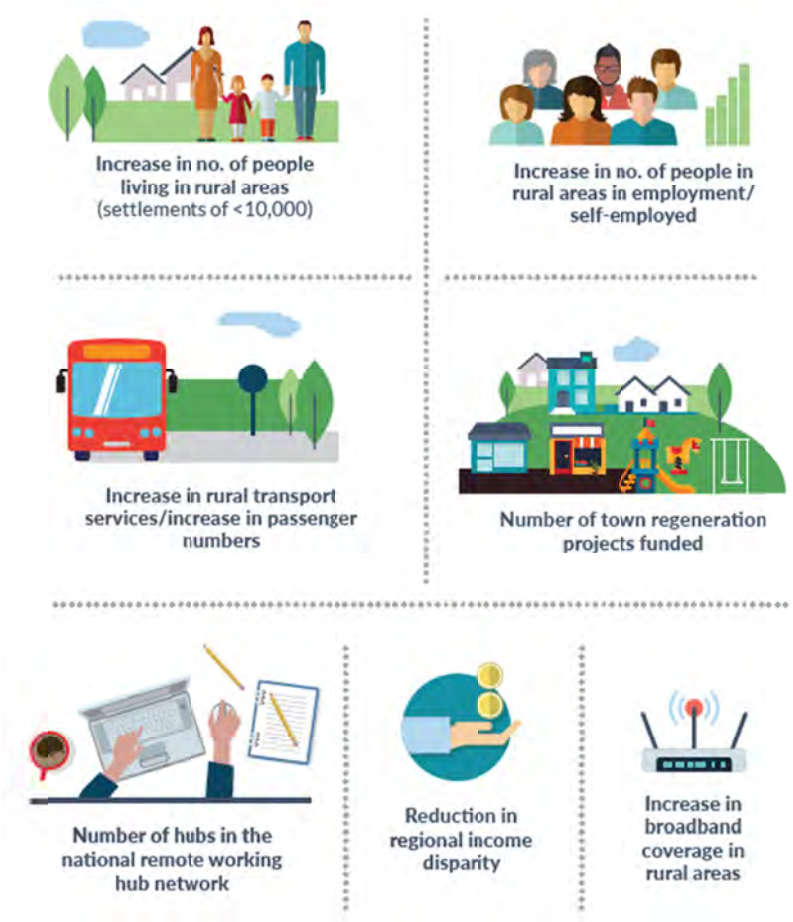
- *'Be advocates for climate action in our own policies and practices, and in our many various dealings with citizens and to underpin this role through the corporate planning process;*
- *deliver a 50% improvement in energy efficiency by 2030 (on the 2009 baseline);*
- *ensure that policies and practices at local government level lead us towards low carbon pathways and put in place a process for carbon proofing major decisions, programmes and projects on a systematic basis, including investments in transport and energy infrastructure moving over time to a near zero carbon investment strategy;*
- *exercise our planning and regulatory roles to help improve climate outcomes in the wider community and beyond the public sector, by developing and implementing robust evidenced based policy and standards on climate action, through appropriate and relevant adaptation and mitigation measures'*.

[4] During the making of this County Development Plan, this CAP has been updated, including updated targets for renewable energy, and these have been integrated into the final plan where possible.

1.3.3 Our Rural Future: Rural Development Policy 2021-2025

'Our Rural Future' provides a framework for the development of rural Ireland over the next five years. The Framework acknowledges that the country is heading into an era of unprecedented change as we recover from the impact of COVID-19, as we adapt to new ways of working, as the impact of Brexit presents itself and as we transition to a climate-neutral society. This change is considered a significant opportunity for rural areas.

The Framework identifies a number of key deliverables under headings including remote working, revitalising rural towns and villages, unique tourism, culture & heritage, agriculture, the marine & forestry and transitioning to a climate neutral economy. High level goals are identified as set out in the infographic below.



Our Rural Future focuses on the following thematic objectives:

- Optimising the opportunities for rural communities from high speed broadband.
- Supporting improved quality employment and career opportunities in rural areas.
- Assisting the regeneration, repopulation and development of rural towns and villages.
- Enhancing the participation, leadership and resilience of rural communities.
- Enhancing public services in rural areas.
- Supporting a Just Transition to a climate neutral economy.
- Supporting the sustainability of Agriculture, the Marine and Forestry.
- Supporting the sustainability of our island and coastal communities.
- Nurturing our culture and heritage.

1.3.4 Project Ireland 2040: National Planning Framework (NPF)

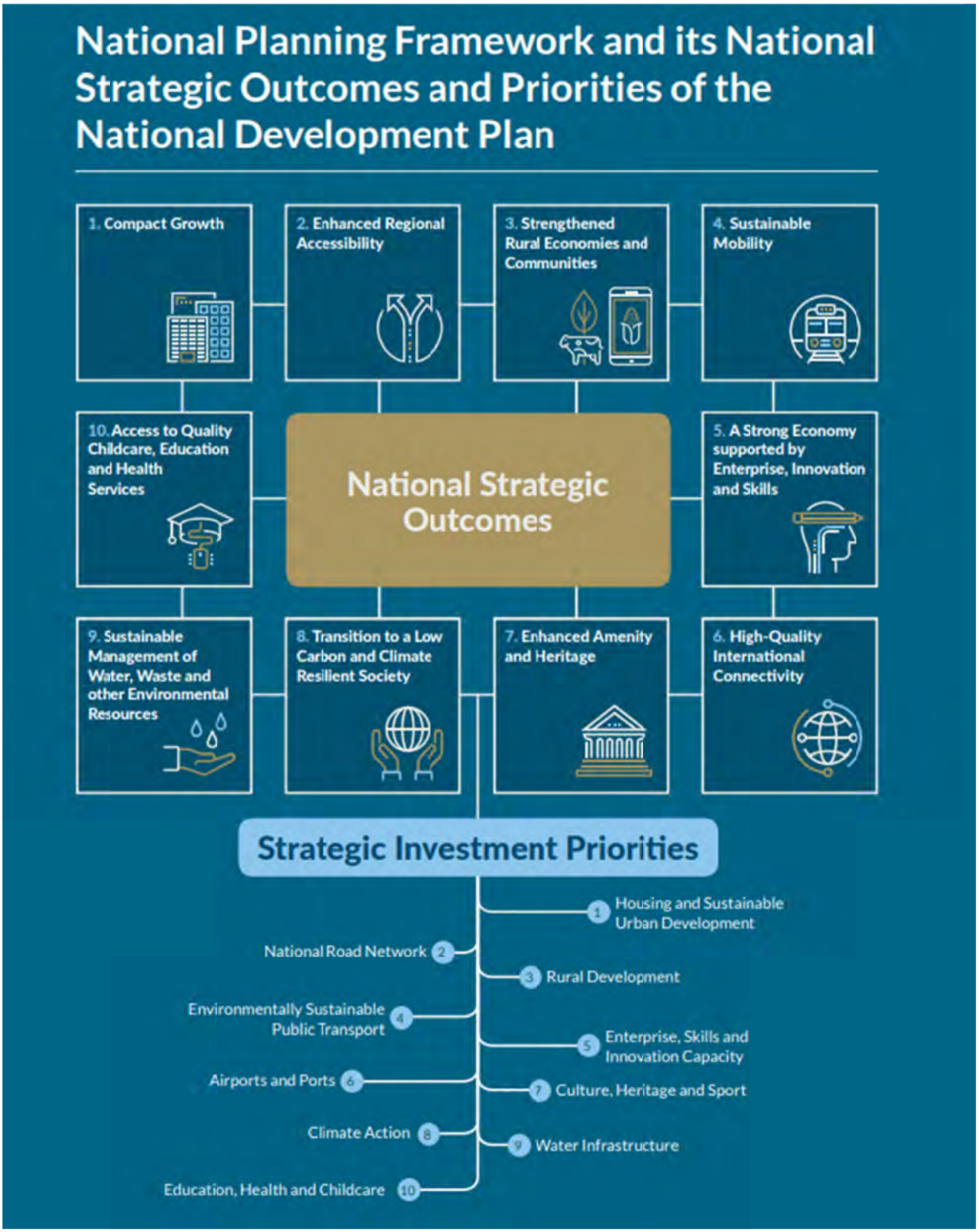
The National Planning Framework, published in February 2018, is a 20 year high level strategic plan to guide development and investment in Ireland. The companion to the NPF is the National Development Plan (NDP), a ten year strategy for public investment. Their joint publication as 'Project Ireland 2040' enables the alignment of investment with spatial planning.

The NPF identifies five key elements for delivering on the overall vision. These include developing a new region-focussed strategy for managing growth, linking the NPF with the National Development Plan, using state lands for certain strategic purposes, strengthened and more environmentally focussed planning at local level, and backing the framework up in law with the establishment of the Office of the Planning Regulator**.**

The purpose of the NPF is to enable all parts of Ireland to accommodate growth and change by facilitating a shift towards Ireland's regions and cities other than Dublin, while also recognising Dublin's ongoing key role. The NPF requires more balanced growth which also means more concentrated growth. The Framework recognises the importance of reversing population decline in rural towns and villages by encouraging new roles and functions for buildings and streets.

The NPF identifies planning as an established means to implement and integrate climate change objectives at local level and recognises that in order to meet our national targets, it will be necessary to make choices about how we balance growth with more sustainable approaches to development and land use. The NPF identifies ten National Strategic Outcomes (NSOs), a shared set of goals that will inform the content of the County Development Plan.

The NPF acknowledges that the physical format of urban development is one of our greatest national development challenges and identifies **compact growth** as the first **National Strategic Outcome**. This entails delivering a greater proportion of residential development and other development within the existing built-up area of settlements and moving away from a reliance on greenfield development to meet our development needs. Creating more compact development has been traditionally more difficult to achieve than a continuous process of pushing development onto greenfield locations. Specifically the NPF requires that 30% of all new homes be delivered within the existing built up footprint of settlements. This applies to all scales of settlements within the County, from large towns to villages. This will require making better use of underutilised land within the built up areas including infill and brownfield sites.


National Planning Framework and its National Strategic Outcomes and Priorities of the National Development Plan
1. Compact Growth
2. Enhanced Regional Accessibility
3. Strengthened Rural Economies and Communities
4. Sustainable Mobility
10. Access to Quality Childcare, Education and Health Services
National Strategic Outcomes
5. A Strong Economy supported by Enterprise, Innovation and Skills
9. Sustainable Management of Water, Waste and other Environmental Resources
8. Transition to a Low Carbon and Climate Resilient Society
7. Enhanced Amenity and Heritage
6. High-Quality International Connectivity
Strategic Investment Priorities
1 Housing and Sustainable Urban Development
National Road Network 2
3 Rural Development
Environmentally Sustainable Public Transport 4
5 Enterprise, Skills and Innovation Capacity
Airports and Ports 6
7 Culture, Heritage and Sport
Climate Action 8
9 Water Infrastructure
Education, Health and Childcare 10

1.3.5 Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region

Wicklow forms part of the Eastern and Midlands Region. The Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region was adopted on the 28th June 2019 and is underpinned by three key principles – Healthy Placemaking, Climate Action and Economic Opportunity.

The RSES recognises that one of the key challenges facing the Region is the need for better alignment between population growth and location of residential development and employment, to create healthy and attractive places. The transition to a low carbon society is also identified as a challenge for the Region. Achieving sustainable development patterns that promote compact growth, reduce transport demand and encourage low carbon transport modes is identified as one of the primary areas of transition for the Region. The other areas of transition include sustainable transport systems, carbon storing and sequestering land uses and energy efficient buildings and renewable energy.

The RSES identifies 16 **Regional Strategic Outcomes** which are aligned with the NPF National Strategic outcomes.

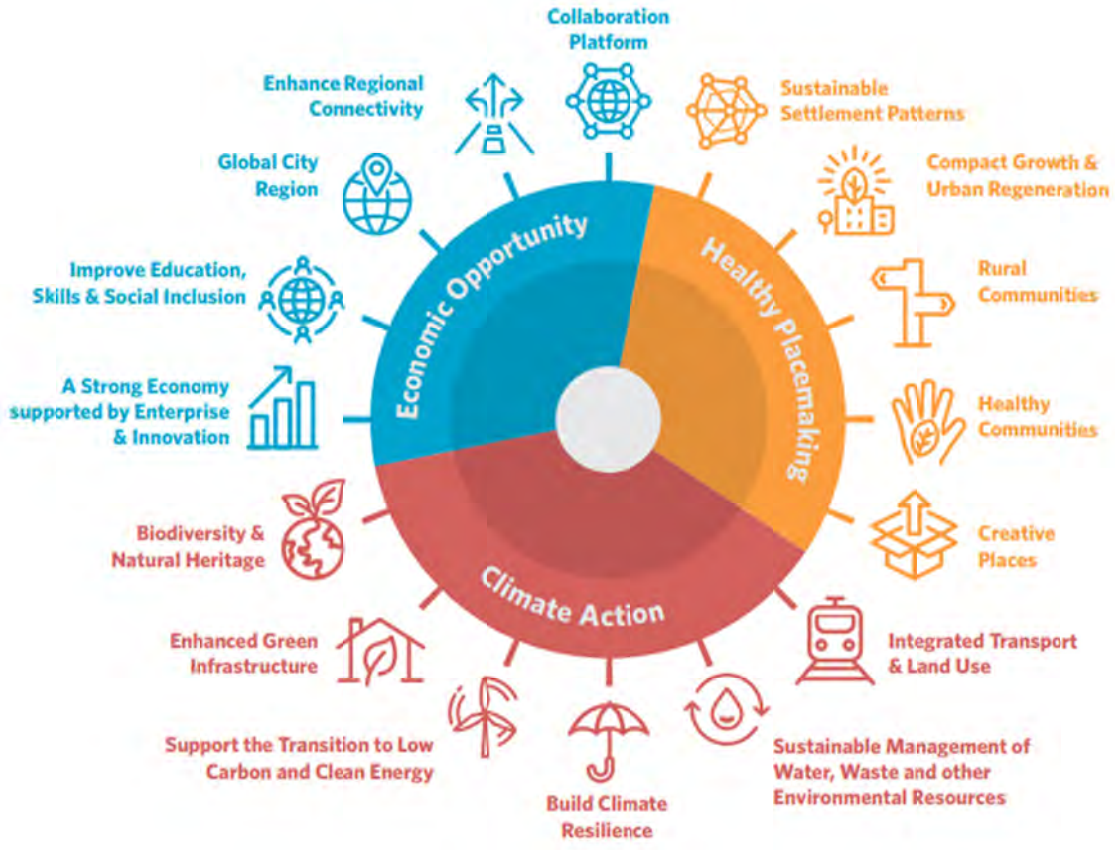


Figure 2.4 Regional Strategic Outcomes

KEY PRINCIPLES

Healthy Placemaking

To promote people's quality of life through the creation of healthy and attractive places to live, work, visit and study in.

Climate Action

The need to enhance climate resilience and to accelerate a transition to a low carbon economy recognising the role of natural capital and ecosystem services in achieving this.

Economic Opportunity

To create the right conditions and opportunities for the region to realise sustained economic growth and employment that ensures good living standards for all.

1.4 Environmental Assessment

As part of the Development Plan preparation process, the Council is required to carry out a number of environmental assessments. These include Strategic Environmental Assessment (SEA), Appropriate Assessment (AA) and Strategic Flood Risk Assessment (SFRA).

In addition, the plan has had regard to other relevant environmental legislation. Legislation is outlined in the relevant chapters of the plan and includes, but is not exclusive to, the Water Framework Directive, Floods Directive, Shellfish Directive, Waste Water Treatment Directive, the Wildlife Acts, National Monuments Acts and Waste Management Acts. It is considered that the development objectives in the plan are consistent, in as far as practicable, with the conservation and protection of the environment.

1.4.1 Strategic Environmental Assessment

Strategic Environmental Assessment (SEA) is the process for evaluating at the earliest appropriate stage, the environmental consequences of implementing a plan. The purpose is to ensure that the environmental consequences of the plan are assessed both during the preparation and prior to adoption of the County Development Plan. Climate change is addressed as part of the SEA. The European Directive (2001/42/EC) on the Assessment of the Effects of Certain Plans and Programmes on the Environment (the SEA Directive), was transposed into national legislation in Ireland by the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. 435/2004) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436/2004), as amended. Under Article 3 of the Directive, an environmental assessment shall be carried out for plans and programmes, including those related to land use planning.

The Strategic Environmental Assessment (SEA) of the Wicklow CDP 2022-2028 has been carried out in compliance with the provisions of the SEA Directive and those regulations transposing the Directive into Irish Law. Lower levels of decision making and environmental assessment should consider the sensitivities identified in the SEA Environmental Report that accompanies the development plan.

The SEA has been informed by the findings of the Appropriate Assessment and the Strategic Flood Risk Assessment. The SEA Environmental Report carried out for this plan is included in Appendix 6.

1.4.2 Habitats Directive - Appropriate Assessment

The Wicklow CDP 2022-2028 has been prepared in accordance with the Appropriate Assessment requirements under EU Habitats Directive (43/92/EEC) and the EU Birds Directive (79/409/EEC) and Section 177 of the Act. These Directives form the cornerstone of Europe's nature conservation policy, built around the European network of nature protection areas made up of Special Areas of Conservation (SACs)[5] and Special Protection Areas (SPAs)[6].

The Planning Authority is required to ensure that any plan or programme and any projects that arise therefrom, individually or in combination with other plans or projects, are subject to 'Appropriate Assessment' to ensure there are no likely significant effects on the integrity (defined by the structure and function) of any European site(s) and that the requirements of Article 6(3) and 6(4) of the EU Habitats Directive are fully satisfied. Where a plan / project is likely to have a significant effect on a European site, or there is uncertainty with regard to effects, it shall be subject to a full Appropriate Assessment. The plan / project will proceed only after it has been ascertained that it will not adversely affect the integrity of the site or where, in the absence of alternative solutions, the plan / project

[5] Special Areas of Conservation (SACs) are sites designated under European Communities Directive 92/43/EEC known as the 'Habitats Directive'. This requires the conservation of important, rare or threatened habitats and species (not birds) across Europe.

[6] Special Protection Areas (SPAs) are sites designated under the European Communities Directive 79/409/EEC, known as the 'Birds Directive', to conserve the habitats of certain migratory or rare birds.

is deemed imperative for reasons of overriding public interest - all in accordance with the provisions of Article 6(3) and 6(4) of the EU Habitats Directive.

The Appropriate Assessment carried out for this plan is attached in Appendix 7.

1.4.3 Strategic Flood Risk Assessment

The Strategic Flood Risk Assessment (SFRA) for the Wicklow County Development Plan 2022-2028 has been prepared in accordance with 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' (2009). The SFRA is attached in Appendix 8.

CHAPTER 2
OVERALL STRATEGY

HEALTHY PLACEMAKING • CLIMATE CHANGE • ECONOMIC OPPORTUNITY

2.0 Introduction

This chapter provides an overview of the three overarching cross-cutting themes that inform and shape all aspects of the County Development Plan. The legislative and policy context for each theme is outlined. These cross-cutting overarching themes align with the key principles identified in the NPF and Regional Spatial and Economic Strategy for the Eastern and Midland Region.

As will be evident, there is significant overlap between the three themes. Placemaking integrates with the creation of sustainable communities which includes housing, sustainable mobility, healthy town and village centres and economic development. Climate change has implications for sustainable mobility, economic development and heritage and biodiversity. Economic development is increasingly integrated with our response to climate change and to the delivery of healthy placemaking.

2.1 Healthy Placemaking

Planning has an important role to play in creating healthy places that enable a high quality of life. The role of healthy placemaking is increasingly important in the context of a post pandemic world, climate emergency and economic recovery. Healthy environments make healthy people; healthy people underpin economic vitality[1]. The environment in which we live in has a significant impact on our health and well-being. In recent years, healthy placemaking has reignited the links between public health and planning. This will become even more crucial post-COVID.

While healthy placemaking might be a relatively new term, the consideration of health and safety as part of planning policy is not a new phenomenon. Quality of life and impacts on amenity have long been important planning considerations. Town planning and public health both emerged in the late nineteenth century in response to the unsanitary and overcrowded conditions of industrial cities. Environmental pollution can have negative impacts on human health. Planning authorities have a responsibility to create and retain clean healthy environments. Many planning policies are based on health and safety considerations, for example – water and wastewater facilities, flooding, noise, sustainable mobility and open space provision.

Healthy placemaking looks at creating places where people are healthier and happier. It questions the quality of the built environment and how it is impacting on health and well being. There is increasing consensus that the built environment can positively impact on people's behaviour and that health should be a key consideration of spatial planning.

[1] Enabling Healthy Placemaking – Report, RTPI 2020 available at https://www.rtpi.org.uk/research/2020/july/enabling-healthy-placemaking/

2.1.1 Healthy Placemaking – Strategic Context

The following section provides a brief overview of the key policy documents, particularly from a spatial planning perspective, relating to health and well-being, and healthy placemaking.

2.1.1.1 United Nations Sustainable Development Goals

Good health and well-being is identified as one of the 17 'Sustainable Development Goals'. Ensuring healthy lives and promoting the well-being for all at all ages is recognised as being essential for sustainable development. The United Nations recognise that health and development are intimately interconnected, and call that action items under Agenda 21 must address the primary health needs of the world's population, since they are integral to the achievement of the goals of sustainable development and primary environmental care.

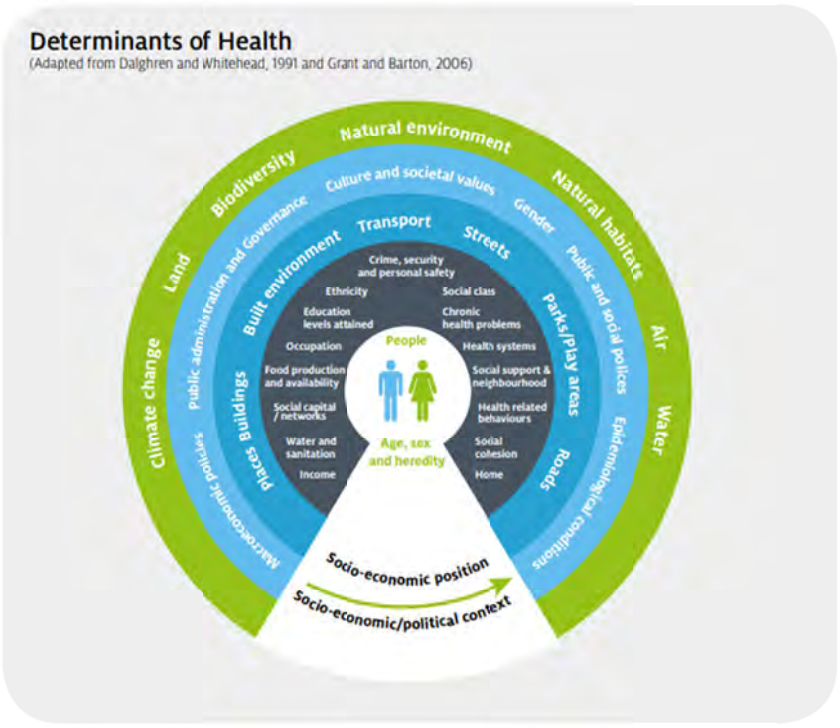
2.1.1.2 Healthy Ireland Framework 2013 - 2025

The Healthy Ireland Framework, launched in 2013, is a roadmap for building a healthier Ireland. Health is defined as everyone achieving their potential to enjoy complete physical, mental and social wellbeing. Wellbeing reflects the quality of life and the various factors which can influence it over the course of a person's life.

The Framework identifies four central goals for improved health and well being. These are:

- Goal 1 – Increase the proportion of people who are healthy at all stages of life;
- Goal 2 – Reduce health inequalities;
- Goal 3 – Protect the public from threats to health and wellbeing;
- Goal 4 – Create an environment where every individual and sector of society can play their part in achieving a healthy Ireland.

Figure 2.1 Determinants of Health (Healthy Ireland Framework 2013 – 2025)



A healthy population is a major asset for society and improving the health and wellbeing of the nation is a priority for Government. The Framework advocates for a Health in All Policies (HiAP) approach as this highlights the fact

that the risk factors of major diseases, or the determinants of health, are modified by measures that are often managed by other Government sectors, as well as by other actors in society. Broader societal health determinants such as education, employment and the environment influence the distribution of risk factors in the population, thereby resulting in health inequalities.

2.1.1.3 National Physical Activity Plan 2016

The National Physical Activity Plan creates increased opportunities for people to be active in ways which fit into everyday lives and which suits individual needs, circumstances and interests. This is achieved by removing barriers which stop people from being active, enhancing cross-sectoral co-operation at national and local level, encouraging a supportive environment where physical activity becomes normal and promoting good practice and finding new models of participation to get more people active.

2.1.1.4 Project Ireland 2040: National Planning Framework

The National Planning Framework recognises that '*location and place have an important influence on the quality of life that people can enjoy*'. It considers that place is intrinsic to achieving good quality of life. There are many reasons for this including the quality of the immediate environment, an ability to access employment, services and amenities, such as education, healthcare, shops, parks, leisure and social interactions. The NPF acknowledges that as we get older our needs and preferences in terms of quality of life change. However, there are key elements required for supporting quality of life.

Figure 2.2 Elements Supporting Quality of Life (National Planning Framework)



In accordance with NPO 26 of the NPF, the Development Plan is required, where appropriate, to integrate the objectives of public health policy as set out in Healthy Ireland and the National Physical Activity Plan. The places where people live can influence their health and well-being. The NPF identifies specific health risks that can be influenced by spatial planning including heart disease, respiratory disease, mental health, obesity and injuries. Decisions made regarding land use and the built environment including transportation can influence air and water quality, traffic safety, opportunities for physical activity and social interactions.

The NPF advocates that communities that are designed in a way that supports physical activity, encourage residents to make healthy choices and live healthier lives. Enhancing public health is identified in the NPF as one of the benefits of more compact urban growth as it will encourage and facilitate more active lifestyles by creating a more walkable and cycle friendly urban environment. The quality of housing is also an important consideration in terms of health and well-being.

Relevant National Policy Objectives relating to Healthy Placemaking	
NPO 17	Enhance, integrate and protect the special physical, social, economic and cultural value or built heritage assets through appropriate and sensitive use now and for future generations.
NPO 26	Support the objectives of public health policy including Healthy Ireland and the National Physical Activity Plan, through integrating such policies, where appropriate and at the applicable scale, with planning policy.
NPO27	Ensure the integration of safe and convenient alternatives to the car into the design of our communities, by prioritising walking and cycling accessibility to both existing and proposed developments, and integrating physical activity facilities for all ages.
NPO 63	Ensure the efficient and sustainable use and development of water resources and water services infrastructure in order to manage and conserve water resources in a manner that supports a healthy society, economic development requirements and a cleaner environment.
NPO 64	Improve air quality and help prevent people being exposed to unacceptable levels of pollution in our urban and rural areas through integrated land use and spatial planning that supports public transport, walking and cycling as more favourable modes of transport to the private car, the promotion of energy efficient buildings and homes, heating systems with zero local emissions, green infrastructure planning and innovative design solutions.
NPO 65	Promote the pro-active management of noise where it is likely to have significant adverse impacts on health and quality of life and support the aims of the Environmental Noise Regulations through national planning guidance and Noise Action Plans.

2.1.1.5 Regional Spatial and Economic Strategy

The vision for the Eastern and Midland region is '*to create a sustainable and competitive Region that supports the health and wellbeing of our people and places, from urban to rural, with access to quality housing, travel and employment opportunities for all*'. The RSES recognises that the place or environment in which we live or work has a profound impact on our health and states that '*placemaking is an essential link between spatial planning, improved quality of life and creating places that are attractive to live, work, visit and invest in*'. The availability of and access to services, including adequate housing, employment, healthcare, education etc are considered essential for creating healthier places. The Strategy recognises that housing affordability and supply issues are impacting upon health and wellbeing due to overcrowding and people residing in substandard accommodation or being homeless.

Healthy Placemaking is identified as one of the three key principles informing the RSES. The Strategy states that '*healthy placemaking seeks to protect and enhance the unique identity and character of places and to facilitate improvements to human wellbeing and the quality of life that comes from the interaction of people and their environment. Placemaking is underpinned by good urban design, which seeks to create public spaces that are vibrant, distinctive, safe and accessible and which promote and facilitate social interaction*'. There are five Regional Policy Outcomes relating to healthy placemaking. These include:

- Sustainable Settlement Patterns
- Compact Growth and Urban Regeneration

- Rural Communities
- Healthy Communities
- Creative Places

Healthy Placemaking is identified as one of the growth enablers that local authorities, in developing their development plans, must consider to help the region meet its potential – '*To realise sustained economic growth and employment including the integration of better urban design, public realm, amenities and heritage to create attractive places to live, work, visit and invest in. Focus on placemaking to create attractive and sustainable communities to support active lifestyles including walking and cycling*'. The key elements in healthy placemaking are identified in Figure 2.3 which is taken from the RSES.

Figure 2.3 RSES – Healthy Placemaking



The RSES also identifies guiding principles for the creation of healthy and attractive places. The Strategy acknowledges that '*the creation of healthy and attractive places requires ongoing improvements to the physical and social infrastructure of our urban centres*'. It is advocated that effective public realm interventions can dramatically improve human wellbeing and are also a key factor in enhancing the attractiveness of places for talent and business investment as well as for residents, workers and visitors. Providing alternatives to the car in the design of streets and public spaces is considered a key element of healthy placemaking. The importance of recreation infrastructure and green spaces is also highlighted in terms of its contribution to improved physical and mental health.

Relevant Regional Policy Objectives relating to Healthy Placemaking	
RPO 9.1	In planning for the creation of healthy and attractive places, there is a need to provide alternatives to the car and to prioritise and promote cycling and walking in the design of streets and public spaces. Local authorities shall have regard to the Guiding Principles for 'Healthy Placemaking' and 'Integration of Land Use and Transport' as set out in the RSES and to national policy as set out in 'Sustainable Residential Development in Urban Areas' and the 'Design Manual for Urban Roads and Streets (DMURS)'.
RPO 9.11	Local authorities shall support the preparation of Design Guidelines to provide for improvements in the appearance of streetscapes and for revitalising spaces for example with cost effective, temporary uses that build on the longer-term vision for space.
RPO 9.12	In planning policy formulation and implementation local authorities and other stakeholders shall be informed by the need to cater for all levels of disability, through the appropriate mitigation of the built environment, and in particular for the needs of an ageing population.
RPO 9.13	Local authorities and relevant agencies shall ensure that new social infrastructure developments are accessible and inclusive for a range of users by adopting a universal design approach and provide for an age friendly society in which people of all ages can live full, active, valued and healthy lives.
RPO 9.14	Local authorities shall seek to support the planned provision of easily accessible social, community, cultural and recreational facilities and ensure that all communities have access to a range of facilities that meet the needs of the communities they serve.
RPO 9.15	Local authorities shall support the vision and objectives of the National Sports Policy, including working with local sports partnerships, clubs, communities and partnerships within and beyond sport, to increase sport and physical activity participation levels locally.
RPO 9.16	Local authorities shall support the objectives of public health policy including Healthy Ireland and the National Physical Activity Plan, through integrating such policies, where appropriate and at the applicable scale, with planning policies contained in development plans.
RPO 9.17	To support local authorities in the development of regional scale Open Space and Recreational facilities particularly those close to large or growing population centres in the Region.

2.1.1.6 Our Rural Future, Rural Development Policy 2021-2025

'Our Rural Future' sets out that to enhance public services for rural communities, the Government will:

90	Update the Rural Housing Guidelines for planning authorities, to address rural housing in a broader rural development and settlement context.
93	Work with An Post to identify the scope to channel additional services through the post office network.

Key Deliverables set out for 'Rural Living' include:

- Develop a pilot scheme to support the use of rural pubs as community spaces and hubs for local services.
- Increase the capacity for remote and blended learning to enable young people, in particular, in rural areas to access further and higher education courses through online learning while living in their local communities.
- Provide investment for multipurpose spaces in the community (e.g. community centres, libraries, and sports clubs) for a variety of activities, including leisure, community, cultural and services provision.
- Provide improved rural public transport services and pilot new transport initiatives to enhance the quality of life for people in rural areas.
- Deliver expanded Local Link services through the NTA's Connecting Ireland, Rural Mobility Plan.
- Ensure that all public transport services in rural and regional areas are accessible to persons with disabilities and reduced mobility.

- Through the Healthy Ireland programme, support improved health and wellbeing of rural communities in collaboration with Local Authorities and local stakeholders and partners.
- Invest in high-quality walking and cycling infrastructure specifically targeted at towns and villages across the country.
- Invest in the local and regional road network to maintain roads to a proper standard and improve regional accessibility.
- Increase investment in the repair of non-public roads through the Local Improvement Scheme.
- Increase the number of places on the Rural Social Scheme, TÚS and Community Employment Schemes to support rural communities. Develop an effective rural proofing model to ensure the needs of rural communities are considered in the development of Government policies.
- Review and enhance the effectiveness and availability of community alert and property-marking schemes in partnership with rural stakeholders to combat rural crime.

Policy Measures:

- Implement a €70 million Transitional LEADER Programme for community led rural development for the period 2021-2022, and develop and deliver a new LEADER programme to commence in 2023, in line with the next EU funding framework.
- Develop a subsidised Local Area Hackney Scheme, in designated areas of rural Ireland, which are too small or remote to support a full-time taxi or hackney service.

2.1.2 Integration of Healthy Placemaking considerations into the County Development Plan

There is a significant opportunity to pursue healthy placemaking particularly within the town and village centres as part of compact growth, regeneration and renewal. There is growing acceptance that placemaking generates social and economic outcomes and fosters healthy sustainable communities. Placemaking is increasingly recognised as an important factor in attracting investment and pursing economic development. It is advocated that healthy places in turn create economic value by appealing to a skilled workforce and attracting innovative companies. While the County Development Plan cannot address all elements of quality of life, there are key elements that will be addressed, notably the natural and built environment.

In light of above, the County Development Plan will address the various elements of healthy placemaking in the following manner:

Built Environment	The quality of the built environment is a key element in healthy placemaking. Create an environment that supports physical activity and encourages people to make healthy choices and live healthier lives. Integrate health considerations into the design and layout of the built environment. Require that new housing is built to a high standard and incorporates adequate high quality amenity space. Delivery of sustainable settlement patterns, with a focus on compact growth that facilitates and encourages active travel including walking and cycling. Regeneration of town and village centres including public realm improvements and the provision of high quality public space.
Sustainable Communities	Facilitate improved access to employment, services and amenities, such as education, healthcare, shops, parks, leisure and social interactions. Encourage a broad range of activities and services that will serve people of all ages, abilities and backgrounds. Pursue placemaking improvements that will generate economic confidence and in turn make settlements more attractive to employers and a skilled workforce. Support and facilitate community engagement in healthy placemaking in recognition of the value of members of the community in terms of their contribution as partners in placemaking. All members of a community young and old are a valuable resource as experts of their own area, as stakeholders for positive change and as custodians of the outcomes.

Recreation and Open Space	Ensure that communities have access to green space including active and passive amenity space to support physical and mental health and well-being within the community. Support the delivery of recreation infrastructure including pitches, play grounds etc.
Sustainable Transport	Prioritise walking and cycling in the design and layout of new development. Support and facilitate sustainable mobility by delivering compact growth and aligning population growth with employment development to reduce the number of people doing long distance commutes and increasing opportunities for walking and cycling and using public transport
Heritage & Sense of Place	Support and encourage heritage led regeneration in our towns and villages. Encourage and pursue, where possible, regeneration and renewal projects including public realm enhancement that provide a strong focus on placemaking, sense of place and strengthening local identity.

2.2 Climate Change

This part of the plan sets out legislative requirements and principles regarding climate change that will be considered and integrated, where feasible, into the County Development Plan.

'Climate change' refers to any change in the climate over time due to change as a result of human activity. The United Nations Framework Convention on Climate Change (UNFCCC) defines climate change as '*a change of climate which is attributed directly or indirectly to human activity that alters the composition of the global atmosphere and which is in addition to natural climate variability observed over comparable time periods*.'

The 'greenhouse effect' is causing the planet to warm up, a result of the increase in Greenhouse Gas Emissions (GHG) causing an increase in global temperatures. This is the main cause of climate change. Many human activities can generate greenhouse gases: manufacturing, farming, running your car or heating your home. The resulting gases are building up in the atmosphere, trapping more and more heat from the sun and slowly warming the planet. This warming is disrupting climate patterns and without strong counter-measures, will intensify.

Ireland's climate is changing and the scientific consensus is that further changes are on the way. Incremental changes in climate are already evident, including changes in our average temperature, wetter winters, more intense rainfall, more flooding, summer droughts and rising sea levels, as well as subtle changes to our ecosystem. The impacts are uncertain but concerted action is required to prepare for and deal with these changes in Ireland. We need to implement measures that will help the public to adapt to these changes. An effective response to climate change must combine mitigation and adaptation.

The Climate Action and Low Carbon Development Act (2015) defines mitigation as **'***any human intervention aimed at reducing harmful influences on the earth's climate system, including action aimed at reducing emissions and creating or enhancing sinks'*. With regard to adaptation, the Act states '*adaptation to the effects of climate change requires action to both manage the risks and to make adjustments to reduce our vulnerabilities. It is an essential component of our long term, strategic economic planning. "Adaptation" means any adjustment to -*

a) any system designed or operated by human beings, including an economic, agricultural or technological system, or

b) any naturally occurring system, including an ecosystem, that is intended to counteract the effects (whether actual or anticipated) of climatic stimuli, prevent or moderate environmental damage resulting from climate change or confer environmental benefits

The County Development Plan has an important role to play in addressing any land use and planning aspects of GHG reduction and impact mitigation/adaption. As climate change sources and impacts permeate a wide range of human activities, climate change is addressed throughout the plan as cross cutting theme.

2.2.1 Climate Change Legislative & Policy Context

A number of international and national climate change agreements, frameworks and programmes have been agreed. These provide information on impacts, vulnerability, adaptation and assessment; helping countries, from national to local level, make informed decisions on practical adaptation actions and measures to respond to climate change on a sound scientific, technical and socio-economic basis, taking into account current and future climate change and variability.

It is important to acknowledge that best practice in how to address climate change in a County Development Plan is evolving. The introduction of a climate assessment toolkit (Action 65 of the Government's Climate Action Plan) and forthcoming Ministerial Development Plan Guidelines will provide more guidance in this area.

2.2.1.1 International Climate Policy

Kyoto Protocol	▪ Adopted 11 December 1997, came into effect on 16 February 2005. ▪ International United Nations Framework Convention on Climate Change (UNFCCC) agreement. ▪ Sets binding targets for 37 industrialised countries and the European Community for reducing emissions.
2030 Agenda for Sustainable Development	▪ Adopted by all UN members states in September 2015 ▪ 17 Sustainable Development Goals calling for global action from all countries. ▪ Goal 13 is specific to Climate Action with many other goals relevant to Climate Change.
The Paris Agreement	▪ Agreed on 12 December 2015, all 196 parties to the UNFCCC, to hold the increase in global temperature to well below 2 degrees Celsius above pre-industrial levels and to keep the more stringent target of below 1.5 degrees in sight.
The Global Covenant of Mayors for Climate & Energy	▪ Established June 2016. ▪ A global coalition of city leaders addressing climate change by pledging to cut greenhouse gas emissions and prepare for the future impacts of climate change.
Leaders Pledge for Nature 2020	Political leaders (including Taoiseach Michael Martin) participating in the United Nations Summit on Biodiversity in September 2020, representing 75 countries from all regions and the European Union, have committed to reversing biodiversity loss by 2030.

2.2.1.2 European Climate Policy

European Union Adaptation to Climate Change Strategy (2013)	▪ Published in April 2013 ▪ Aims to make Europe more climate-resilient, by taking a coherent approach and providing for improved coordination, it will enhance the preparedness and capacity of all governance levels to respond to the impacts of climate change. ▪ The Strategy focus on three key objectives: - promoting action by Member States, - 'climate-proofing' action at EU level, and - better informed decision making. ▪ Actions include mainstreaming of climate change into EU sector policies and funds.
European Parliament resolutions	▪ March 2019 - Endorsed the net-zero greenhouse gas emissions objective. ▪ January 2020 - Resolution on the European Green Deal. ▪ March 2020 - EU submitted its long-term strategy to the UNFCCC.

2030 Climate and Energy Framework	▪ Adopted October 2014, includes EU-wide targets and policy objectives for the period from 2021 to 2030. Key targets for 2030: - At least 40% cut in greenhouse gas emissions (from 1990 levels). - At least 32% share for renewable energy. This was revised upwards in 2018. - At least 32.5% improvement in energy efficiency. This was revised upwards in 2018.
2050 long-term strategy	▪ December 2019 - EU endorsed the objective of making the EU climate-neutral by 2050 i.e. an economy with net-zero greenhouse gas emissions. ▪ This objective is at the heart of the European Green Deal and in line with the EU's commitment to global climate action under the Paris Agreement.

2.2.1.3 National Climate Policy & Legislation

Climate Action Plan 2019[2]

The Climate Action Plan is a statement of Government policies relevant to decarbonisation and adapting to a changing climate, with 183 specific actions over 12 Government sectors and charts an ambitious course towards de-carbonisation.

The Plan identifies how Ireland will achieve its 2030 targets for carbon emissions and puts Ireland on a trajectory to achieve net zero carbon emissions by 2050 and also reiterates Ireland's commitment to the UN Sustainable Development Goals.

This Plan sets out a commitment to drive the achievement of the following aims:

- 70% of the Country's electricity needs will come from renewable sources by 2030[3];
- Accelerate the take up of EV cars and vans so that we reach 100% of all new cars and vans as EVs by 2030. This will mean achieving a target of 950,000 EVs on the road by 2030 and approximately one third of all vehicles sold during the decade will be Battery Electric Vehicle (BEV) or Plug-in Hybrid Electric Vehicle (PHEV);
- Make growth less transport intensive through better planning, remote home-working and modal shift to public transport;
- Increase the renewable biofuel content of motor fuels;
- Set targets for the conversion of public transport fleets to zero carbon alternatives.

Under the Climate Action Plan there are three actions that are allocated to local authorities as follows:

Action 64	Introduce minimum BER standards in the Local Authority social housing stock as part of retrofit works being carried out on older stock or refurbishment of vacant dwellings.
Action 65	Develop and establish a climate-action toolkit and audit framework for Local Authority development planning to drive the adoption of stronger climate action policies in relation to the patterns and forms of future development.
Action 66	Roadmap to develop supply chain to support the phase out of fossil fuel boilers in new dwellings.

[2] During the making of this County Development Plan, this CAP has been updated, including updated targets for renewable energy, and these have been integrated into the final plan where possible.
[3] Increased to 80% in the 2021 CAP

Climate Action & Low Carbon Development (Amendment) Bill 2021[4]

The Climate Action and Low Carbon Development (Amendment) Bill 2021 will support Ireland's transition to Net Zero and achieve a climate neutral economy by no later than 2050. It will establish a legally binding framework with clear targets and commitments set in law, and ensure the necessary structures and processes are embedded on a statutory basis to ensure we achieve our national, EU and international climate goals and obligations in the near and long term.

The Bill includes the following key elements:

- Places on a statutory basis a 'national climate objective', which commits to pursue and achieve no later than 2050, the transition to a climate resilient, biodiversity-rich, environmentally-sustainable and climate-neutral economy
- Embeds the process of carbon budgeting into law, Government are required to adopt a series of economy-wide five-year carbon budgets, including sectoral targets for each relevant sector, on a rolling 15-year basis, starting in 2021
- Actions for each sector will be detailed in the Climate Action Plan, updated annually
- A National Long Term Climate Action Strategy will be prepared every five years
- Government Ministers will be responsible for achieving the legally-binding targets for their own sectoral area with each Minister accounting for their performance towards sectoral targets and actions before an Oireachtas Committee each year
- Strengthens the role of the Climate Change Advisory Council, tasking it with proposing carbon budgets to the Minister
- Provides that the first two five-year carbon budgets proposed by the Climate Change Advisory Council should equate to a total reduction of 51% emissions over the period to 2030, in line with the Programme for Government commitment
- Expands the Climate Change Advisory Council from eleven to fourteen members, and provides that future appointments to the Council provide for a greater range of relevant expertise and gender balanced
- Introduces a requirement for each local authority to prepare a Climate Action Plan, which will include both mitigation and adaptation measures and be updated every five years. Local authority Development Plans will also align with their Climate Action Plan
- Public Bodies will be obliged to perform their functions in a manner consistent with national climate plans and strategies, and furthering the achievement of the national climate objective.

Climate Action & Low Carbon Development Act 2015

The Climate Action and Low Carbon Development Act 2015 sets out that the manner in which the transition towards a low carbon economy will be achieved through a 'National Low Carbon Transition and Mitigation Plan' (National Mitigation Plan) to lower Ireland's level greenhouse emissions and a 'National Climate Change Adaptation Framework' (National Adaptation Framework, published 19th January 2018), to provide for responses to changes caused by climate change. These plans will be renewed every five years and are required to include tailored sectoral plans.

The Act makes provision to ensure that public bodies consider fully, and integrate, the objectives set out in the National Low-Carbon Roadmap, national adaptation framework and sectoral adaptation plans in their strategic planning and day-to-day decision making, and take the necessary steps in respect of mitigation and adaptation in their areas of responsibility.

[4] The Bill was signed into Law on 23 July 2021, The Climate Action and Low Carbon Development (Amendment) Act 2021

National Mitigation Plan 2017

This is the first National Mitigation Plan (NMP) and it is an initial step to set Ireland on a pathway to achieve the level of decarbonisation required. This plan provided guidance on how each responsible Government department, incorporates sectoral mitigation measures into the following four sectors:

- Decarbonising Electricity Generation,
- Energy Efficiency in the Built Environment,
- Decarbonising Transport, and
- An Approach to Carbon Neutrality for Agriculture, Forest and Land Use Sectors.

The mitigation measures set out in the NMP lay the foundations for transitioning Ireland to a low carbon, climate resilient and environmentally sustainable economy by 2050. In support of this, the NMP also includes over 100 individual actions for various Ministers and public bodies to take forward through its implementation.

While this was published 19 July 2017, it was quashed by the Supreme Court on 31 July 2020, because the Plan failed to specify the manner in which it was proposed to achieve the "national transition objective," as required under the 2015 Climate Act.

National Adaptation Framework 2018

The National Adaptation Framework (NAF), Ireland's first statutory framework, sets out a clear pathway for Ireland to become a resilient economy and society, capable of dealing with the complexities and challenges climate change is likely to present. This NAF follows on from and builds on the work already carried out under the National Climate Change Adaptation Framework (2012). The NAF sets out the National Adaptation Strategy which aims to reduce Ireland's vulnerability to climate change impacts. The critical importance of planning and development measures in the overall strategic approach to adaptation to climate change is recognised and the role of the spatial planning process, with full engagement of key stakeholders, in providing an established means through which to implement and integrate climate change objectives, including adaptation, at local level.

The NAF provides a list of sectors that are impacted from climate change, with a lead government department identified as responsible for crafting and implementing a sectoral adaptation plan. The sectors include:

Theme	Sector Level	
Natural & Cultural Capital	Seafood Agriculture Forestry	Biodiversity Built & Archaeological Heritage
Critical Infrastructure	Transport Infrastructure Electricity and Gas Networks	Communications Networks
Water Resource & Flood Risk Management	Flood Risk Management Water Quality	Water Services Infrastructure
Public Health	Health	

The majority of these sectors are relevant to this development plan, hence the NAF is a key guide to ensure this County Development Plan integrates climate action into the land use objectives of the plan. Given the development plan's remit as a land use framework not all sources and impacts can be addressed through the plan objectives. Wicklow County Council has a number of other strategies and initiatives in place that have a broader remit in its approach to climate change mitigation and adaptation.

Project Ireland 2040: National Planning Framework (NPF)

The National Planning Framework acknowledges that global climate change will have consequences for Ireland to 2040 and beyond. The NPF acknowledges that as an island, it is in our interest to ensure we respond to climate change and its impacts such as sea level change, more frequent and sustained rainfall events and greater vulnerability of low-lying areas to flooding. The NPF recognises that our most densely populated areas are potentially vulnerable if we do not take the appropriate steps in flood risk management and climate change also has significant consequences for food production and biodiversity.

It is noted in the NPF that '*if Ireland is to make up for lost ground in relation to carbon reduction targets and move towards the objectives of a low carbon and climate resilient Ireland by 2050, it is necessary to make choices about how we balance growth with more sustainable approaches to development and land use and to examine how planning policy can help shape national infrastructural decisions*'. The NPF also acknowledges that forests play an important role in helping with climate change mitigation, through carbon sequestration in forests and the provision of renewable fuels and raw materials. Forests are a major carbon sink and afforestation is the most significant mitigation option that is available to Ireland's land use sector.

The NPF recognises the role of the planning system in facilitating mitigation of and adaptation to climate change and ensuring that sustainable infrastructure networks build resilience to climate change. The NPF has clearly defined National Strategic Outcomes (NSOs) supporting the objectives of this framework, including NSO 8 'Transition to a Low-Carbon and Climate Resilient Society', NSO 1 'Compact Growth' and NSO 4 'Sustainable Mobility'.

Under the NPF the Government will support:

- Integrating climate considerations into statutory plans and guidelines in order to reduce vulnerability to negative effects and avoid inappropriate forms of development in vulnerable areas;
- More energy efficient development through the location of housing and employment along public transport corridors, where people can choose to use less energy intensive public transport, rather than being dependent on the car;
- The roll-out of renewables and protection and enhancement of carbon pools such as forests, peatlands and permanent grasslands;
- The development of sustainable supply chains in the bio economy;
- Grey adaptation which typically involves technical or engineering-oriented responses to climate impacts, such as the construction of sea walls in response to sea-level rise;
- Green adaptation which seeks to use ecological properties to enhance the resilience of human and natural systems in the face of climate change, such as creation of green spaces and parks to enable better management of urban micro-climates.

Relevant National Policy Objectives relating to Climate Action	
NPO 54	Reduce our carbon footprint by integrating climate action into the planning system in support of national targets for climate policy mitigation and adaptation objectives, as well as targets for greenhouse gas emissions reductions.
NPO 55	Promote renewable energy use and generation at appropriate locations within the built and natural environment to meet national objectives towards achieving a low carbon economy by 2050.
NPO 56	Sustainably manage waste generation, invest in different types of waste treatment and support circular economy principles, prioritising prevention, reuse, recycling and recovery, to support a healthy environment, economy and society.
NPO 57	Enhance water quality and resource management by: ▪ Ensuring flood risk management informs place-making by avoiding inappropriate

	development in areas at risk of flooding in accordance with the 'Planning System and Flood Risk Management Guidelines for Planning Authorities'. ▪ Ensuring the River Basin Management Plan objectives are fully considered throughout the physical planning process. ▪ Integrating sustainable water management solutions, such as Sustainable Urban Drainage (SUDS), non-porous surfacing and green roofs, to create safe places.
NPO 58	Integrated planning for Green Infrastructure and ecosystem services will be incorporated into the preparation of statutory land use plans.



Source: National Planning Framework (2018)

2.2.1.4 Regional Policy Context

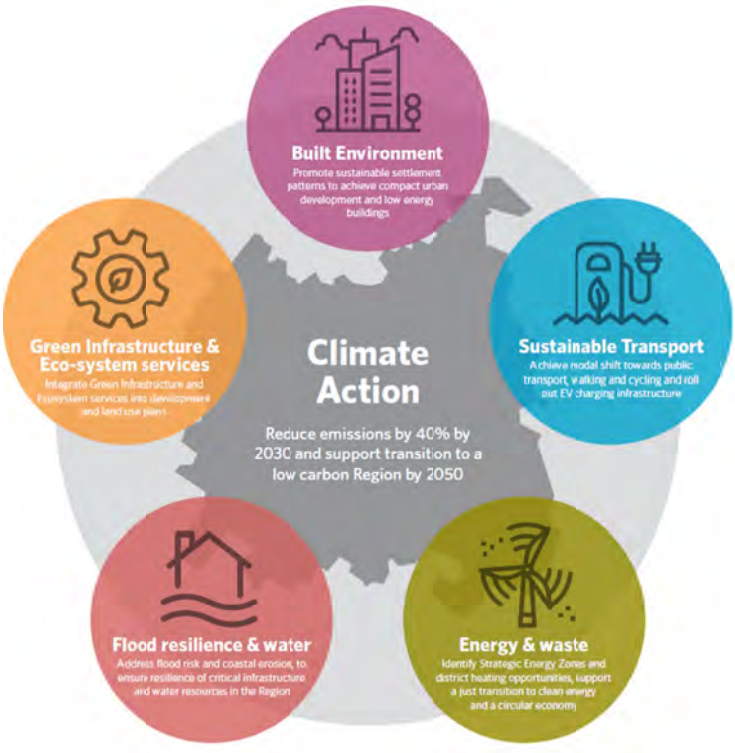
Regional Spatial and Economic Strategy (RSES) for the Eastern and Midlands Region

The RSES is a strategic plan and investment framework to shape future growth and to better manage regional planning and economic development throughout the Region. It identifies regional assets, opportunities and pressures and provides appropriate policy responses in the form of Regional Policy Objectives. The thematic approach taken in preparation of the RSES is underpinned by cross-cutting key principles, one of which is climate action – in particular the need to enhance climate resilience and to accelerate a transition to a low carbon society recognising the role of natural capital and ecosystem services in achieving this.

The RSES is in itself a Climate Action Strategy – aiming to contribute to the acceleration of climate action, ensure a clean and healthy environment promoting sustainable transport and strategic green infrastructure.

The RSES clearly states that Local Authorities, in developing their core strategies and settlement hierarchies, shall consider the following growth enabler, in relation to Climate Action, for every part of the Region to meet its potential: *Climate Action – to accelerate a transition to a greener, low carbon and climate resilient region with focus on energy transition, carbon sequestration and reduced travel demand through the promotion of sustainable settlement patterns.*

Figure 2.4 RSES – Climate Action



The RSES identifies a number of Regional Strategic Outcomes (RSOs) on Climate Action:

- RSO 6 Integrated Transport & Land Use;
- RSO 7 Sustainable Management of Water, Waste and other Environmental Resources;
- RSO 8 Build Climate Resilience;
- RSO 9 Support the Transition to Low Carbon and Clean Energy;
- RSO 10 Enhanced Green Infrastructure; and
- RSO 11 Biodiversity & Natural Heritage.

The RSES also states that '*Local Authorities, in preparing their development plans, are required to include objectives for the promotion of sustainable settlement and transportation strategies in urban and rural areas. This is to include the promotion of measures to reduce energy demand in response to the likelihood of increases in energy and other costs due to long-term decline in non-renewable resources, reduce anthropogenic greenhouse gas emissions and address the necessity of adaptation to climate change*'.

The RSES includes a number of climate change Regional Policy Objectives (RPOs) that are relevant to land use plans. These cover the areas of Strategic Energy Zones, Wind Energy Guidelines, energy efficient buildings, low energy/ carbon construction materials and electric vehicles.

Relevant Regional Policy Objectives relating to Climate Action	
RPO 3.5	Identification of suitable employment and residential lands and suitable sites for infrastructure should be supported by a quality site selection process that addresses environmental concerns such as landscape, cultural heritage, ensuring the protection of water quality, flood risks and biodiversity as a minimum.
RPO 3.6	City and county development plans shall undergo assessment of their impact on carbon reduction targets and shall include measures to monitor and review progress towards carbon reduction targets.
RPO 3.7	Local authorities shall have regard to environmental and sustainability considerations for meeting sustainable development targets and climate action commitments, in accordance with the National Adaptation Framework. In order to recognise the potential for impacts on the environment, Local authorities shall address the proper site/route selection of any new development and examine environmental constraints including but not limited to biodiversity, flooding, landscape, cultural heritage, material assets, including the capacity of services to serve any new development.
RPO 7.4	Statutory land use plans shall take account of the risk of coastal erosion, whereby new development should be avoided in areas at risk of coastal erosion to the extent practicable.
RPO 7.7	To reduce harmful emissions and achieve and maintain good air quality for all urban and rural areas in the Region and to work with Local authorities and the relevant agencies to support local data collection in the development of air quality monitoring and to inform a regional air quality and greenhouse gas emissions inventory.
RPO 7.12	Future statutory land use plans shall include Strategic Flood Risk Assessment (SFRA) and seek to avoid inappropriate land use zonings and development in areas at risk of flooding and to integrate sustainable water management solutions (such as SUDS, non-porous surfacing and green roofs) to create safe places in accordance with the Planning System and Flood Risk Assessment Guidelines for Local authorities.
RPO 7.14	Local authorities shall take account of and incorporate into the development of local planning policy and decision making the recommendations of the Flood Risk Management Plans (FRMPs), including planned investment measures for managing and reducing flood risk.
RPO 7.15	Local authorities shall take opportunities to enhance biodiversity and amenities and to ensure the protection of environmentally sensitive sites and habitats, including where flood risk management measures are planned.
RPO 7.28	Work with local authorities and relevant stakeholders, to identify areas of high value agricultural land and to ensure food security in the Region and to promote sustainable farming practices that maintain the quality of the natural environment, protect farm landscapes and support the achievement of climate targets.
RPO 7.32	With the assistance and support of the Climate Action Regional Offices, local authorities shall develop, adopt and implement local climate adaptation and mitigation strategies which shall

	address issues including local vulnerability to climate risks and identify and prioritise actions, in accordance with the guiding principles of the National Adaptation Framework, National Mitigation Plan.
RPO 7.33	Climate Action Regional Offices shall provide support to the local authorities on the development, adoption and implementation of local climate action strategies (which can address both adaptation and mitigation). Ongoing support should relate to the specific actions, and obligations and timescales for same that must be undertaken by the Local authorities in accordance with local climate change adaptation strategies and compliance with national policy.
RPO 7.34	EMRA supports the National Policy Statement on Bioeconomy (2018) and supports the exploration of opportunities in the circular resource-efficient economy including undertaking a bio-economy feasibility study for the Region to identify the area of potential growth in the Region to inform investment in line with the national transition objective to a low carbon climate resilient economy.
RPO 7.35	EMRA shall, in conjunction with Local authorities in the Region, identify Strategic Energy Zones as areas suitable for larger energy generating projects, the role of community and micro energy production in urban and rural settings and the potential for renewable energy within industrial areas. The Strategic Energy Zones for the Region will ensure all environmental constraints are addressed in the analysis. A regional landscape strategy could be developed to support delivery of projects within the Strategic Energy Zones.
RPO 7.38	Local authorities shall consider the use of heat mapping to support developments which deliver energy efficiency and the recovery of energy that would otherwise be wasted. A feasibility assessment for district heating in Local Authority areas shall be carried out and statutory planning documents shall identify local waste heat sources.
RPO 7.40	Local authorities shall include policies in statutory land use plans to promote high levels of energy conservation, energy efficiency and the use of renewable energy sources in existing buildings, including retro fitting of energy efficiency measures in the existing building stock and energy efficiency in traditional buildings. All new buildings within the Region will be required to achieve the Nearly Zero-Energy Buildings (NZEB) standard in line with the Energy Performance of Buildings Directive (EPBD).
RPO 7.42	Local authorities shall include proposals in statutory land use plans to facilitate and encourage an increase in electric vehicle use, including measures for more recharging facilities and prioritisation of parking for EVs in central locations.
RPO 7.43	Climate Action Regional Offices and local authorities should consider the identification of critical infrastructure within their functional area, and particularly of the interdependencies between different types of sectoral infrastructure, as a first step in 'future-proofing' services and to help to inform longer-term adaptation planning and investment priorities.
RPO 8.7	To promote the use of mobility management and travel plans to bring about behaviour change and more sustainable transport use.
RPO 8.23	EMRA supports the protection of the marine related functions of ports in the Region in order to ensure the future role of ports as strategic marine related assets is protected from inappropriate uses, whilst supporting complimentary economic uses including the potential for facilitating offshore renewable energy development at ports.

Climate Action Regional Offices (CAROs)

In January 2018, the Government established four Climate Action Regional Offices (CAROs) to drive climate action at regional and local level. This recognises the commitment by Local Government to develop and implement its own climate action measures, as well as the need to build capacity within the sector to respond and adapt to climate change. The CAROs are operated by a lead Local Authority in four different regions grouped according to shared climate change risks. Wicklow is within the Eastern and Midlands Climate Action Regional Office.

2.2.1.5 County Wicklow's Local Climate Change Policy

Wicklow's Climate & Biodiversity Emergency

On the 29th April 2019 Wicklow County Council (WCC) declared a Climate and Biodiversity Emergency. This emergency requires action on Adaptation and Mitigation of Climate Change and on Biodiversity. In response to climate change, WCC has adopted the WCC Climate Change Adaptation Strategy which sets out the approach for adaptation to Climate Change and it addresses how WCC as an organisation responds to the impacts of climate change. In addition WCC signed the Climate Action Charter in December 2019 committing WCC to progress, monitor, evaluate and report on 23 specific action items in the Charter.

The WCC Climate Change Adaptation Strategy has been drawn up in line with the National Adaptation Framework, the National Mitigation Plan and the Climate Action Plan. WCC has also established a Climate and Biodiversity Special Policy Committee (SPC) and has established a Climate Action Team led by a Climate Action Officer, both of which will play a key role in guiding the implementation of the Climate Change Adaptation Strategy as part of WCC's response to Climate Change.

Wicklow County Council Climate Change Adaptation Strategy (2019)

This strategy addresses how Wicklow County Council as an organisation responds to the impacts of Climate Change. It does not look directly at the work being done to prevent or mitigate Climate Change. The Climate Adaptation Strategy aims to:

- Make Wicklow a stronger County by reducing impacts of future climate change related events.
- Fully consider and mainstream climate adaptation in the day to day delivery of services by WCC.
- Actively engage with and inform citizens and communities in Wicklow about the impacts of climate change. Public awareness is key to developing effective climate adaptation measures.

The Strategy features a range of actions across the following six themes:

1. Local Adaptation Governance and Business Operations (functions and activities of the local authority)
2. Infrastructure and Built Environment (climate resilient infrastructure)
3. Land use and development (sustainable policies and measures)[5]
4. Drainage and Flood Management
5. Natural Resources and Cultural Infrastructure (natural capacity to absorb the impacts of climate change)
6. Community Health and Wellbeing (empowering resilient communities)

The strategy states that '*Climate Change will be fully integrated as a concern in all relevant plans and policies that influence planning and development. It will ensure that the County Development Plan and associated plans focus on delivering sustainable communities with climate smart buildings and infrastructure. It will ensure the continuing focus on protecting habitats in the planning system and also recognises their role in protecting against Climate Change*

[5] Theme 3 on 'Land use and development' is relevant to the County Development Plan. The goal is 'Sustainable policies and measures are devised influencing positive behavioural changes, supporting climate adaptation actions and endorsing approaches for successful transition to low carbon and climate resilient society'.

threats'. A number of actions have been identified to fulfil this goal by integrating climate change into the CDP. It is considered that this plan fulfils these goals.

Climate Action Charter (2019)

Wicklow County Council signed up to the Climate Action Charter in December 2019. This charter includes substantial targets with regard to mitigation of climate change and increasing energy efficiency. Wicklow County Council is currently in the process of drawing up an implementation plan which takes in all the actions from the Climate Action Charter and the Climate Adaptation Strategy. The implementation plan will list all the actions, who is responsible for delivering it and an indication of the time to deliver it.

Wicklow County Council Draft Energy Plan / Energy Performance Strategy (2020)

Wicklow County Council Housing and Corporate Estate Department are currently working on an Energy Plan / Energy Performance Strategy which seeks to deliver the targets of the Charter with regard to Council's infrastructure / assets. Upgrading of the public lighting to LED lights is an example of such a project.

2.2.2 Integration of climate considerations into the County Development Plan

Climate change action is one of three cross-cutting key principles of this plan. It has been integrated into the County Development Plan in a proactive way with the inclusion of relevant policies and objectives. Strategic policy outcomes, incorporating climate change mitigation and adaptation into land-use planning, supported by land-use policies and objectives that where relevant incorporate objectives that both mitigate against the source of the causes of climate change and adapt to reduce the impacts of climate change. Climate change action informs objectives in relation to all chapters of the plan, including the town and settlement plans and the plan appendices.

Given the Development Plan's remit as a land use framework, not all sources and impacts are addressed in the plan objectives (e.g. impact on insurance costs). The Development Plan's role in addressing climate change is part of a combined overall effort by Wicklow County Council to fulfil its role in addressing the climate change challenge. Climate change poses a real threat to ecosystems, however these ecosystems including wetlands and woodlands, are important for their role as carbon sinks, water attenuation and flooding protection. As it noted in the RSES, careful land management is needed to ensure that land use changes do not impact on the ability of the natural environment to absorb climate impacts. The Strategic Environmental Assessment and Strategic Flood Risk Assessment also have a key role to play in addressing climate change mitigation and adaptation.

The approach taken in crafting this County Development Plan is to identify what are the impacts and sources of climate change, identify the key sectors of the sources of impacts that are relevant to the County Plan as a land use plan and to ensure that these are considered in the crafting of all policies and objectives.

In Ireland the NAF and the NMP set the framework for climate change adaptation and mitigation respectfully. The sectors identified by the NAF and the NMP as the source and impacts of climate change in Ireland are diverse and wide ranging. The National Climate Action Plan provides focused actions for each sector, with different government departments and state bodies responsible for the implementation of the relevant actions.

Under the provisions of the Climate Action and Low Carbon Development (Amendment) Act 2021, Local Authorities will be required to prepare local Climate Action Plans outlining how they are implementing their adopted Climate Action Adaptation and Mitigation strategies.

Building on the NAF and the NMP, the RSES identifies the following five areas where Climate Change Action should be targeted in the region namely Built Environment, Sustainable Transport, Energy and Waste, Flood Resilience and Water, and Green Infrastructure and Eco-system services.

In light of above, this County Development Plan will address these sectors in the following manner:

Built Environment	▪ Delivery of sustainable settlement patterns, with a focus on compact growth. ▪ Regeneration of town and village centres, with the prioritising of the development of underutilised and brownfield sites. ▪ Promotion of environmentally sustainable development in terms of location, layout, design and energy and water usage.
Sustainable Transport	Provide policy, objectives and standards that promote and facilitate a sustainable approach to transportation with strategies and objectives in place to facilitate the necessary actions, including: ▪ reduction in the need to use motorised vehicles, increased opportunities for walking and cycling ▪ reduction in journey length and times, reduction in congestion ▪ higher intensity of use of public transport ▪ development and increased usage of alternative vehicle fuel sources, such as electricity, hydrogen and biofuels
Energy & Waste	▪ Provide policy, objectives and standards that promote and facilitate the development of alternative and renewable sources of electricity to meet the electricity demand with policy and objectives for reduction in electricity use, wind energy, solar energy, hydro energy, bio-energy and small scale renewable electricity generation. ▪ Support the development of enabling infrastructure, especially at the ports/harbours, for the off-shore wind energy sector. ▪ Support waste prevention, minimisation, reuse and recycling. ▪ Promote and support the circular economy and the 'just transition' to clean energy.
Flood resilience & water	▪ Efficient and sustainable use and development of water resources and water services infrastructure. ▪ Conservation and enhancement of water resources including sea, rivers, lakes and groundwater. ▪ Effective and environmentally sound management of waste water. ▪ Reduction and management of flood risk. ▪ To build resilience to increased risks of extreme weather events, changes in sea level and patterns of coastal erosion to protect property, critical infrastructure and food security.
Natural Heritage & Green Infrastructure	▪ To conserve and enhance biodiversity, protected habitats and species. ▪ To identify, protect and enhance Green Infrastructure and ecosystem services and promote the sustainable management of strategic natural assets such as coastlines, farmlands, peatlands, uplands woodlands and wetlands. ▪ Promote and facilitate an environmentally sustainable approach to practicing agriculture and forestry.

In all of its own undertakings / programmes / projects and in its requirements for new developments with respect to addressing Climate Action, Wicklow County Council shall implement the principles of **'Just Transition'**, which extends from the principle of climate justice and is enshrined in the Preamble of the 2015 Paris Agreement. In order to secure a 'Just Transition' and climate justice in line with the Sustainable Development Goals, public participation and inclusion of those furthest behind in the decisions made about them is key. Wicklow County Council will ensure that local / regional areas and individuals least able to mitigate and adapt to climate change will not bear the burden of the transition to a zero carbon economy and that decisions made in relation to the development of County Wicklow will be carried out in accordance with 'just transition' principles.

2.3 Economic Opportunity

This section sets out the principles regarding the sustainable development of Wicklow's economy that are relevant to and implementable through a land-use plan, that will be considered and integrated where feasible into this County Development Plan. The land-use objectives of this plan aim to support the strategies of the Wicklow Local Economic and Community Plan and the Wicklow Local Enterprise Office, which have a wider remit than the County Development Plan in the area of economic development.

2.3.1 Economic Opportunity – Strategic Context

2.3.1.1 Project Ireland 2040: National Planning Framework

Economic opportunity, enterprise development and employment growth form a significant element of the National Planning Framework. Two of the National Strategic Outcomes (NSOs) are directly relevant to economic opportunity: NSO 3 'Strengthened Rural Economies and Communities' and NSO 6 'A Strong Economy Supported by Enterprise, Innovation and Skills'.

NSO 3 advocates that the Rural Regeneration and Development Fund create a virtuous cycle of progressive planning for investment in and economic diversification of our rural towns and villages, re-purposing them to meet the challenges of the future.

NSO 5 indicates that a competitive, innovative and resilient regional enterprise base is essential to provide the jobs and employment opportunities for people to live and prosper in the regions. This can be achieved by building regional economic drivers and supporting opportunities to diversify and strengthen the rural economy, to leverage the potential of places. It is recognised that delivering this outcome will require the coordination of growth and placemaking with investment in world class infrastructure, including digital connectivity, and in skills and talent to support economic competitiveness and enterprise growth.

The NPF identifies three elements required to achieve full sustainable employment: supporting entrepreneurialism and building competitive clusters, sustaining talent and boosting human capital in all regions, and digital and data innovation. With regard to the latter, the NPF notes that Ireland is very attractive in terms of international digital connectivity, climatic factors and current and future renewable energy sources for the development of international digital infrastructures, such as data centres. This creates added benefits in relation to establishing a threshold of demand for sustained development of renewable energy sources. There is also greater scope to recycle waste heat from data centres for productive use, which may be off site.

The NPF states that the pattern of urban growth targeted is population and employment led, recognising that firms and enterprise development are drawn to urban locations by market forces such as agglomeration, migration and specialisation that depend on factors such as scale, accessibility, innovation, supported by higher education institutions and quality of life.

The NPF recognises that placemaking is critical to economic prosperity as globalisation continues to have a concentrating effect. The NPF explains that many sectors, but in particular those related to the information economy and knowledge development, tend to be very place specific. Highly skilled individuals are attracted together, as firms agglomerate in the larger, denser skilled labour markets found in urban areas. The attractiveness of places to highly skilled potential employees and the availability of a steady stream of local talent and innovation associated with third level research institutions are recognised as important factors.

The NPF indicates that it is important to identify locations where enterprise can access competitively priced development lands, utilities and commercial properties to the highest standards available internationally. It is also stated that regional and local planning policies should be sufficiently agile to accommodate valid propositions for enterprise development that may emerge and for which there are strong locational drivers that do not apply to the same extent elsewhere.

Relevant National Policy Objectives relating to Economic Opportunity	
NPO 5	Develop cities and towns of sufficient scale and quality to compete internationally and to be drivers of national and regional growth, investment and prosperity.
NPO 6	Regenerate and rejuvenate cities, towns and villages of all types and scale as environmental assets, that can accommodate changing roles and functions, increased residential population and employment activity and enhanced levels of amenity and design quality, in order to sustainably influence and support their surrounding area.
NPO 10b	Regional and Local Authorities to identify and quantify locations for strategic employment development, where suitable, in urban and rural areas generally.
NPO 21	Enhance the competitiveness of rural areas by supporting innovation in rural economic development and enterprise through the diversification of the rural economy into new sectors and services, including ICT-based industries and those addressing climate change and sustainability.
NPO 22	Facilitate tourism development and in particular National Greenways, Blueways and Peatways Strategy, which prioritises projects on the basis of achieving maximum impact and connectivity at national and regional level.
NPO 23	Facilitate the development of the rural economy through supporting a sustainable and economically efficient agricultural and food sector, together with forestry, fishing and aquaculture, energy and extractive industries, the bio-economy and diversification into alternative on-farm and off-farm activities, while at the same time noting the importance of maintaining and protecting the natural landscape and built heritage which are vital to rural tourism.
NPO 24	Support and facilitate delivery of the national Broadband plan as a means of developing further opportunities for enterprise, employment, education, innovation and skills development for those who live and work in rural areas.

2.3.1.2 Our Rural Future, Rural Development Policy 2021-2025

Investing in Remote Working

Remote working has the potential to be transformative for rural Ireland. Supported by appropriate infrastructure and facilities, remote working can encourage more people to live in rural areas while working in good quality jobs, no matter where their employer is based. Developing remote working hubs in rural town centres will have the added benefit of helping revitalise those towns.

The shift from the fixed workplace model will be supported by a national network of remote/co-working spaces and enterprise hubs which have the potential to become a significant resource to support our national economic development. They will enable many people to work locally and offer new or expanding companies the opportunity to locate in rural areas, either as primary locations or advance second sites.

The Government will implement the National Remote Work Strategy which aims to make remote working a lasting feature of Ireland's workforce in a way that can maximise the benefits economically, socially and environmentally.

The Strategy will, inter alia, provide employers and employees with ongoing up-to-date guidance on remote work and raise awareness of existing remote work hub infrastructure in Ireland.

The Programme for Government mandates public sector employers, colleges and other public bodies to move to 20% home and remote working from 2021. The potential use of co-working spaces by civil servants, including through shared hot-desking in Government office spaces, will be explored in this context on a pilot basis.

The Tax Strategy Group will review the current tax arrangements for remote working in respect of employees and employers, and assess the merits of further enhancements for consideration in the context of Budget 2022.

The Government has invested significantly in remote working hubs and enterprise spaces over the last number of years, including through the Department of Rural and Community Development, Enterprise Ireland and Údarás na Gaeltachta, and it is committed to continue to do so.

IDA Ireland, in its FDI Strategy 2021-2024, recognises the potential of remote working as part of its value proposition to attract investment to Ireland. Remote working can present opportunities to create jobs in regional locations that might previously have been more likely to be based in large urban centres. The agency will engage with clients and identify opportunities to promote the uptake of remote working across their client base with a view to supporting regional job creation.

While there are many public, private and community owned hubs being established across the country, the benefits of remote and co-working spaces will be best realised if the hubs – existing or planned - are developed in a cohesive way that ensures that the right facilities are located in the right places to meet demand and maximise utilisation. In this context, the Government will invest strategically in remote working hubs in rural areas and create a cohesive national network of available working facilities.

The Department of Rural and Community Development, as Chair of the National Hub Network Oversight Group, and the Western Development Commission will complete work in 2021 on developing and mapping a comprehensive picture of remote working hubs across the country, classifying the various facilities available. This will help to inform further investment decisions. The initiative will also lead to the establishment of a national integrated network of 400 remote working hubs, supported by shared back-office services and the development of an app to allow remote and mobile workers to book space in any of the hubs in the network through a centralised booking system. Many of the hubs will also be made available for community-based activities.

2.3.1.3 Regional Strategies

Regional Enterprise Plans

The nine Regional Enterprise Plans are an integral part of Ireland's enterprise policy, aimed at driving economic growth and sustaining better standards of living throughout Ireland. As a 'bottom-up' initiative, the Plans complement national level policies and programmes emanating from a 'top-down' approach such as Ireland's national enterprise policy, *Enterprise 2025 Renewed* and the *Future Jobs Ireland* initiative.

The first set of Regional Enterprise Plans to 2020 (REPs), which are currently in implementation, were launched in early 2019 and build on the success of the previous Regional Action Plans for Jobs which were in operation up to the end of 2018. The REPs provide perspective and ideas from the 'bottom-up'. They are informed by an understanding of unique local strengths and assets and enable more effective translation of national policy into regional and local impact. Each Plan has been created by regional stakeholders who have collectively identified a number of Strategic Objectives for enterprise development for their region.

The Plans complement and build on the existing activities being undertaken by the Enterprise Agencies, the LEOs and the wider range of State Bodies directly involved in supporting enterprise development in the regions, and as such, generate added value from regional and local actors working collaboratively.

Nine Regional Enterprise Plan Steering Committees, chaired by private sector business people and comprising representatives of the Local Authorities, LEOs, Enterprise Ireland, IDA Ireland, Regional Skills Fora, Higher and Further Education Institutes, enterprise champions and others, oversee the implementation of the Plans. The Committees maintain the Plans as 'live' agendas which aim to be agile and responsive to both new opportunities and also new challenges, for example: Brexit, Climate Action, Digital Economy, and most recently, the Covid-19 pandemic economic impacts.

The **Mid-East Regional Enterprise Plan to 2020**[6] builds on the success of the Mid-East Regional Action Plan for Jobs (2016–2017) to ensure that it remains effective and that it continues to deliver jobs across the Mid-East region and can be robust to address the challenges faced, including Brexit.

This Plan focuses on four core objectives:

1. Developing the Mid-East as a hub for the Screen Content Creation Sector;
2. Developing a Network of Innovative Co-working Workspaces;
3. Building an ecosystem framework to support the Agri-food sector;
4. Ensure the availability of Skills and Talent to realise the Region's future economic potential and address up-skilling requirements.

[6] This plan has now been superseded by the Mid-East Regional Enterprise Plan to 2024 (2022)

Regional Spatial and Economic Strategy 2019-2031

The RSES sets out a settlement and economic growth strategy that seeks to ensure that the needs of the Region's citizens such as access to employment opportunities and services, ease of travel and overall well-being are met. The RSES vision includes creating a sustainable and competitive region with employment opportunities for all. Growth should be sustainable, competitive, inclusive and resilient. This requires the development of a strong economic base that is supported by enterprise, innovation and skills. The aim is for a vibrant and diversified enterprise base with strong and healthy clusters bringing disruptive technology innovations to national and global markets, with a responsive and efficient labour market. The RSES seeks to achieve this vision through the following economic principles:

Figure 2.5 RSES – Economic Opportunity



Relevant Regional Policy Objectives relating to Economic Opportunity	
RPO 4.27	Key Towns shall act as economic drivers and provide for strategic employment locations to improve their economic base by increasing the ratio of jobs to workers.
RPO 4.79	Local authorities shall identify and provide policies that recognise the contribution that small towns, villages and rural areas contribute to social and economic wellbeing. As part of this policy provision that seeks to support and protect existing rural economies such as valuable agricultural lands to ensure sustainable food supply, to protect the value and character of open countryside and to support the diversification of rural economies to create additional jobs and maximise opportunities in emerging sectors, such as agribusiness, renewable energy, tourism and forestry enterprise is supported.
RPO 4.82	Local authorities shall ensure that economic development that is urban in nature should be in the first instance located in urban areas.

RPO 6.1	Support the national economic agencies, Local Enterprise Offices, Regional Enterprise Plan Steering Committees, local authorities and other relevant stakeholders, with their plans for job creation and enterprise development with an emphasis on: ▪ An enterprise base with increased productivity and more diversification – including diversification of their markets – with high levels of innovation, skills adaptability and relatively low costs of doing business. ▪ Maintaining full employment with unemployment rates of each Strategic Planning Area not exceeding the State average by more than one percentage point. ▪ Applying the Guiding Principles for strategic employment and investment prioritisation in placemaking for enterprise development presented in this RSES.
RPO 6.2	Support local authorities to ensure their LECPs and city and county development plans are sufficiently agile to account for unexpected opportunities, to accommodate valid propositions for enterprise development that may emerge and for which there are strong locational drivers that do not apply to the same extent elsewhere.
RPO 6.6	Support local authorities to explore mechanisms for the emergence of a diversified sectoral mix in rural areas. This includes the identification of appropriate locations to drive regeneration of these rural towns and villages for example by the provision of serviced sites for housing and co-working/incubator space near Institutes of Technology to facilitate technological spill overs through greater connections and linkages.
RPO 6.7	Support local authorities to develop sustainable and economically efficient rural economies through initiatives to enhance sectors such as agricultural and food, forestry, fishing and aquaculture, energy and extractive industries, the bio-economy, tourism, and diversification into alternative on-farm and off-farm activities, while at the same time noting the importance of maintaining and protecting the natural landscape and built heritage.
RPO 6.8	To support the sustainable development of tourism in the Region in line with the strategic objectives of both Ireland's Ancient East and Ireland's Hidden Heartlands experience brand propositions.
RPO 6.10	EMRA will support the preparation of a Retail Strategy / Strategies for the Region in accordance with the Retail Planning Guidelines for Planning Authorities 2012, or any subsequent update, to update the retail hierarchy and apply floorspace requirements for the Region.
RPO 6.11	Future provisions of significant retail development within the Region shall be consistent with the Retail Planning Guidelines for Planning Authorities 2012, or any subsequent update, and the retail hierarchy for the Region, expressed in the RSES, until such time as this hierarchy is updated.
RPO 6.12	Local authorities shall include objectives in development plans and local area plans supporting emphasis on placemaking for town centres, for example through inclusion of a Placemaking Strategy for towns and implementation of Town Centre Renewal Plans.
RPO 6.13	Local authorities shall support the preparation of Design Guidelines to provide for improvements in the appearance of streetscapes and for revitalising vacant spaces for example with cost effective, temporary uses that build on the longer-term vision for space.
RPO 6.14	EMRA will support the use of targeted financial incentives to re-establish the dominant role of town centres provided for in planning policy to encourage a greater take up of town centre development opportunities for retail, residential, commercial, and leisure uses.
RPO 6.16	Support working with relevant landowners and recreational/ tourism agencies to increase access to the countryside and coastal areas to ensure maintenance of the existing network.
RPO 6.17	Support the maintenance of, and enhanced access to state and semi-state lands such as National Parks, Forest Parks, Waterways, etc., together with Monuments and Historic Properties, for recreation and tourism purposes. Access should be planned and managed in a sustainable manner that protects environmental sensitivities, ecological corridors, and the ability of local infrastructure to support increased tourism.
RPO 6.21	EMRA will work with local authorities and Fáilte Ireland to identify destination towns within the

	Region for the prioritisation of investment and supports to drive tourism growth in the Region, to spread the benefit of tourism throughout the Region and to encourage the increase of tourism product development.
RPO 6.22	EMRA support the preparation of the Marine Spatial Plan (MSP) to ensure alignment, and consistency between land use and ocean based planning, and to ensure co-ordination which supports the protection of the marine environment and the growth of the Marine economy.

The 'Metropolitan Area'

The north-east part of the County, including Bray and Greystones, are identified in the RSES as being in the 'Metropolitan Area'. The requirement for a Metropolitan Area Strategic Plan (MASP) to be prepared for Dublin as part of the Regional Spatial and Economic Strategy is set out in Project Ireland 2040 – National Planning Framework (NPF). The MASP provides, for the first time, a 12 to 20 year strategic planning and investment framework for the Dublin metropolitan area.

Figure 2.6 Map of Metropolitan Area



The MASP is aligned with a number of Regional Strategic Outcomes in the RSES which include managing the sustainable and compact growth of Dublin, the regeneration of cities and better use of under-used land, integrated transport and land use and the promotion of Dublin as a global city region. The MASP aims to continue densification in the city centre, re-intensify strategic employment areas within the M50 ring and to activate key strategic sites such as Cherrywood to complement existing employment hubs such as the city centre, Docklands and Sandyford Business District, providing for a limited number of people intensive employment locations that are accessible to public transport.

The MASP also supports employment generation at strategic locations within the metropolitan area to strengthen the local employment base and reduce pressure on the metropolitan transport network, including; future employment districts in Swords and Dublin Airport/South Fingal; Maynooth; **Bray; Greystones;** Dunboyne-Portrane; and Leixlip. Strategic employment locations, particularly those that are employee intensive should be located in proximity to existing or planned strategic transport corridors.

In terms of employment / mixed use development in the MASP area, the RSES identifies the following Strategic Development Areas and Corridors in Wicklow:

- **Strengthening commercial town functions in Bray**
- **New mixed use residential and employment district at Fassaroe, west of Bray.**
- **Developing the IDA strategic site in Greystones to strengthen economic base in North Wicklow**

2.3.1.4 Economic Profile of County Wicklow

A detailed socio-economic analysis of the County was carried out as part of the LECP process (2016). This was based on data from the 2011 Census. As part of the ongoing implementation and review of the LECP, an updated socio-economic analysis has been prepared, principally based on the 2016 Census, but also including some additional data up to end 2019. The key findings of that assessment are set out to follow, but it is acknowledged that this data may too be out of date and will not reflect the seismic shift in the economy that has occurred in 2020 due to the COVID-19 pandemic:

The rates of participation in the labour force and workforce in County Wicklow are similar to those of Ireland. Within the county, rates (on both indicators) are higher in the Bray and Greystones Municipal Districts than in the rest of the county. Relative to the county (as a whole) and the Eastern and Midlands Region, the Arklow and Wicklow Municipal Districts have lower proportions of persons at work, and they have higher rates of unemployment. The Arklow MD emerges as having the greatest challenges in respect of unemployment and a reliance on traditional economic activities. In contrast, the Bray and Greystones MDs have more vibrant economic profiles. That said however, these two municipal districts have internal variabilities, and a number of neighbourhoods, particularly in Bray Town which has persistent socio-economic weaknesses.
The business demography data reveals a notable increase in the number of firms in the County since 2014. The vast majority of firms in County Wicklow are small and medium-sized enterprises (SMEs); almost 94% have up to ten employees. Over 40% of the county's workforce is employed in firms that have fewer than ten employees.
The sectoral profiles of firms and occupations among the resident workforce indicate the significance of the construction sector. The construction sector is most prevalent in the Arklow and Baltinglass Municipal Districts, although the rate of home building is higher in the Bray and Greystones Municipal Districts. The Arklow and Baltinglass MDs also have a higher proportion of the workforce engaged in agriculture and manufacturing than is the case in other parts of the county. These two municipal districts exhibit a more traditional economic profile and lower levels of economic vitality than pertain in the northeast of the county. The northeast of County Wicklow has higher proportions of the workforce engaged in professional and commercial services – working locally and in the GDA.
County Wicklow's industrial profile correlates, in spatial terms, with its occupational profile. Furthermore, the County's economic geography also correlates with its socio-economic profile. The northeast of the County, and in particular the Greystones MD, has a higher proportion of resident workers, who are employed in professional

occupations and who, by extension, belong to the higher socio-economic groups. In contrast, the south and west of the County – in both urban and rural communities – have higher proportions of persons who are in manual occupations and who belong to the lower socio-economic groups. The data highlights the importance of promoting economic diversification in these parts of County Wicklow, in tandem with socially oriented interventions – supporting integrated human capital and economic development.
The north of the County has high levels (>50% in most EDs) of commuting to the GDA and commuting to the GDA is manifestly more significant than travel to any other destination. Proximity to the GDA shapes the socio-economic profile of much of North Wicklow, particularly Greystones and its wider environs. The M11 from Bray – Enniskerry to Wicklow – Rathnew and the N81 from Tallaght to Blessington are very significant transport and economic corridors. Movement along both corridors is predominantly by private modes of transport, thus posing challenges for County Wicklow in respect of environmental degradation and energy security. Long-distance commuting also affects communities, as County Wicklow responds to spillover effects from the GDA, particularly in respect of housing. There are also quality-of-life considerations for commuters and their families.
The analysis shows that outbound commuters are more likely to be younger (than the mean / median of all workers), have higher levels of educational attainment and belong to higher socio-economic groups. The data also indicate that, relative to the jobs held by commuters, jobs based in County Wicklow are more likely to be associated with lower skill levels and lower socio-economic status.

2.3.2 The Role of Land Use Planning in Economic Development

The LECP and LEO strategies and objectives, and the various sectoral action plans, will require to be implemented by a wide range of actions and agencies, with the County Development Plan's role limited to the land-use and development aspects of the strategies. The County Development Plan shall aim to avoid policies and objectives that unduly restrict the growth of existing enterprises or the development of new enterprises, subject to the development complying with normal planning criteria, such as appropriate location, health and safety, protection of the environment and quality design.

In this regard, it is considered that the County Development Plan has the following key functions in the achievement of the specific goals and objectives of the LECP and economic development generally:

To set out a planning framework for economic development that is in line with the provisions of the Core Strategy.	The policies and objectives for economic development must sit within the overall planning framework / 'Core Strategy' set out in this plan. The employment hierarchy for the County within the 'Core Strategy' clearly sets out the function and type of economic activity appropriate for each level of settlement within the hierarchy, which is derived from the principles set out in the NPF and RSES. The larger towns of the County clearly have the most potential to deliver larger scale and a wider range of employment developments and these locations should act as the key economic drivers within the County and the wider region, with smaller towns and villages focusing on the micro/local economy.
Ensuring an adequate supply of zoned and serviced land for employment	In accordance with sustainable planning principles, the priority location for new jobs growth shall be the existing town centres and existing developed lands (such as brownfield lands). In circumstances where the total jobs growth cannot be met within the existing town centre / brownfield lands or where certain uses are not suitable to locate in existing built up areas, this growth will be targeted to occur in 'greenfield' locations. The amount of undeveloped 'greenfield' land zoned for employment use in any settlement

	shall be determined on a case by case basis, having regard to the particular characteristics of the settlement and the strategy for job creation, and shall include an assessment of the likely employment type and density that would be suitable at each location.
Resilient Town Centres	As the nature of retail evolves it will be necessary for some town and village centres to redefine and broaden their functions. The growth of online retail has undoubtedly impacted on towns and villages. Retailers can access new markets without the need for physical presence. This has undermined the traditional function of the 'Main Street'. It is no longer sustainable to rely on retail as the only use in town and village centres. As the nature of retail evolves it will be necessary for some town and village centres to redefine and broaden their functions. While retail is considered a key function of town and village centres and the most appropriate location for retail development, it is no longer sustainable to rely on retail as the only use in town and village centres. Successful healthy town centres provide a diversity of uses, activities and experiences which in turn feed off each other. A broad mix of uses encourages trade and activity and contributes to a range of activity from daytime through to night time. Town and village centres throughout the county need to be dynamic and able to evolve to accommodate new uses. This is essential for their continued vitality. The reuse and regeneration of vacant buildings is an essential catalyst to transform the capacity and potential of our smaller towns and villages.
Promoting and facilitating an overall improvement in the quality of life in all parts of the County	Making a place attractive for both employers and employees as a place to live, work and do business is fundamental to attracting new employers to the County. Specific actions to improve quality of life include: ▪ Ensuring town centres are vibrant with high quality public realm and a good range of retail and retail services; ▪ Promoting and facilitating high quality residential development with supporting social and community facilities; ▪ Creating an attractive urban and rural environment to facilitate residency and recreational needs of the projected labour force; and ▪ Increasing and improving the range of quality recreational, amenity and cultural facilities.
Supporting education facilities and the knowledge economy & facilitating and promoting entrepreneurial activity	The promotion and facilitation of educational facilities, in particular third level and further educational facilities, is recognised as a key catalyst for future economic activity within the County. The presence of Wicklow County Campus at Clermont House, Rathnew offers significant opportunities for the development of a centre of excellence for higher education and research, capable of establishing partnerships with wider industry, creating jobs, addressing social challenges and driving economic growth within the County. Entrepreneurial activity will be supported and facilitated wherever possible, for example, by facilitating developments / applications engaged in training and education, and business start-up and incubator facilities. Supporting small scale, start-up developments in rural areas, town / village centres and in suitable residential areas, will be supported wherever possible, as this is seen as key stepping stone to the development of a larger enterprise.
Supporting employment growth around Wicklow's natural resources and supporting key sectors for growth	The objectives will aim to support existing resource based industries, including energy generation, agriculture, forestry, fishing, and the extractive industry, while also promoting the diversification of the rural economy. In addition the natural and man-made assets of Wicklow create significant opportunities for the expansion of the tourist and recreational sectors. While these areas already make a significant contribution to the county's economy, further opportunities exist to increase this offering. The objectives set out in Chapter 11 of this plan aim to facilitate the

	expansion and further development of this sector over the lifetime of the plan in a sustainable manner. Through research and analysis undertaken for both the LECP, it is clear that certain sectors / industries have great potential in County Wicklow, above other locations. While this plan will support the development of all sectors/industries within the County subject to normal planning criteria, the following key sectors have been identified, with this plan setting out particular policy supports for the future growth of these areas. The key sectors identified within the County include the film industry, the food sector, maritime industry including support services for off-shore wind energy, information and communications technology, and tourism and recreation.

2.4. Development Plan Strategy

The Development Plan Strategy is guided by the three cross cutting themes, Healthy Placemaking, Economic Opportunity and Climate Action. Each of these themes is identified as a strategic principle.

2.4.1 Vision for the County

To guide and facilitate the sustainable growth of the County in a manner which supports a deep respect for its unique natural heritage, capitalises on the potential of our towns and villages to deliver compact growth, facilitates healthy placemaking, supports the creation of self-sustaining settlements and rural areas that are attractive places to live in, work in and visit, provides for new job opportunities, embraces climate action and enables the transition to a low carbon, climate resilient and environmentally sustainable economy, improves sustainable mobility and conserves our heritage.

2.4.2 Strategic Principles

The Development Plan Strategy is guided by three strategic principles, Healthy Placemaking, Climate Action and Economic Opportunity. These cross-cutting principles align with the key principles identified in the RSES. These principles frame the strategic county outcomes.

STRATEGIC PRINCIPLES	
Healthy Placemaking	The quality of place has an impact on all aspects of our lives. Placemaking focuses on the interaction between people and the natural and built environment, a sense of place and facilitating a high quality of life. The creation of attractive healthy places that support sustainable communities is a central objective of this Plan. Healthy placemaking involves creating places that facilitate a good quality of life and encourage healthier lifestyles.
Climate Action	Integrate climate change objectives into the County Development Plan to facilitate the sustainable growth of the County, enhance climate resilience and enable the transition to a low carbon, environmentally sustainable economy. The County Development Plan plays an important role in influencing a reduction in GHG emissions by guiding the sustainable growth of the County, encouraging more compact mixed-use development and greater use of sustainable transport options such as cycling, walking and public transport, restricting development in areas that are at risk of flooding and protecting the natural landscape and biodiversity.
Economic Opportunity	Encourage a sustained emphasis on creating and facilitating new employment opportunities to support self-sustaining settlements throughout the County and facilitate a high quality of life. In accordance with national and regional policy it is important that the Development Plan facilitates a better alignment between population growth and employment to create healthy and attractive places.

2.4.3 Strategic County Outcomes

The ten Strategic County Outcomes are informed by the National Planning Framework, the Regional Spatial and Economic Strategy and the key issues arising in submissions from members of the public. The three cross-cutting principles inform the core strategy and the county policy objectives which will guide and inform all new development in the County over the next six years.

STRATEGIC COUNTY OUTCOMES	
SCO1 Sustainable Settlement Patterns & Compact Growth	The delivery of compact growth in all towns and villages by capitalising on the potential for infill and brownfield development, moving away from a reliance on greenfield development and creating places that encourage active lifestyles is essential for the successful delivery of the development plan strategy.
SCO2 Resilient Town & Village Centres – Regeneration & Renewal	Activate the potential for renewal of our town and village centres, creating resilient, adaptable and vibrant places with a strong focus on people. It is essential that we protect and maintain the viability of town and village centres, target the reversal of decline and deliver sustainable reuse and regeneration outcomes. It is important that regeneration and renewal projects respect and embrace Wicklow's beautiful old buildings and historic streetscapes which give our settlements their identity and strong sense of place. The quality of new architecture will have a long standing impact on the quality of our settlements and therefore should be of the highest quality to withstand the test of time.
SCO3 Strong Rural Communities & Sustainable Rural Development	Strengthen rural communities and support the sustainable development of rural areas. Encourage innovation and rural diversification in order to sustain vibrant rural communities. Leverage the potential of rural settlements to accommodate sustainable growth and a range of services including social and economic enterprise.
SCO4 Sustainable Healthy Communities	Places should facilitate a high quality of life for all regardless of age or ability. Access to quality housing, employment, childcare, education, health services, community facilities and a clean unpolluted, environment including clean air and water, are defining elements of healthy, attractive and successful places. Investment in a well-designed public realm which includes public spaces, parks, playgrounds, streets and recreational and sport infrastructure to cater for all ages is essential.
SCO5 Sustainable Mobility	The County Development Plan plays an important role in influencing a reduction in GHG emissions by guiding the sustainable growth of the County. The integration of land use and transportation planning, in order to support sustainable mobility and encourage a shift away from the private car to active travel (walking and cycling) and public transport, will deliver improvements in terms of quality of life and climate change.
SCO6 Natural Heritage & Biodiversity	Natural heritage and biodiversity is the cornerstone of Wicklow's identity – 'The Garden of Ireland'. It is essential that we conserve and enhance the County's rich natural heritage and biodiversity for the benefit of current and future generations.
SCO7 Climate Resilience & the Transition to a Low Carbon Economy	Support the transition to low carbon clean energy by facilitating renewable energy use and generation at appropriate locations and supporting the development of off-shore renewable energy enabling infrastructure especially at ports and harbours. Facilitate the sustainable management of waste including the circular economy. Restrict development in areas that are at risk of flooding and protect the natural landscape and biodiversity.

SCO8 **A Strong Economy**	Strengthen and broaden the economic base, harness opportunities for economic growth to build economic resilience, strengthen enterprise ecosystems and create quality jobs that align with population growth, ensure a good standard of living and reduce the need for long-distance commuting. Support place making improvements that will generate economic confidence and in turn make settlements more attractive to employers and a skilled workforce. Support community wealth building as a transformative approach which is about creating a better and more sustainable economy that strengthens our communities through local job creation, sustainable development and local business networks.
SCO9 **Tourism**	Capitalise on Wicklow's location within Ireland's Ancient East and facilitate a year round tourism industry that harnesses Wicklow's natural amenities and vast recreational opportunities. Ensure that tourism development respects and protects the very assets it depends upon.
SCO10 **Education & Skills**	Recognising the important link between education and skills and employment opportunities, it is necessary to continue to improve the opportunities for education and skills within the County and to further develop Wicklow County Campus Centre of Excellence as a third level education facility for enterprise, education, training, research and development.

CHAPTER 3
CORE STRATEGY

3.0 Introduction

The purpose of the Core Strategy is to provide relevant information to show that the development plan provisions, in particular its population, housing, retail and transport strategies are consistent, as far as practicable, with national and regional development objectives set out in the National Planning Framework and Regional Spatial and Economic Strategy and with Specific Planning Policy Requirements specified in guidelines under sub-section (1) of Section 28 of the Planning Act.

In particular the Core Strategy shall address:

- any policies of the Minister in relation to national and regional population targets,
- provide details of land zoned for residential use or a mixture of residential and other uses,
- how the zoning proposals accord with national policy that development of land shall take place on a phased basis,
- provide relevant information to show that, in setting out objectives regarding retail development contained in the development plan, the planning authority has had regard to any guidelines that relate to retail development issued by the Minister under section 28,
- set out a settlement hierarchy and provide details of any policies or objectives for the time being of the Government or any Minister of the Government in relation to national and regional population targets that apply to towns and cities referred to in the hierarchy, and to the areas or classes of areas not included in the hierarchy,
- projected population growth of cities and towns in the hierarchy,
- aggregate projected population, in villages and smaller towns with a population of under 1,500 persons, and the open countryside outside of villages and towns,
- relevant roads that have been classified as national primary or secondary roads under section 10 of the Roads Act 1993 and relevant regional and local roads within the meaning of section 2 of that Act,
- relevant inter-urban and commuter rail routes, and
- where appropriate, rural areas in respect of which planning guidelines relating to sustainable rural housing issued by the Minister under section 28 apply,

Whether zoning objectives are outlined in this development plan or in subsidiary local area plans, the Core Strategy of the development plan must be sufficiently specific in setting population targets and housing requirements across the overall area of the planning authority and the elements of the settlement hierarchy outlined above thereby to act as a clear framework for amendments to existing zonings or new zonings in lower-level plans. In turn, the population targets and housing requirements of lower-level plans must be consistent with the Core Strategy of the County Development Plan and this will be achieved either in subsequent amendments to such plans or in the preparation of new local area plans.

3.1 Population

NPF	While the NPF indicates that in setting overall targets for growth, it is the pattern of development that is being targeted, rather than precise numbers, it does provide a target for growth in the Eastern and Midlands Region of **490,000-540,000** additional people by 2040. The element of this that is to be targeted for Dublin and its suburbs is **235,000 – 293,000** (see tables below for summary figures). National Policy Objectives 68 of the NPF states: *A Metropolitan Area Strategic Plan[1] may enable up to 20% of the phased population growth targeted in the principal city and suburban area, to be accommodated in the wider metropolitan area i.e. outside the city and suburbs or contiguous zoned area, in addition to growth identified for the Metropolitan area. This will be subject to:* ▪ *any relocated growth being in the form of compact development, such as infill or a sustainable urban extension;* ▪ *any relocated growth being served by high capacity public transport and/or related to significant employment provision; and* ▪ *National Policy Objective 9, as set out in Chapter 4.*
NPF Roadmap	The NPF does not specify targets for Counties or towns in the EMRA region outside of Dublin city and suburbs; however subsequent to the adoption of the NPF, the Department of Housing, Planning and Local Government published the 'Implementation Roadmap for the NPF' in July 2018 which provided county level 'transitional population projections'. The transitional population projections plot a growth trajectory set approximately mid-way between what is currently being planned for in statutory Development Plans if projected forward to 2031, and the more likely evidence based and nationally coherent projected scenario to 2031 and 2040. These 'adjusted' transitional figures will apply to 2026 and will also inform the period to 2031. For Wicklow the 2026 and 2031 projections are **155,000 - 157,500** and **160,500 – 164,000** respectively, from the 2016 base of 142,500. The 'Roadmap' specifies that scope for 'headroom', not exceeding 25%, can be considered to 2026 in those counties where projected population growth is projected to be at or above the national average baseline, including County Wicklow.
RSES	The RSES provides a further elaboration on foot of NPO 68 including a breakdown of population projections to county level, based on the NPF Implementation Roadmap, which shall be used by local authorities in the formulation of the core strategies of their development plans. It provides that a further allowance of transition population targets in NPO 68 by way of up to 20% of the targeted growth in the city being transferred to other settlements in the Metropolitan Area Strategic Plan (MASP) shall apply only to the three Metropolitan Key Towns in the MASP namely Bray, Maynooth and Swords, and only if they can demonstrate compact growth on high capacity planned or existing public transport corridors.

[1] As part of the RSES process, the NPF indicates that arrangements are to be put in place to enable the preparation of five coordinated metropolitan area strategic plans (MASPs) for the Dublin, Cork, Limerick, Galway and Waterford Metropolitan areas. In line with the Regional Spatial and Economic Strategies, the MASPs will be provided with statutory underpinning to act as 12-year strategic planning and investment frameworks for the city metropolitan areas, addressing high-level and long-term strategic development issues.

MASP	In accordance with NPO 68, the Regional Assembly in July 2020 approved the 'transfer' of population growth of 13,000 from the city to the metropolitan area settlement of Bray, of which 9,500 would be to that part of Bray located in Co. Wicklow.
'Housing Supply Target Methodology for Development Planning'[2] (DHLGH December 2020)	Under Section 28 of the Planning & Development Act, 2000 (as amended), the '*Housing Supply Target Methodology for Development Planning, Guidelines for Planning Authorities*' were issued on 18th December 2020. These Guidelines provide the methodology to be adopted by planning authorities in formulating the housing supply target for their statutory development plan. The methodology utilises research undertaken by the ESRI – '*Regional Demographics and Structural Housing Demand at a County Level*' (Dec 2020). The guidelines are to be applied by each planning authority to assist in ensuring that their development plan is prepared to be consistent with the National Planning Framework and relevant Regional Spatial and Economic Strategy.

Table 3.1 Population targets Co. Wicklow 2026, 2031

	2016	2026	2031	Total growth 2016-2031
County Wicklow plus 25% headroom (2026 only) plus MASP allocation (2031)	142,425	155,000 - 157,500 158,144 – 161,269	160,500 – 164,000 170,000 – 173,500	18,075 – 21,575 27,575 – 31,075
of which Bray (min)				9,500

Source: CSO, NPF, NPF Roadmap, RSES, WCC

3.2 Housing

The methodology for translating the population targets of the NPF Roadmap into housing targets is set out in Ministerial Guidelines 'Housing Supply Target Methodology for Development Planning' (DHLGH December 2020). As part of the understanding and implementation of these guidelines, additional County specific tabulations and calculations were provided by the Department, in order to assist in the accurate determination of housing targets for the lifetime of the development plan, which will be the 6-year period Q3 2022 to Q2 2028.

These tables and calculations are all presented and explained in the Housing Strategy appended to this development plan; only the summary tables or those necessary to explain the Core Strategy are set out in this chapter.

Table 3.2 Housing Completions & Targets Co. Wicklow 2020, 2022, 2028, 2031

County Wicklow	Units delivered 2017-2020	Estimated completions Q1 2021 - Q2 2022	Target Q3 2022 - Q2 2028	Target Q3 2028 – Q4 2031	Total
New housing demand	3,230	1,404	8,467	1,848	14,949

Source: CSO, WCC

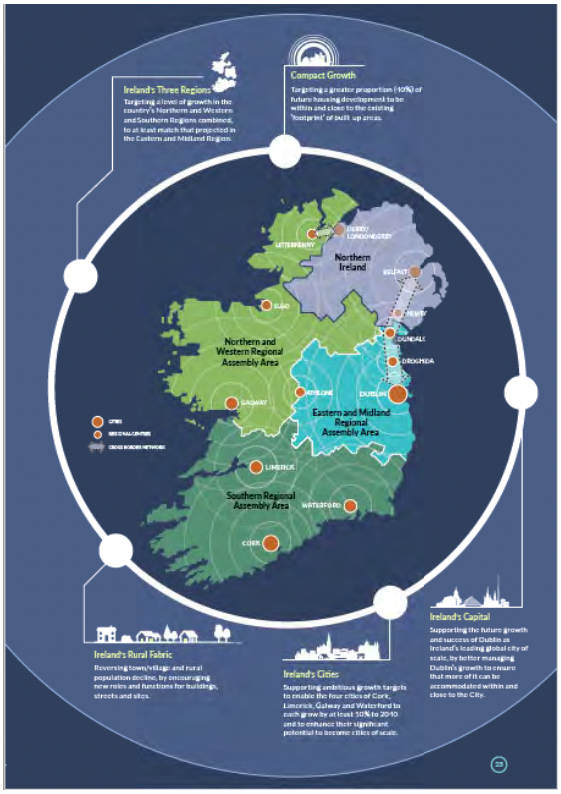
[2] Guidelines for Planning Authorities issued under Section 28 of the PDA 2000 (as amended)

3.3 Settlement Hierarchy

National Planning Framework

The NPF sets out a national settlement hierarchy as follows:

- The five cities and their suburbs (Dublin, Cork, Limerick, Galway, Waterford)
- Regional centres of Athlone in the Midlands, Sligo and Letterkenny in the North-West
- Letterkenny-Derry North-West Gateway Initiative and Dublin – Belfast corridor Drogheda-Dundalk-Newry.

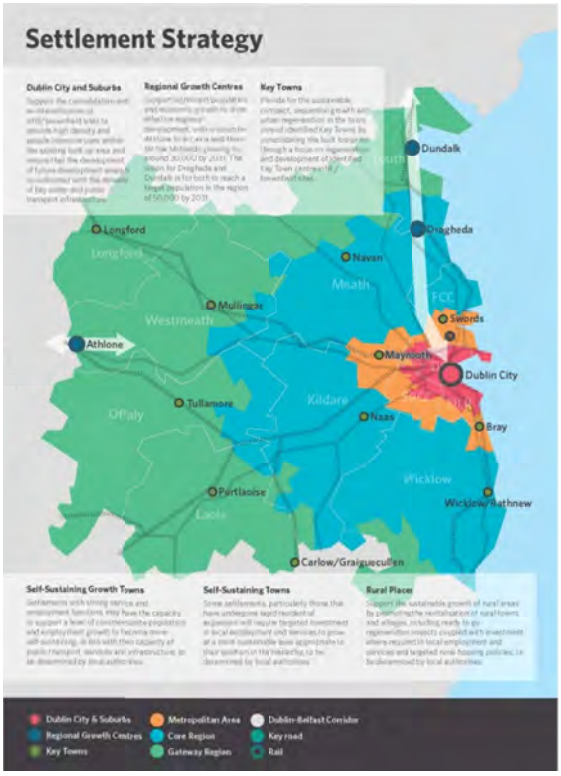


Regional Spatial and Economic Strategy

The RSES settlement hierarchy identifies 7 tiers of settlements in the region:

- Dublin City and suburbs
- Regional Growth Centres
- Key towns
- Self Sustaining Growth Towns
- Self Sustaining Towns
- Towns and Villages
- Rural

Having carried out an 'Asset Based' assessment of Wicklow settlements, the RSES identifies Bray and Wicklow Town as 'Key Towns'. Other settlements are to be defined by the County Development Plan.



Asset Based Assessment of Wicklow Towns

In accordance with the methodology and criteria set out in the RSES, all Wicklow settlements over 1,500 population (Census 2016)[3], have been evaluated in order to determine their appropriate categorisation in the new settlement hierarchy. A hierarchy of 10 tiers has been determined, which is consistent with the RSES but provides for sub-categories so as to provide a better fit for Wicklow, in particular better grouping of settlement types. In addition, this allows for the least amount of change from the previous development plan, which will generally aid in understating and implementation.

Table 3.3 Wicklow Settlement Hierarchy

Level	Settlement Typology	Description	Settlement
1	Metropolitan Area Key Town	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.	Bray
2	Core Region Key Town	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.	Wicklow - Rathnew
3	Core Region Self-Sustaining Growth Towns	Self-Sustaining Growth Towns with a moderate level of jobs and services – includes sub-county market towns and commuter towns with good transport links and capacity for continued commensurate growth to become more self-sustaining.	Arklow
			Greystones - Delgany
			Blessington
4	Core Region Self-Sustaining Towns	Self-Sustaining Towns with high levels of population growth and a weak employment base which are reliant on other areas for employment and/or services and which require targeted 'catch up' investment to become more self-sustaining.	Baltinglass
			Enniskerry
			Kilcoole
			Newtownmountkennedy
			Rathdrum
5	Towns & Villages Small Towns Type 1	Small towns with good local service and employment functions.	Ashford
			Aughrim
			Carnew
			Dunlavin
			Tinahely
6	Towns & Villages Small Towns Type 2	Small Towns with moderate local service and employment functions.	Avoca
			Donard
			Kilmacanogue
			Newcastle
			Roundwood
			Shillelagh
7	Villages Type 1	Villages with moderate capacity for development	
8	Villages Type 2	Villages with limited capacity for development	
9	Rural Clusters	Existing clusters of rural housing, suitable for new rural generated housing	
10	Open countryside		

[3] Other than Bray and Wicklow Town which have already been assessment via the RSES and deemed to be 'Key Towns' suitable for significant growth

3.4 Population & Housing Allocations

This development plan is for the period Q3 2022 – Q2 2028 and the population and housing unit targets for each settlement / aggregate settlement grouping are herewith identified. These targets have been sourced and derived for the overall County population targets set out in Table 3.1 above and the housing targets set out in Table 3.2. Local plans for each settlement[4] as well as the application of the objectives of this plan will provide for a flexible development framework, including phasing, to ensure that the 2028 target can be fulfilled.

In determining appropriate growth rates for each settlement / tier, cognisance has been taken of the NPO 9 of the NPF which states:

National Policy Objective 9

In each Regional Assembly area, settlements not identified in Policy 2a or 2b of this Framework, may be identified for significant (i.e. 30% or more above 2016 population levels) rates of population growth at regional and local planning stages, provided this is subject to:

- *Agreement (regional assembly, metropolitan area and/or local authority as appropriate);*
- *Balance with strategies for other urban and rural areas (regional assembly, metropolitan area and/or local authority as appropriate), which means that the totality of planned population growth has to be in line with the overall growth target; and*
- *A co-ordinated strategy that ensures alignment with investment in infrastructure and the provision of employment, together with supporting amenities and services.*

While the above planning considerations will generally apply to all urban and rural areas, this specific provision is intended to ensure that in settlements identified for significant population growth, it is aligned with the provision of employment and/or infrastructure and supporting facilities, to ensure a good quality of life for both existing and future residents.

The Regional Spatial and Economic Strategies for each Regional Assembly area shall address the potential of towns and their catchments in conjunction with consideration of growth targets for cities and rural areas. In applying a tailored approach to urban development, that can be linked to the Rural and Urban Regeneration and Development Fund, key considerations further to NPO 7 will include:

- *The extent to which a settlement is located inside or outside one of the five defined City- Region catchments and may be characterised as commuter focused or as more self-contained;*
- *The scale of employment provision and net commuting flows;*
- *The extent of local services and amenities provision i.e. administration, education – particularly higher education institutes, health, leisure and retail;*
- *The extent to which trips may be made by sustainable modes of travel, i.e. walking, cycling or public transport, and the scale of planned investment in such;*
- *The rate and pace of development from 1996-2016 and the extent to which there are outstanding requirements for infrastructure and amenities;*
- *Accessibility and influence in a regional or sub-regional context;*
- *Particular sub-regional interdependencies, for example, where a settlement may be located in relation to a number of nearby settlements and scope for collaboration and complementarity;*
- *Track record of performance and delivery, as well as ambition and initiative and scope to leverage investment;*
- *Commitment to achieve compact growth*

Housing and population growth rates targeted for each settlement / settlement tier are reflective of the respective position of each settlement or groups of settlement in the overall hierarchy, the tier designation and any growth parameters associated with same as may be provided in the NPF or RSES, and the capacity of that settlement / settlement tier for growth, having regard to the asset based assessment.

In a small number of cases, the targeted housing growth rate has had to take account of significant legacy housing developments already in train, which would result in a higher growth rate than may have been appropriate for the settlement given its position in the hierarchy and asset capacity.

[4] Local Area Plans in the case of settlements in Levels 1-3 in the hierarchy; and Small Town Plans for settlements in Levels 4-5 (which are contained within this County Development Plan)

Level	Settlement	Justification
1, 2	**Bray**	Key Towns are identified for growth rates of c. 35% having regard to their identification in the RSES as towns suitable for higher levels of growth.
	Wicklow - Rathnew	
3	**Arklow**	Towns in Level 3 are targeted for growth rates of 25%-30%, with slight variations based on capacity / past trends. It is estimated that growth in Greystones – Delgany will exceed this target range before the end of the plan period due to legacy housing developments under construction.
	Greystones - Delgany	
	Blessington	
4	**Baltinglass**	Towns in Level 4 are generally targeted for growth rates around 20%-25%. Newtownmountkennedy (at c.65%) and Rathdrum (at c.45%) will significantly exceed this target due to legacy housing developments under construction. The goal for these towns is to limit further development, other than for town centre / infill / regeneration. It is estimated that growth in Kilcoole will exceed this target range before the end of the plan period due to legacy housing developments under construction.
	Enniskerry	
	Kilcoole	
	Newtownmountkennedy	
	Rathdrum	
5	**Ashford**	Towns in Level 5 are generally targeted for growth rates of 15%-20%. Ashford (at c.60%) will significantly exceed this target due to legacy housing developments under construction. The goal for this town is to limit further development, other than for town centre / infill / regeneration.
	Aughrim	
	Carnew	
	Dunlavin	
	Tinahely	
6	**Avoca**	Towns in Level 6 are generally targeted for growth rates of 10%-15%.
	Donard	
	Kilmacanogue	
	Newcastle	
	Roundwood	
	Shillelagh	
7-10	**Villages / clusters** **Open countryside**	Growth rate of 5%-10% identified as appropriate for rural villages and open countryside.

Table 3.4 Wicklow Settlement / Aggregate Settlement Population Targets 2016, Q2 2028

Level	Settlement	Population 2016	Population target Q2 2028	% of total County growth to Q2 2028 by tier	
1	Bray	29,646	38,565	KEY TOWNS	49%
2	Wicklow - Rathnew	14,114	18,515		
3	Arklow	13,226	15,419	SELF SUSTAINING GROWTH TOWNS	25%
	Greystones - Delgany	18,021	21,727		
	Blessington	5,234	6,145		
4	Baltinglass	2,251	2,607	SELF SUSTAINING TOWNS	12%
	Enniskerry	1,877	2,106		
	Kilcoole	4,244	4,778		
	Newtownmountkennedy	3,552	5,179		
	Rathdrum	1,716	2,339		
	Ashford	5,710	6,695	SMALL TOWNS	5%
	Aughrim				
	Carnew				
	Dunlavin				
	Tinahely				
6	Avoca	3,835	4,230		
	Donard				
	Kilmacanogue				
	Newcastle				
	Roundwood				
	Shillelagh				
7-9	Villages / clusters	38,999	41,352	VILLAGES	9%
10	Open countryside			OPEN COUNTRYSIDE	
	Total	**142,425**	**169,658**		**100.0%**

Table 3.5 Wicklow Settlement / Aggregate Settlement Housing Targets to Q2 2028 and Q4 2031

Level	Settlement	Housing Stock 2016	Completions 2017-2020	Estimated completions 2021-Q2 2022	Housing Growth Q3 2022-Q2 2028	Housing Growth Q3 2028-Q4 2031	Total Housing Growth 2016-2031
1	Bray	11,232	165	100	4,026	771	5,062
2	Wicklow -Rathnew	5,456	650	200	1,267	275	2,392
3	Arklow	5,406	165	100	790	166	1,221
	Greystones - Delgany	6,766	875	400	508	170	1,953
	Blessington	1,914	5	40	393	81	519
4	Baltinglass	903	46	40	85	24	195
	Enniskerry	648	34	40	36	15	125
	Kilcoole	1,451	97	20	140	30	287
	Newtownmountkennedy	1,222	250	100	433	99	882
	Rathdrum	669	132	100	68	31	331
5	Ashford Aughrim Carnew Dunlavin Tinahely	2,390	255	90	129	41	515
6	Avoca Donard Kilmacanogue Newcastle Roundwood Shillelagh	1,534	46	30	114	28	218
7-9 10	Villages / clusters Open countryside	15,395	510	134	478	117	1,249
	Total	**54,986**	**3,230**	**1,404**	**8,467**	**1,848**	**14,949**

In order to ensure that adequate services are delivered in tandem with new housing, service delivery agencies shall have regard to both the future housing growth targets set out in Table 3.5 above, and the housing delivery already completed and underway in the County since 2016, as well as permitted further housing development as yet to commence, as shown on Table 3.6 to follow.

Table 3.6 Housing development completed, underway and permitted in Co. Wicklow

Level	Settlement	Housing Units completed post 2016	Units under construction[5]	Extant permission [6]
1	Bray	165	409	876
2	Wicklow - Rathnew	650	376	481
3	Arklow	165	181	109
	Greystones - Delgany	875	1050	688
	Blessington	5	45	307
4	Baltinglass	46	50	69
	Enniskerry	34	69	88
	Kilcoole	97	23	17
	Newtownmountkennedy	250	587	11
	Rathdrum	132	137	173
5	Ashford	255	101	225
	Aughrim			
	Carnew			
	Dunlavin			
	Tinahely			
6	Avoca	46	30	109
	Donard			
	Kilmacanogue			
	Newcastle			
	Roundwood			
	Shillelagh			

[5] As of 31 March 2021
[6] As of 31 March 2021, granted but uncommenced

3.5 Zoning

This development plan provides the population and housing targets for all 21 settlements in the County up to 2031. However, it only provides plans for 13 settlements, the remainder of the settlements having their own stand-alone 'Local Area Plans', which will be reviewed after the adoption of this County Development Plan.

Local Area Plans (LAPs)

New Local Area Plans will be made for the following settlements in the period 2022-2024 in the following order of priority:

1. Wicklow Town – Rathnew
2. Greystones - Delgany - Kilcoole
3. Blessington
4. Arklow and Environs
5. Bray Municipal District (including Enniskerry and Kilmacanogue)

While each LAP will cover a period of 6 years, zoning will be provided on the basis of the land needed to meet the 2031 population target, with clear objectives to ensure 2026 targets can be reached.

The **Core Strategy Tables** to follow shows the housing unit requirements for the LAP towns, up to the year 2031 and the housing unit capacity of lands zoned in current LAPs.

This table shows that the majority of current LAPs have a surplus of zoned land having regard to the revised 2031 targets set out in the NPF Roadmap and the RSES for the EMRA. Prior to the adoption of new LAPs reflecting the targets set out in this plan, in the assessment of applications for new housing development (or mixed use development of which housing forms a significant component) the Council will strictly adhere to the compact growth, sequential development and phasing principles set out in this plan.

Small Town Plans (STPs)

With respect to the remaining towns and settlements, their plans form part of this County Development Plan (see Volume 2). While each Small Town Plan will cover a period of 6 years, zoning / development objectives will be provided on the basis of the flexible development framework needed to support the delivery of the short, medium and long term targets.

The **Core Strategy Tables** to follow shows the zoning requirements for towns in this category that have a population greater than 1,500 persons, up to the year 2031.

For Small Towns under 1,500 population, zoning requirements are not provided for individual settlements. Each of these plans will be crafted to ensure that the aggregate housing growth provided for in any small towns or village does not exceed c. 20% for Level 5 towns and c. 15% for Level 6 Towns.

Zoning Principles

Principle 1: Compact Growth

In accordance with National Policy Objectives 3c of the National Planning Framework, a minimum of 30% of the housing growth targeted in any settlement is to be delivered within the existing built up footprint of the settlement.

Levels 1-5 of Settlement Hierarchy

For larger towns in Levels 1-5, where more significant growth is targeted that is unlikely to be possible to accommodate wholly within the existing built up envelope, a minimum of 30% of the targeted housing growth shall be directed into the built up area of the settlement. In cognisance that the potential of town centre regeneration / infill / brownfield sites is difficult to predict, **there shall be no quantitative restriction inferred from this Core Strategy and associated tables on the number of units that may be delivered on town centre regeneration / infill / brownfield sites.**

In order to ensure however that overall housing and population targets are not exceeded to any significant degree, the amount of land zoned for the housing development outside of the built up envelope of any existing settlement shall not exceed 70% of the total housing target for that settlement.

Level 6-9 of Settlement Hierarchy

It has been determined that all of the targeted housing growth in towns / villages at Levels 6 – 9 of the hierarchy can be accommodated within the existing built up footprint of these settlements.

Principle 2: Delivery of Population and Housing Targets

The zoning provisions of each Local Area Plan and Small Town Plan will be crafted on the basis of ensuring that the population and housing unit targets set out in the tables above can be fulfilled.

Where the targets set out in the tables above can't be fulfilled within the quantum of land identified due the lack of infrastructure as set out in Appendix 9, prioritisation will be given to fulfilling the targets set out in the tables above on land identified within Local Area Plans and Small Town Plans where infrastructure is or will be available and based on the sequential approach set out in Principle 4.

Town centre regeneration / infill / brownfield developments normally located within the existing built up part of the settlement, generally on lands zoned 'town centre', 'village centre', 'primary area', 'existing residential' and other similarly zoned, already developed lands will be prioritised and promoted in the first instance for new housing development.

The exact capacity of such lands is not possible to quantify as it is not possible to predict what infill opportunities might arise for new development on existing developed or brownfield lands. However, the Council will utilise all mechanisms available to it to stimulate development in these locations, such that at least 30% of all new development is delivered in these areas.

Where a need for new housing development outside of the 'compact growth boundary' is identified, the quantum of land zoned shall accord with the targets set out in the Core Strategy Tables, having regard to density assumptions made in accordance with **Principle 3** to follow and the sequential approach set out in **Principle 4.**

Principle 3: Higher Densities

It is an objective of the Council to encourage higher residential densities at suitable locations, particularly in existing town / village centres and close to existing or proposed major public transport corridors and nodes.

In accordance with **Specific Planning Policy Requirement 4** of the Urban Development and Building Heights Guidelines for Planning Authorities (DHPLG 2018), in planning the future development of greenfield or edge of city/town locations for housing purposes, planning authorities must secure:

1. *the minimum densities for such locations set out in the Guidelines issued by the Minister under Section 28 of the Planning and Development Act 2000 (as amended), titled "Sustainable Residential Development in Urban Areas (2007)" or any amending or replacement Guidelines;*
2. *a greater mix of building heights and typologies in planning for the future development of suburban locations; and*
3. *avoid mono-type building typologies (e.g. two storey or own-door houses only), particularly, but not exclusively so in any one development of 100 units or more.*

Minimum densities will normally be ascribed to each parcel of zoned / designated residential land in the relevant local plan. Densities are crafted following an assessment of the capacity and characteristics of the land in question, in the interests of providing the most compact and sustainable form of development. In order to achieve the housing growth targets set out in the Core Strategy, it is important that minimum densities are achieved and exceeded where local conditions allow, except where insurmountable impediments arise.

In existing residential areas, infill development shall generally be at a density that respects the established character of the area in which it is located, subject to the protection of the residential amenity of adjoining properties.

Principle 4: Sequential approach

The priority locations for new residential development will be:

Priority 1	In the designated 'town' and 'village' / 'neighbourhood centres' or 'primary zone' through densification of the existing built up area, re-use of derelict or brownfield sites, infill and backland development. In doing so, cognisance will be taken of respecting the existing built fabric and residential amenities enjoyed by existing residents, and maintaining existing parks and other open areas within settlements.
Priority 2	Strategic Sites as identified by the RSES and associated MASP
Priority 3	Infill within the existing built envelope of the town, as defined by the CSO Town boundary
Priority 4	Where a need for 'greenfield' residential development is identified, the 'two-tier approach' to land zoning as set out in the NPF will be taken i.e.

Tier 1: Serviced Zoned Land

- This zoning comprises lands that are able to connect to existing development services, i.e. road and footpath access including public lighting, foul sewer drainage, surface water drainage and water supply, for which there is service capacity available, and can therefore accommodate new development.

- These lands will generally be positioned within the existing built-up footprint of a settlement or contiguous to existing developed lands. The location and geographical extent of such lands shall be determined by the planning authority at a settlement scale as an integral part of the plan-making process and shall include assessment of available development services.
- Inclusion in Tier 1 will generally require the lands to within the footprint of or spatially sequential within the identified settlement.

Tier 2: Serviceable Zoned Land

- This zoning comprises lands that are not currently sufficiently serviced to support new development but have potential to become fully serviced within the life of the plan i.e. the lands are currently constrained due to the need to deliver some or all development services required to support new development, i.e. road or footpath access including lighting, foul sewer drainage, surface water drainage, water supply and/or additional service capacity.
- These lands may be positioned within the existing built-up footprint of a settlement, or contiguous to existing developed lands or to tier 1 zoned lands, where required to fulfil the spatially sequential approach to the location of the new development within the identified settlement.
- The potential for delivery of the required services and/or capacity to support new development must be identified and specific details provided by the planning authority at the time of publication of both the draft and final development or area plan.
  This infrastructural assessment must be aligned with the approved infrastructural investment programme(s) of the relevant delivery agency(ies), for example, Irish Water, or be based on a written commitment by the relevant delivery agency to provide the identified infrastructure within a specified timescale (i.e. within the lifetime of the plan). The planning authority may also commit to the delivery of the required and identified infrastructure in its own infrastructural investment programme (i.e. Budgeted Capital Programme) in order to support certain lands for zoning.

  As set out in the NPF, lands that cannot be serviced during the life of a development or area plan by reference to the infrastructural assessment of the planning authority cannot be categorised as either Tier 1 lands or Tier 2 lands per the above and therefore are not developable within the plan period. Such lands should not be zoned for development or included within a development plan core strategy for calculation purposes.

Where there is a surplus of land identified for residential development (or a mix of residential and other uses), one or a combination of the following option will be utilised:

Prioritising / Phasing of Development: by indicating on relevant tables and maps, where any surplus capacity of land and/or housing will be regarded as a strategic reserve and that proposals for the development of such lands or housing will not be considered for development purposes during the plan period;

Alternative Objectives: by indicating lands that will be considered for alternative appropriate uses within the plan period such as employment, amenity, community or other uses;

Discontinuing the Objective: by deletion of the zoning objective and related lands from the written statement and maps of the development plan.

Detailed 'Infrastructural Assessments' in accordance with NPO 72 and the methodology for a Tiered Approach to Zoning set out under Appendix 3 of the NPF shall be carried out for all lands proposed to be zoned and dezoned in future Local Area Plans.

CORE STRATEGY TABLES

Table A: LAP Towns

This analysis utilises the 2031 housing targets, having regard the likely timeframes of future LAPs (6-10 years), due to be adopted in the 2023 – 2025 period.

SETTLEMENT		POPULATION & HOUSING				ZONING							
		A	B	C	D	E	F	G	H	I	J	K	L
Settlement Type	Settlement name	Census 2016 Population	Census 2016 (%)	Housing Target 2016-2031 (less completed units 2017-2020) (units)	Housing Target (as % of County 2031 target)	Development capacity of existing zoned lands (units)[7]	Development capacity of existing zoned land within built up area (units)	Development capacity of existing zoned land outside built up area (units)	Development capacity of existing zoned land within built up area as % of total development capacity (F/E)	Units required to be provided outside of built up area (units) (C – F)	Surplus capacity of existing zoned land outside built up area (units) (G – I)	Surplus land outside of existing built up area (ha)	Method of addressing shortfall / surplus
County	Wicklow	142,425		11,719	100%								
Key Towns	Bray	29,646	21%	4,897	42%	6,500	2,000	4,500	31%	2,897	1,600	40[8]	Will be addressed in next LAP – comprises strategic sites
	Wicklow - Rathnew	14,114	10%	1,742	15%	4,200	2,000	2,200	48%	0	2,200	55[9]	21ha already under construction; remaining surplus will be addressed in next LAP
Self Sustaining (Growth) Towns	Arklow	13,226	9%	1,056	9%	5,200	2,100	3,100	40%	0	3,100	78	11ha already under construction; remaining surplus will be addressed in next LAP
	Greystones-Delgany	18,021	13%	1,078	9%	2,900	1,700	1,200	59%	0	1,200	30[9]	7.5ha already under construction; remaining surplus will be addressed in next LAP
	Blessington	5,234	4%	514	4%	1,450	300	1,150	21%	215	935	31[9]	Surplus will be addressed in next LAP
	Enniskerry	1,877	1%	91	1%	520	375	145	72%	0	145	5[9]	Surplus will be addressed in next LAP
	Kilcoole	4,244	3%	190	2%	600	460	140	77%	0	140	5[9]	Surplus will be addressed in next LAP

[7] Zoned housing / mixed use lands that has not delivered any housing units pre 2020 due to lack of permission / non-commencement of permitted development / non-completion of commenced development.

[8] Density assumption 40/ha

[9] Density assumption 30/ha

Table B: Towns / Aggregate Town Groups / Rural Areas that form part of County Development Plan 2022-2028

This table relates to the period up to Q2 2028

SETTLEMENT		POPULATION & HOUSING					LAND ZONING REQUIRED			
		A	B	C	D	E	F	G	H	I
Settlement Type	Settlement name	Census 2016 Population	Census 2016 (%)	Housing Target 2016-Q2 2028 (less completed units 2017-2020) (units)	Housing Target (as % of County target)	Housing Target + 25% additional provision (units)	Development capacity of proposed zoned residential lands (units)[10]	Development capacity of proposed zoned infill / mixed use / town centre lands (units)[11]	Total development capacity (units)	Proportion of zoned land within built up area
County	Wicklow	142,425		8,467	100%					
Self Sustaining Towns	Baltinglass	2,251	2%	125	1.5%	156	105	80	185	100%
	Newtownmountkennedy	3,552	2%	533	6%	666	612	80	692	40%
	Rathdrum	1,716	1%	168	2%	210	585	70	655	31%

[10] Density assumption 30/ha
[11] Capacity determined by site by site analysis

3.6 Transport & Accessibility

The **National Planning Framework** is focused on policies, actions and investment to deliver 10 National Strategic Outcomes (NSOs). With respect to transport and accessibility, the key objectives relevant to Wicklow and the Dublin Metropolitan Area are:

High quality international connectivity	▪ Support the improvement and protection of the TEN-T road network to strengthen access routes to Ireland's ports and airports
Inter-Urban Roads	▪ Maintaining the strategic capacity and safety of the national roads network including planning for future capacity enhancements; ▪ Improving average journey times targeting an average inter-urban speed of 90kph; ▪ Enabling more effective traffic management within and around cities and re-allocation of inner city road-space in favour of bus-based public transport services and walking/cycling facilities
Public Transport	▪ To strengthen public transport connectivity between cities and large growth towns in Ireland and Northern Ireland with improved services and reliable journey times. ▪ Expand attractive public transport alternatives to car transport to reduce congestion and emissions and enable the transport sector to cater for the demands associated with longer term population and employment growth in a sustainable manner through the following measures; ▪ Deliver the key public transport objectives of the Transport Strategy for the Greater Dublin Area 2016-2035 by investing in projects such as New Metro Link, DART Expansion Programme, BusConnects in Dublin and key bus-based projects in the other cities and towns; ▪ Provide public transport infrastructure and services to meet the needs of smaller towns, villages and rural areas; and ▪ Develop a comprehensive network of safe cycling routes in metropolitan areas to address travel needs and to provide similar facilities in towns and villages where appropriate.
Rural Development	▪ Provide a quality nationwide community based public transport system in rural Ireland which responds to local needs under the Rural Transport Network and similar initiatives; ▪ Invest in maintaining regional and local roads and strategic road improvement projects in rural areas to ensure access to critical services such as education, healthcare and employment.

These transportation and accessibility objectives are translated to the regional level through the **Regional Spatial and Economic Strategy;** the Transport Investment Priorities for the region that are relevant to Wicklow are as follows:

Rail	▪ DART Expansion Programme - new infrastructure and electrification of existing lines ... while continuing to provide DART services on the South-Eastern Line as far south as Greystones ▪ Provide for an appropriate level of commuter rail service in the Midlands and South-East ▪ Complete the construction of the National Train Control Centre. ▪ New stations to provide interchange with bus, LUAS and Metro network including Kishoge, Heuston West, Cabra, Glasnevin, Pelletstown and Woodbrook. ▪ LUAS Green Line Capacity Enhancement in advance of Metrolink. ▪ Undertake appraisal, planning and design of LUAS network expansion to Bray, Finglas, Lucan and Poolbeg ▪ In principle there is a need to carry out an evaluation of underground metro routes within the M50
Bus	▪ Core Bus Corridors comprising 16 radial routes and 3 orbital routes in Dublin ▪ Regional Bus Corridors connecting the major regional settlements to Dublin ▪ Dublin Metropolitan Bus Network Review ▪ Network reviews for the largest settlements across EMRA, with a view to providing local bus services ▪ Review of bus services between settlements ▪ Review of local bus services throughout EMRA, including services to small towns and villages

	and the rural transport programme ▪ New interchange and bus hub facilities ▪ New fare structures ▪ Enhanced passenger information ▪ Improvements to bus waiting facilities ▪ Integrated timetabling of bus and rail into a coherent national and regional network.
Strategic Roads	▪ Support the improvement and protection of the TEN-T network to strengthen access routes to Ireland's ports, including investment in the ongoing development of the N11/M11 to improve connectivity to Rosslare ▪ M11 from Jn 4 M50 to Kilmacanogue N3 ▪ In addition, long term protection shall remain for the Eastern Bypass and the Leinster Outer Orbital Route.

Of key importance to County Wicklow's transportation and accessibility strategy, is the NTA's **Transport Strategy for the Greater Dublin Area (GDA).** The applicable strategy at the time of drafting this County Development Plan (2021) is the Strategy for the period 2016-2035; any alterations to the transport strategy, as they apply to Wicklow that occur during the making of this plan will be integrated into the plan where possible.

The 2016-2035 transport strategy provides a framework for the planning and delivery of transport infrastructure and services in the GDA over the next two decades. It also provides a transport planning policy around which other agencies involved in land use planning, environmental protection, and delivery of other infrastructure such as housing, water and power, can align their investment priorities. It is, therefore, an essential component, along with investment programmes in other sectors, for the orderly development of the GDA over the next 20 years.

The transportation assessment and proposals to meet demand provided in the strategy are based around 6 'radial corridors' emanating out from the city centre and for County Wicklow, the following strategy is set out:

Corridor F – Arklow – Wicklow – Greystones – Bray – Cherrywood – Dundrum – Dun Laoghaire – Dublin City Centre.	▪ Corridor F stretches from the south east business districts to Wicklow, based around the N/M11 route and containing both the DART and Luas Green Line. The Strategic Development Zone of Cherrywood is in this corridor. ▪ During the preparation of the Strategy, the NTA prepared a report on the South East corridor. This study primarily aimed to identify public transport options that could effectively meet the growth in travel demand to year 2035, between the South East Study Area and Dublin City Centre. A number of options to cater for transport growth were examined. This included the upgrading of the Green line to Metro standard all the way to a point in Bray. Other options included focusing on the DART and a combination of BRT and bus priority to service growth, including a BRT network linking to the upgraded Metro at Bride's Glen or Sandyford. ▪ Given the need to accommodate expected growth in demand between segments along Corridor F, as well as from these segments to the city centre, a number of schemes are proposed. The capacity of the South Eastern rail line will be increased through enhancements to the existing rail line, incorporating city centre signalling and extra rolling stock. DART Underground will also enable increases in capacity along this corridor. This will facilitate faster and more frequent intercity, regional and DART services to be provided on this line. ▪ While these schemes focus on the coastal areas, the western parts of the corridor, including Cherrywood and other potential development areas, will require high capacity public transport. It is, therefore, proposed to upgrade the Luas Green Line to Metro standard from the city centre, where it will link into the new Metro North, as far as its current terminus at Bride's Glen. From this point to Bray, a new Luas line is proposed. This will provide a new north-south inland rail axis from Swords to Bray. These rail services will be supplemented by the proposed BRT on the N11 from UCD to Blanchardstown, and the core radial bus corridors on the N11, south of UCD, and on the Rock Road. ▪ To provide for growth in vehicular trip demand and improve road safety, the N11 and M50 between Newtownmountkennedy and Sandyford (including the M11/M50 junction) will be upgraded. Additionally, Loughlinstown roundabout will be improved, while a distributor road

	network will be developed to service development lands at Kiltiernan / Glenamuck.
Corridor E – N81 Settlements – South Tallaght – Rathfarnham – to Dublin City Centre	▪ Corridor E is made up of generally suburban residential development and is not defined on the basis of a major transport route, road or public transport service. It presents a challenge in that respect as it is more difficult to serve with high capacity public transport than other corridors, which are defined by multi-lane roads and / or dual carriageways, and contain existing or proposed rail lines. ▪ As limited growth in radial trips along Corridor E outside of the Metropolitan Area is anticipated, it is not proposed to implement significant public transport infrastructure improvements. Bus capacity will be increased to meet demand along the N81. ▪ For the Metropolitan parts of this corridor, the performance of the Rathfarnham Quality Bus Corridor is poor relative to others and requires enhancement. As such, a number of options, including Light Rail, have been examined. However, due to the land use constraints in the corridor and owing to the pressure on the existing road network, a Luas line was not deemed feasible. Instead, the emerging solution comprises a Bus Rapid Transit (BRT) to Tallaght via Rathfarnham and Terenure. This will result in a significant increase in capacity and reliability compared to existing public transport services and will balance public transport requirements with those of the private car. The BRT will be supplemented by a core radial bus corridor between Rathfarnham, Rathmines and the City Centre. ▪ Two new roads are to be built within this corridor, a South Tallaght link road from Oldcourt Road to Kiltipper Road, and a public transport bridge over the Dodder to the east of Tallaght from Firhouse Road to the N81 to address localised access and congestion issues.

Strategic Roads

- In light of the above higher order strategies, the priority for strategic (national) road improvement is the upgrade of the M/N11 in the north of the County, from the Dublin border as far as Kilpedder.
- The construction of proposed and route selected N81 from South Dublin to Hollywood Cross is a key objective of this plan. The Regional Spatial and Economic Strategy also identifies the Leinster Outer Orbital Route as a longer term objective, and this potentially traverses the region from Arklow in the south-east, to the Naas-Kilcullen area in the west via a route similar to the existing R747 – N81 corridor. This will form an element of the long term road investment strategy of this plan.
- In light of the likely continuing car dependency to access the metropolitan region in the short to medium term, it is the strategy of this plan to facilitate and encourage measures to improve capacity and efficiency of the national and regional routes, and facilitate the improved use of the national and regional routes by public transport, including the development of bus park-n-rides.
- The priority for regional road improvement will be with east-west connector routes i.e. Wicklow – Roundwood – Sally Gap - (R763/4 – R759), Wicklow – Laragh – Wicklow Gap – N81 (R763 – R756) and the R747 (Arklow – Tinahely – Baltinglass).

Public Transport

In light of the above higher order strategies, the priority for strategic public transport improvements are:

- Improvements to the DART service in north-east Wicklow, serving the metropolitan area Key Town of Bray and Greystones, the location of an identified key strategic employment site in the RSES;
- LUAS extension to the metropolitan area Key Town of Bray;
- LUAS extension from City West / Tallaght to Blessington;
- Rail improvement to the Dublin – Rosslare rail line; this is the only heavy rail line in the County, which is single track only from Bray and has only six functioning stations from Bray to Arklow. The settlement strategy exploits the connectivity provided by this route by allocating over 75% of the future population growth to settlements along this line;
- Major improvements to bus services, including rural services.

3.7 Retail

The development plan includes a retail strategy, which is consistent with the 'Retail Planning Guidelines for Planning Authorities' (2012) and includes the following:

- Confirmation of the retail hierarchy, the role of centres and the size of the main town centres;
- An outline of the level and form of retail activity appropriate to the various level of settlement;
- Definition in the development plan of the boundaries of the core shopping area of town centres;
- Strategic guidance on the location and scale of retail development;
- Preparation of policies and action initiatives to encourage the improvement of town centres;
- Identification of criteria for the assessment of retail developments.

The Regional Spatial and Economic Strategy presents a retail hierarchy for the region and the provisions of this development plan are consistent with same. It is however flagged in the RSES that the floorspace thresholds detailed in the GDA strategy were prepared in a different economic climate and in many cases are still to be reached. In this regard, the RSES indicates that there will be a drive towards the preparation of a new retail strategy for the region, in accordance with the requirements of the Retail Planning Guidelines for Planning Authorities 2012, or any subsequent update, to update this hierarchy and apply floorspace requirements for the Region.

Table 3.7 EMRA and County Wicklow Retail Hierarchy

RETAIL STRATEGY FOR THE GREATER DUBLIN AREA	WICKLOW COUNTY DEVELOPMENT PLAN	
	METROPOLITAN AREA	HINTERLAND AREA
LEVEL 1 **METROPOLITAN CENTRE** **DUBLIN CITY CENTRE**		
LEVEL 2 **MAJOR TOWN CENTRES & COUNTY TOWN CENTRES** **BRAY, WICKLOW**	Bray	Wicklow
LEVEL 3 **TOWN AND/OR DISTRICT CENTRES & SUB COUNTY TOWN CENTRES** **GREYSTONES, ARKLOW, BLESSINGTON, BALTINGLASS, RATHDRUM, NEWTOWNMOUNTKENNEDY**	Greystones	**Tier 1** Towns serving a wide district: Arklow, Blessington **Tier 2** Towns serving the immediate district: Baltinglass, Rathdrum Newtownmountkennedy,
LEVEL 4 **NEIGHBOURHOOD CENTRES, LOCAL CENTRES – SMALL TOWNS & VILLAGES**	**Bray Area:** Boghall Road / Ballywaltrim, Vevay, Dargle Rd, Dublin Road / Little Bray, Albert Road & Walk, Fassaroe, Southern Cross Road **Greystones Area:** Delgany, Blacklion, Charlesland, Killincarrig, Victoria Road	Ashford, Aughrim, Avoca, Carnew, Donard, Dunlavin, Enniskerry, Kilcoole, Kilmacanogue, Newcastle, Rathnew, Roundwood, Shillelagh, Tinahely
LEVEL 5 **CORNER SHOPS / SMALL VILLAGES**		Glenealy, Grangecon, Hollywood, Kiltegan, Knockananna, Laragh, Redcross, Stratford-on-Slaney

Source: EMRA RSES

3.8 Integration of Environmental & Climate Action Considerations into the Plan

The development objectives of this development plan are consistent, as far as practicable, with the conservation and protection of the environment, as well as action on climate change. This has been ensured through the continuous assessment of the elements that make up this plan at each stage of the plan making process, through Strategic Environmental Assessment and Appropriate Assessment under the Habitats Directive.

3.9 Compliance with Specific Planning Policy Requirements

Urban Development and Buildings Heights Guidelines for Planning Authorities 2018	
SPPR 1 In accordance with Government policy to support increased building height and density in locations with good public transport accessibility, particularly town/ city cores, planning authorities shall explicitly identify, through their statutory plans, areas where increased building height will be actively pursued for both redevelopment, regeneration and infill development to secure the objectives of the National Planning Framework and Regional Spatial and Economic Strategies and shall not provide for blanket numerical limitations on building height.	This County Development Plan, but more particularly future Local Area Plans that will flow from it, will identify areas where increased building height will be actively pursued for redevelopment, regeneration and infill development. Neither this plan, nor future Local Area Plans that will flow from it, will include blanket numerical limitations on building height.
SPPR 2 In driving general increases in building heights, planning authorities shall also ensure appropriate mixtures of uses, such as housing and commercial or employment development, are provided for in statutory plan policy. Mechanisms such as block delivery sequencing in statutory plans[2] could be utilised to link the provision of new office, commercial, appropriate retail provision and residential accommodation, thereby enabling urban redevelopment to proceed in a way that comprehensively meets contemporary economic and social needs, such as for housing, offices, social and community infrastructure, including leisure facilities.	This County Development Plan, , as well as future Local Area Plans that will flow from it, will include specific objectives to promote and ensure an appropriate mix of uses, and mechanisms to link the provision of new office, commercial, appropriate retail provision and residential accommodation, thereby enabling urban redevelopment to proceed in a way that comprehensively meets contemporary economic and social needs, such as for housing, offices, social and community infrastructure, including leisure facilities.
SPPR 3 It is a specific planning policy requirement that where; (A) 1. an applicant for planning permission sets out how a development proposal complies with the criteria above; and 2. the assessment of the planning authority concurs, taking account of the wider strategic and national policy parameters set out in the National Planning Framework and these guidelines; then the planning authority may approve such development, even where specific objectives of the relevant development plan or local area plan may indicate otherwise. (B) In the case of an adopted planning scheme the Development Agency in conjunction with the relevant	This County Development Plan makes explicit provision that where an applicant for planning permission sets out how a development proposal complies with SPPR 1 and SPPR 2 Urban Development and Buildings Heights Guidelines for Planning Authorities 2018 and the assessment of the planning authority concurs, taking account of the wider strategic and national policy parameters set out in the National Planning Framework and these guidelines; then the planning authority may approve such development, even where specific objectives of the relevant development plan or local area plan may

planning authority (where different) shall, upon the coming into force of these guidelines, undertake a review of the planning scheme, utilising the relevant mechanisms as set out in the Planning and Development Act 2000 (as amended) to ensure that the criteria above are fully reflected in the planning scheme. In particular the Government policy that building heights be generally increased in appropriate urban locations shall be articulated in any amendment(s) to the planning scheme (C) In respect of planning schemes approved after the coming into force of these guidelines these are not required to be reviewed.	indicate otherwise.
SPPR 4 It is a specific planning policy requirement that in planning the future development of greenfield or edge of city/town locations for housing purposes, planning authorities must secure: 1. the minimum densities for such locations set out in the Guidelines issued by the Minister under Section 28 of the Planning and Development Act 2000 (as amended), titled "Sustainable Residential Development in Urban Areas (2007)" or any amending or replacement Guidelines; 2. a greater mix of building heights and typologies in planning for the future development of suburban locations; and 3. avoid mono-type building typologies (e.g. two storey or own-door houses only), particularly, but not exclusively so in any one development of 100 units or more.	This County Development Plan, including the Core Strategy, various policies and objectives, Development & Design Standards and the Small Town Plans that form part of this plan, makes explicit provision that in planning the future development of greenfield or edge of city/town locations for housing purposes: 1. the minimum densities for such locations set out in the Guidelines issued by the Minister under Section 28 of the Planning and Development Act 2000 (as amended), titled "Sustainable Residential Development in Urban Areas (2007)" or any amending or replacement Guidelines are applied; 2. a greater mix of building heights and typologies in planning for the future development of suburban locations is provided for; and 3. mono-type building typologies (e.g. two storey or own-door houses only), are avoided particularly, but not exclusively so in any one development of 100 units or more.

Sustainable Urban Housing: Design Standards for new Apartments, Guidelines for Planning Authorities 2018	
SPPR 1 Apartment developments may include up to 50% one-bedroom or studio type units (with no more than 20-25% of the total proposed development as studios) and there shall be no minimum requirement for apartments with three or more bedrooms. Statutory development plans may specify a mix for apartment and other housing developments, but only further to an evidence based Housing Need and Demand Assessment (HNDA), that has been agreed on an area, county, city or metropolitan area basis and incorporated into the relevant development plan(s).	The provisions of this County Development Plan, including the Housing Objectives and Development & Design Standards are consistent with this SPPR.

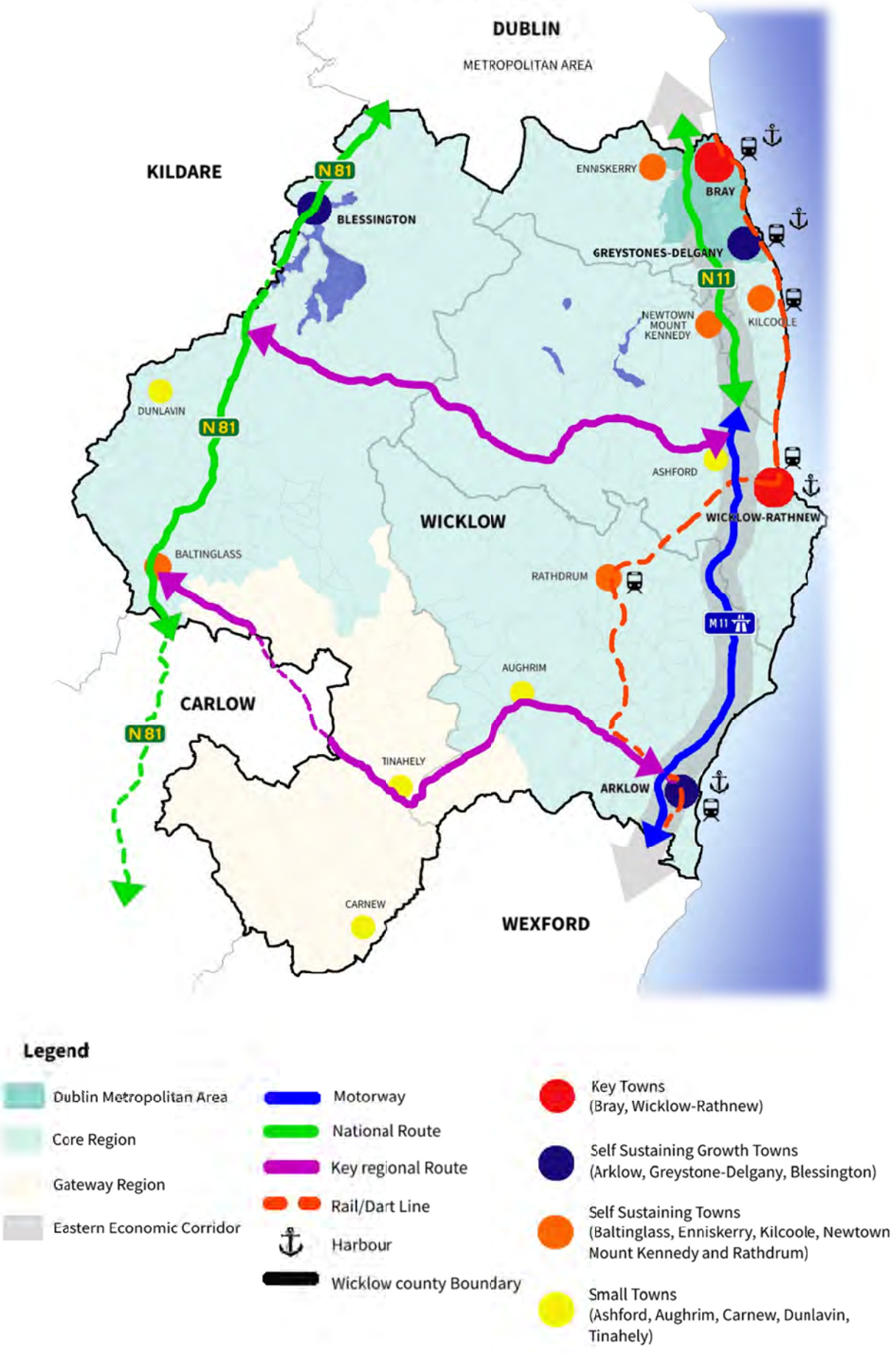
SPPR 2 For all building refurbishment schemes on sites of any size, or urban infill schemes on sites of up to 0.25ha: • Where up to 9 residential units are proposed, notwithstanding SPPR 1, there shall be no restriction on dwelling mix, provided no more than 50% of the development (i.e. up to 4 units) comprises studio-type units; • Where between 10 to 49 residential units are proposed, the flexible dwelling mix provision for the first 9 units may be carried forward and the parameters set out in SPPR 1, shall apply from the 10th residential6 unit to the 49th; • For schemes of 50 or more units, SPPR 1 shall apply to the entire development.	The provisions of this County Development Plan, including the Housing Objectives and Development & Design Standards are consistent with this SPPR.
SPPR 3 Minimum Apartment Floor Areas: • Studio apartment (1 person) 37 sq.m • 1-bedroom apartment (2 persons) 45 sq.m • 2-bedroom apartment (4 persons) 73 sq.m • 3-bedroom apartment (5 persons) 90 sq.m	The provisions of this County Development Plan, including the Housing Objectives and Development & Design Standards are consistent with this SPPR.
SPPR 4 In relation to the minimum number of dual aspect apartments that may be provided in any single apartment scheme, the following shall apply: (i) A minimum of 33% of dual aspect units will be required in more central and accessible urban locations, where it is necessary to achieve a quality design in response to the subject site characteristics and ensure good street frontage where appropriate. (ii) In suburban or intermediate locations it is an objective that there shall generally be a minimum of 50% dual aspect apartments in a single scheme. (iii) For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha , planning authorities may exercise further discretion to consider dual aspect unit provision at a level lower than the 33% minimum outlined above on a case-by-case basis, but subject to the achievement of overall high design quality in other aspects.	The provisions of this County Development Plan, including the Housing Objectives and Development & Design Standards are consistent with this SPPR.
SPPR 5 Ground level apartment floor to ceiling heights shall be a minimum of 2.7m and shall be increased in certain circumstances, particularly where necessary to facilitate a future change of use to a commercial use. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha , planning authorities may exercise discretion on a case-by-case basis, subject to overall design quality.	The provisions of this County Development Plan, including the Housing Objectives and Development & Design Standards are consistent with this SPPR.

SPPR 6 A maximum of 12 apartments per floor per core may be provided in apartment schemes. This maximum provision may be increased for building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, subject to overall design quality and compliance with building regulations.	The provisions of this County Development Plan, including the Housing Objectives and Development & Design Standards are consistent with this SPPR.
SPPR 7 BTR development must be: (a) Described in the public notices associated with a planning application specifically as a 'Build-To-Rent' housing development that unambiguously categorises the project (or part of thereof) as a long-term rental housing scheme, to be accompanied by a proposed covenant or legal agreement further to which appropriate planning conditions may be attached to any grant of permission to ensure that the development remains as such. Such conditions include a requirement that the development remains owned and operated by an institutional entity and that this status will continue to apply for a minimum period of not less than 15 years and that similarly no individual residential units are sold or rented separately for that period; (b) Accompanied by detailed proposals for supporting communal and recreational amenities to be provided as part of the BTR development. These facilities to be categorised as: (i) Resident Support Facilities - comprising of facilities related to the operation of the development for residents such as laundry facilities, concierge and management facilities, maintenance/repair services, waste management facilities, etc. (ii) Resident Services and Amenities – comprising of facilities for communal recreational and other activities by residents including sports facilities, shared TV/lounge areas, work/study spaces, function rooms for use as private dining and kitchen facilities, etc.	The provisions of this County Development Plan, including the Housing Objectives and Development & Design Standards are consistent with this SPPR.
SPPR 8 For proposals that qualify as specific BTR development in accordance with SPPR 7: (i) No restrictions on dwelling mix and all other requirements of these Guidelines shall apply, unless specified otherwise; (ii) Flexibility shall apply in relation to the provision of a proportion of the storage and private amenity space associated with individual units as set out in Appendix 1 and in relation to the provision of all of the communal amenity space as set out in Appendix 1, on the basis of the provision of alternative, compensatory communal	The provisions of this County Development Plan, including the Housing Objectives and Development & Design Standards are consistent with this SPPR.

support facilities and amenities within the development. This shall be at the discretion of the planning authority. In all cases the obligation will be on the project proposer to demonstrate the overall quality of the facilities provided and that residents will enjoy an enhanced overall standard of amenity; (iii) There shall be a default of minimal or significantly reduced car parking provision on the basis of BTR development being more suitable for central locations and/or proximity to public transport services. The requirement for a BTR scheme to have a strong central management regime is intended to contribute to the capacity to establish and operate shared mobility measures; (iv) The requirement that the majority of all apartments in a proposed scheme exceed the minimum floor area standards by a minimum of 10% shall not apply to BTR schemes; (v) The requirement for a maximum of 12 apartments per floor per core shall not apply to BTR schemes, subject to overall design quality and compliance with building regulations.	
SPPR 9 Shared Accommodation may be provided and shall be subject to the requirements of SPPRs 7 (as per BTR). In addition, (i) No restrictions on dwelling mix shall apply; (ii) The overall unit, floor area and bedroom floorspace requirements of Appendix 1 of these Guidelines shall not apply and are replaced by Tables 5a and 5b; (iii) Flexibility shall be applied in relation to the provision of all storage and amenity space as set out in Appendix 1, on the basis of the provision of alternative, compensatory communal support facilities and amenities. The obligation will be on the project proposer to demonstrate the overall quality of the facilities provided and that residents will enjoy an enhanced overall standard of amenity; (iv) A default policy of minimal car parking provision shall apply on the basis of shared accommodation development being more suitable for central locations and/or proximity to public transport services. The requirement for shared accommodation to have a strong central management regime is intended to contribute to the capacity to establish and operate shared mobility measures;	The provisions of this County Development Plan, including the Housing Objectives and Development & Design Standards are consistent with this SPPR.

Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change	
SPPR1 It is a specific planning policy requirement under Section 28(1C) of the Act that, in making, reviewing, varying or amending a development plan, or a local area plan, with policies or objectives that relate to wind energy developments, the relevant planning authority shall carry out the following: (1) Ensure that overall national policy on renewable energy as contained in documents such as the Government's 'White Paper on Energy Policy - Ireland's Transition to a Low Carbon Future', as well as the 'National Renewable Energy Action Plan', the 'Strategy for Renewable Energy' and the 'National Mitigation Plan', is acknowledged and documented in the relevant development plan or local area plan; (2) Indicate how the implementation of the relevant development plan or local area plan over its effective period will contribute to realising overall national targets on renewable energy and climate change mitigation, and in particular wind energy production and the potential wind energy resource (in megawatts); and (3) Demonstrate detailed compliance with item number (2) above in any proposal by them to introduce or vary a mandatory setback distance or distances for wind turbines from specified land uses or classes of land use into their development plan or local area plan. Such a proposal shall be subject to environmental assessment requirements, for example under the SEA and Habitats Directives. It shall also be a material consideration in SEA, when taking into account likely significant effects on climatic factors, in addition to other factors such as landscape and air, if a mandatory setback or variation to a mandatory setback proposed by a planning authority in a development plan or local area plan would create a significant limitation or constraint on renewable energy projects, including wind turbines, within the administrative area of the plan.	The provisions of this County Development Plan, including the Wind Energy Strategy, are consistent with this SPPR.

Map 3.1 Core Strategy Map



CHAPTER 4
SETTLEMENT STRATEGY

4.0 Introduction

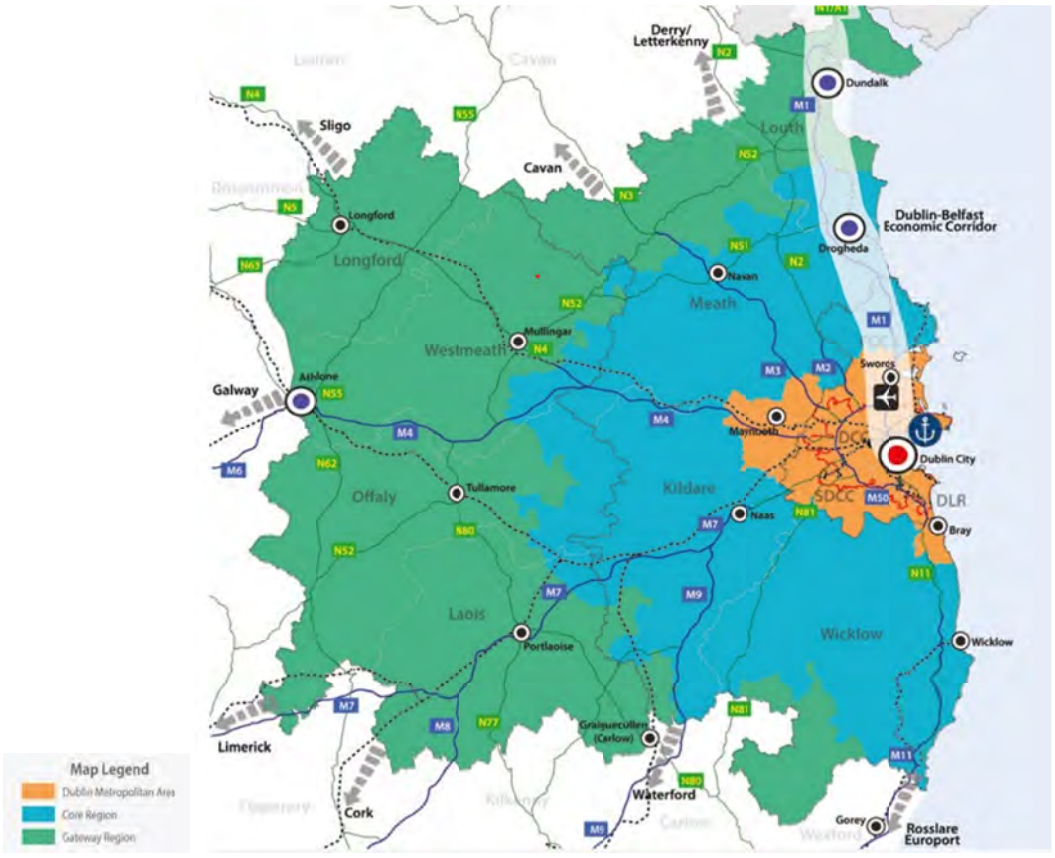
This chapter sets out the Settlement Strategy for County Wicklow. The Settlement Strategy is in accordance with the Development Plan Strategy and Core Strategy, as outlined in Chapters 2 and 3. It outlines the strategy for the future development of settlements and the rural area. In particular it sets 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, 04.03, 04.04, 04.05, 04.06, 04.07 and 04.08.

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.

Figure 4.1 – Eastern and Midland Area



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 the 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	▪ 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	▪ 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	▪ '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 38,565 by Q2 2028.

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 2022.

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.

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 18,515 by Q2 2028. .

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.

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 15,419 by Q2 2028.

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 'Self-Sustaining Growth Town', the settlement should provide urban housing for people from across the County and region.

2. Settlement: Greystones-Delgany

Population and Growth Target

The population of the settlement is targeted to increase from 18,021 in 2016 to 21,727 by Q2 2028.

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 2016-2022 period having regard to housing development completed, 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 0.32. 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 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.

3. Settlement: Blessington

Population and Growth Target

The population of the settlement is targeted to increase from 5,234 in 2016 to 6,145 by Q2 2028.

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 Valleymount (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 within the lifetime of this plan.

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.

Level 4: Self-Sustaining Towns

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

Population and Growth Targets

These towns have an approximate population range from c. 1,500 to 5,000.

Settlement	Population 2016	Population Target Q2 2028
Baltinglass	2,251	2,607
Enniskerry	1,877	2,106
Kilcoole	4,244	4,778
Newtownmountkennedy	3,552	5,179
Rathdrum	1,716	2,339

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.

Level 5: Small Towns – Type 1

Settlements: Ashford, Aughrim, Carnew, Dunlavin, Tinahely

Population and Growth Targets

These towns have a population range from approximately 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% between 2016 and 2031; an increase in population of approximately 1,500 across the 5 settlements 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.

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.

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

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	Single house
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 Type 1 Village in question prior to making of application / purchase of new 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 Type 1 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, Valleymount.
Wicklow MD – Annamoe, Ballynacarrig (Brittas Bay), Moneystown.

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**. Type 2 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 Type 1 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	Single house
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 Type 2 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 Type 2 Village in question prior to making of application / purchase of new 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 Type 2 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	Single house
Not permitted	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 (including villages and the open countryside) of approximately 9% between 2016 and Q2 2028. However, this does not infer that bona fide applications for single houses in the open countryside will be refused on the basis on this 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 important 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 To 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 To 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.

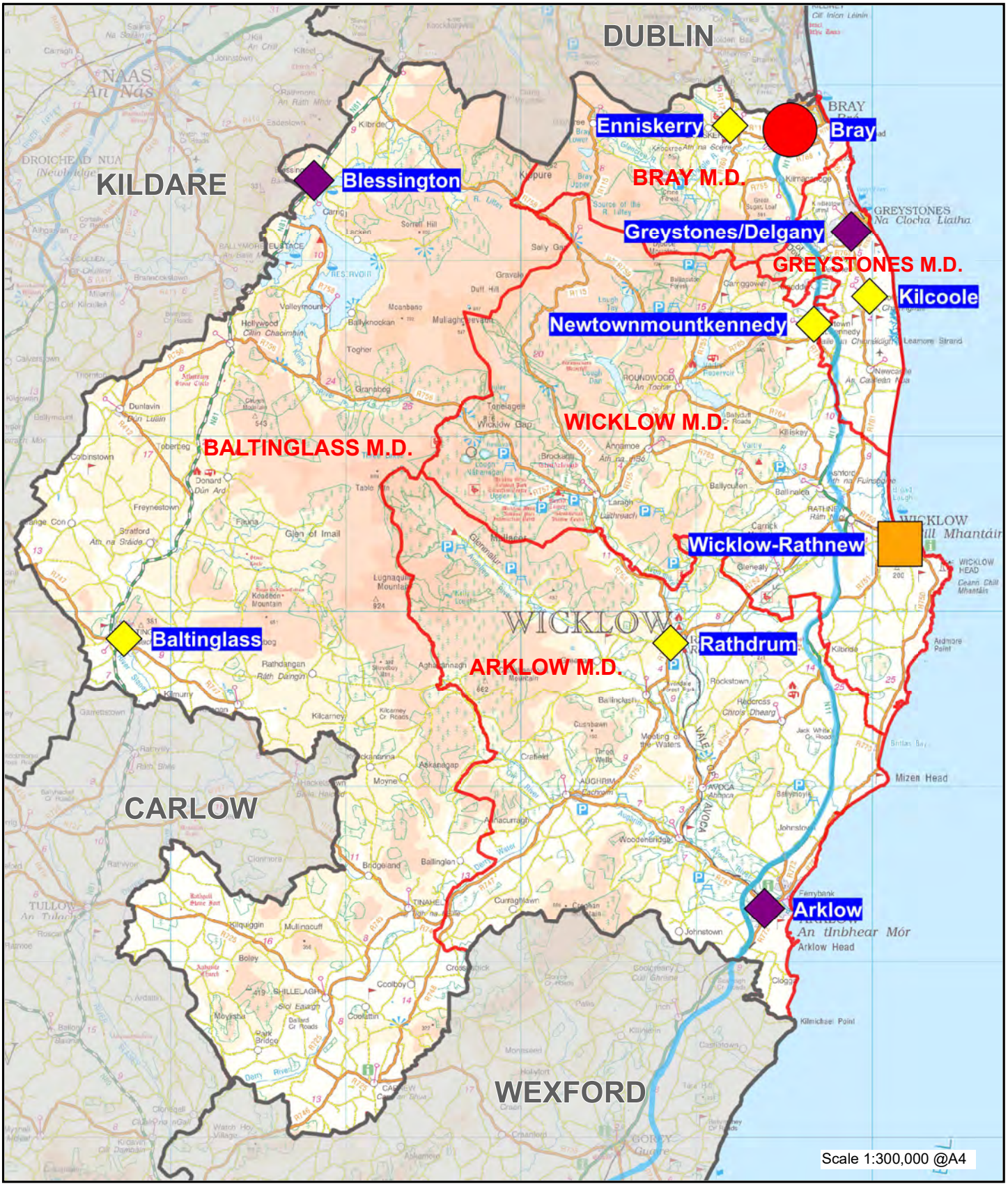
CPO 4.13 To require that the design, scale and layout of all new residential development is proportionate to the existing settlement, respects the character, strengthens identity and creates a strong sense of place.

- For Level 6 towns no one development should increase the existing housing stock by more than 10%.

- For Level 7 Villages, any multi-unit housing development should not be larger than 10 units
- 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

WICKLOW
ENDLESS OPPORTUNITIES

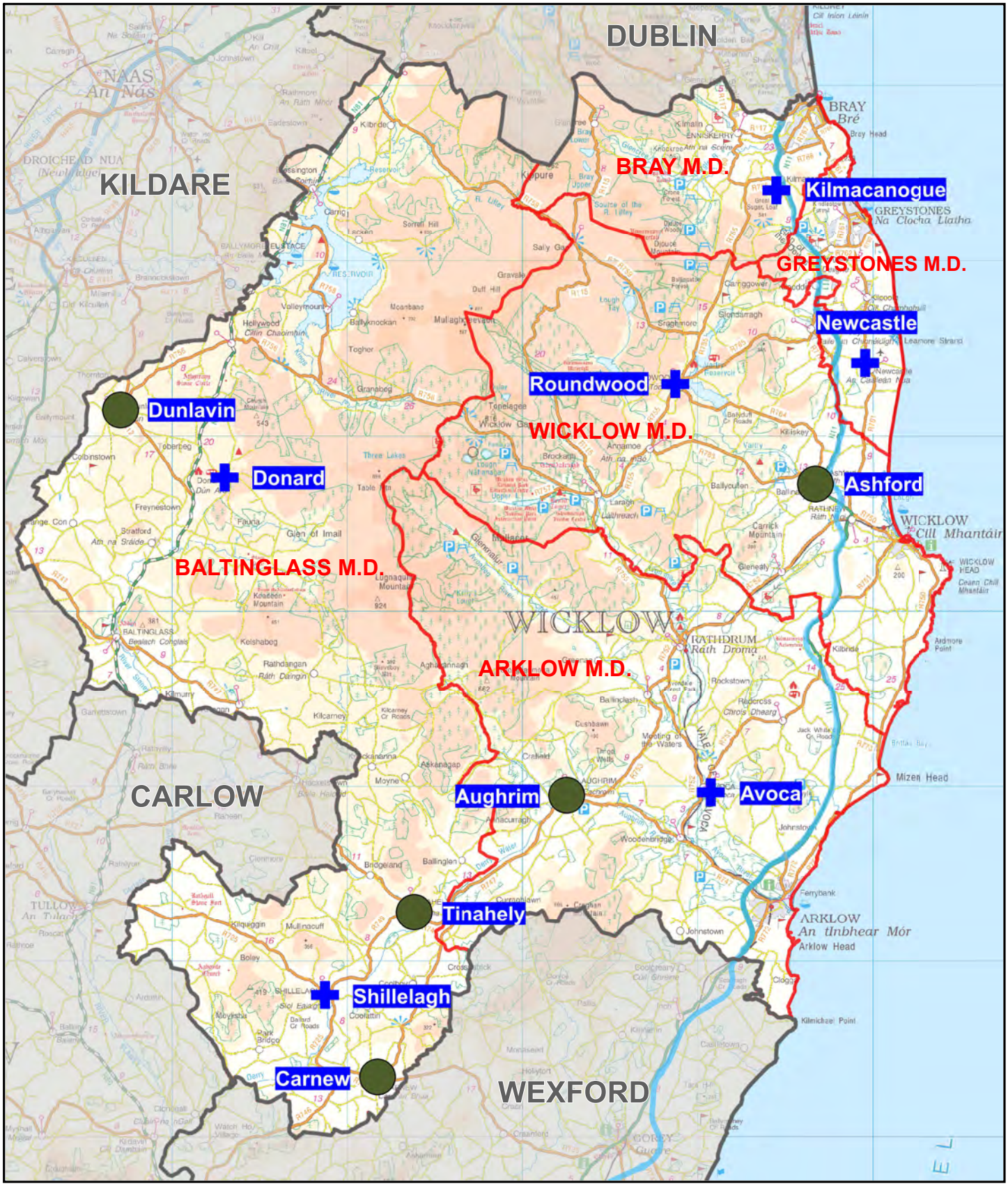
Legend

- 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

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Settlement Hierarchy Levels 5 to 6

Map No. 04.02

WICKLOW
ENDLESS OPPORTUNITIES

Legend

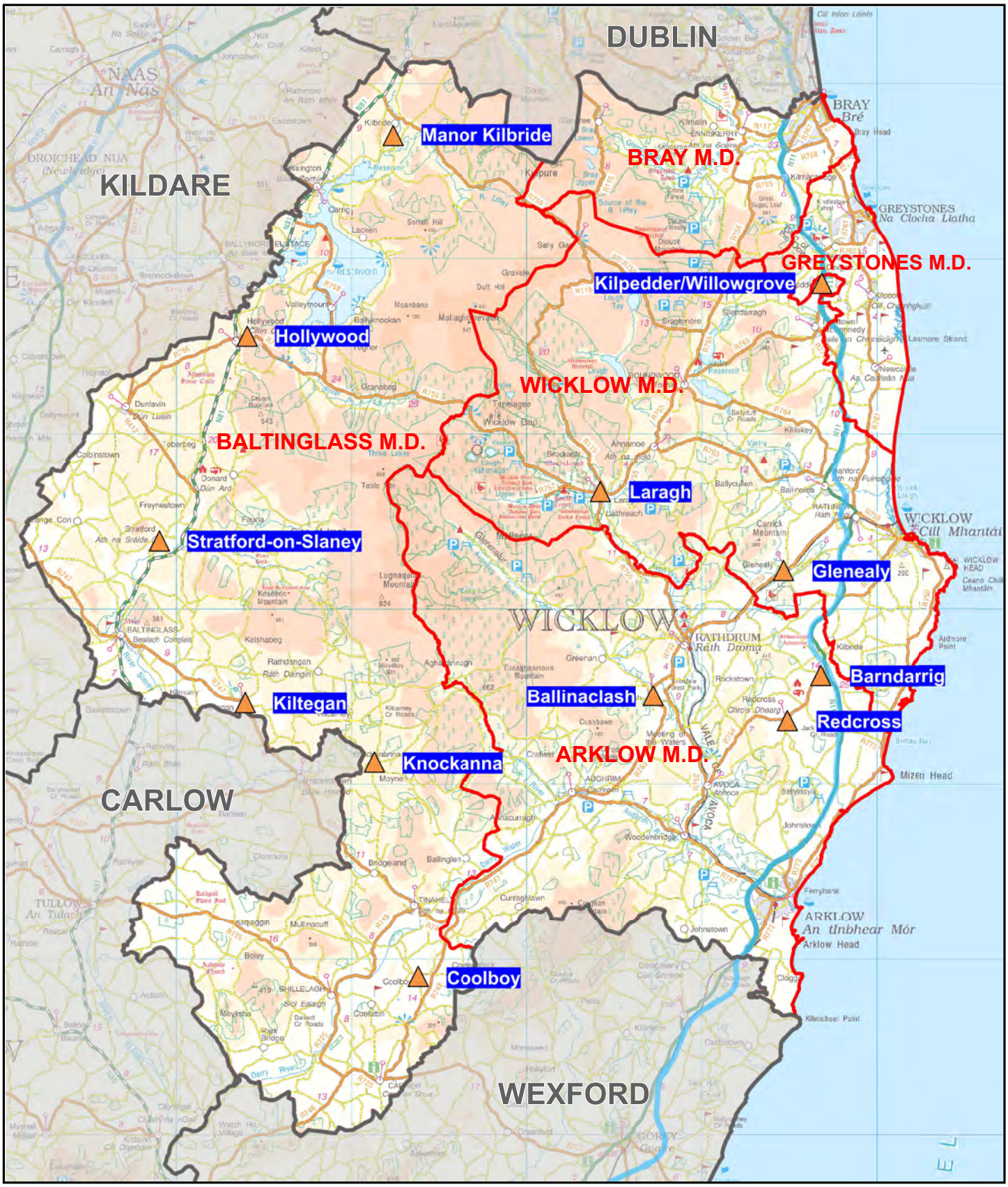
- Level 5 Small Towns – Type 1
- Level 6 Small Towns – Type 2
- Municipal District Boundary

Scale 1:300,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Settlement Hierarchy Levels 7

Map No. 04.03

WICKLOW
ENDLESS OPPORTUNITIES

Legend

Level 7 Villages Type 1

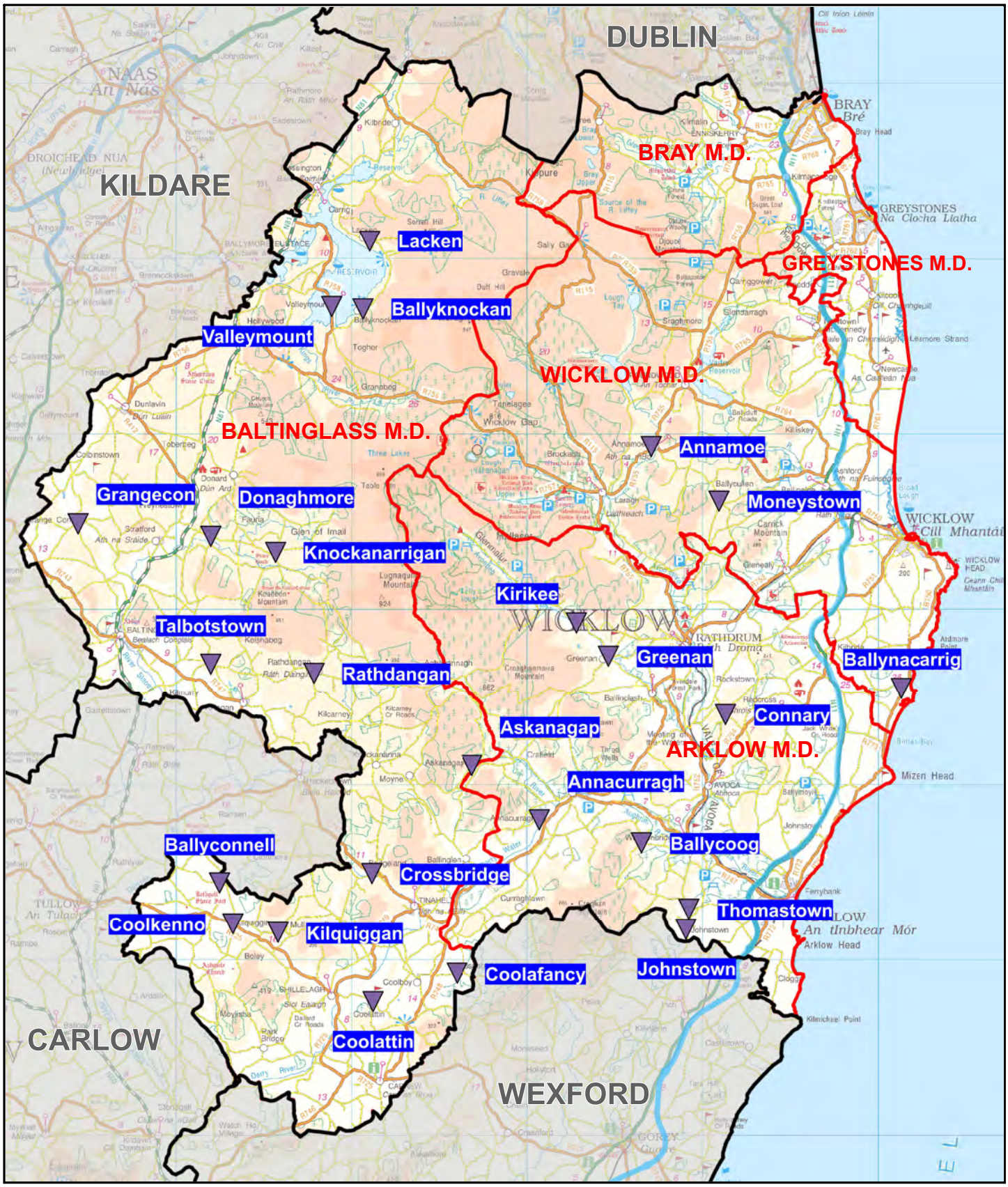
Municipal District Boundary

95 Scale 1:300,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Settlement Hierarchy Levels 8

Map No. 04.04

W I C K L O W
ENDLESS OPPORTUNITIES

Legend

Level 8 Villages Type 2

Municipal District Boundary

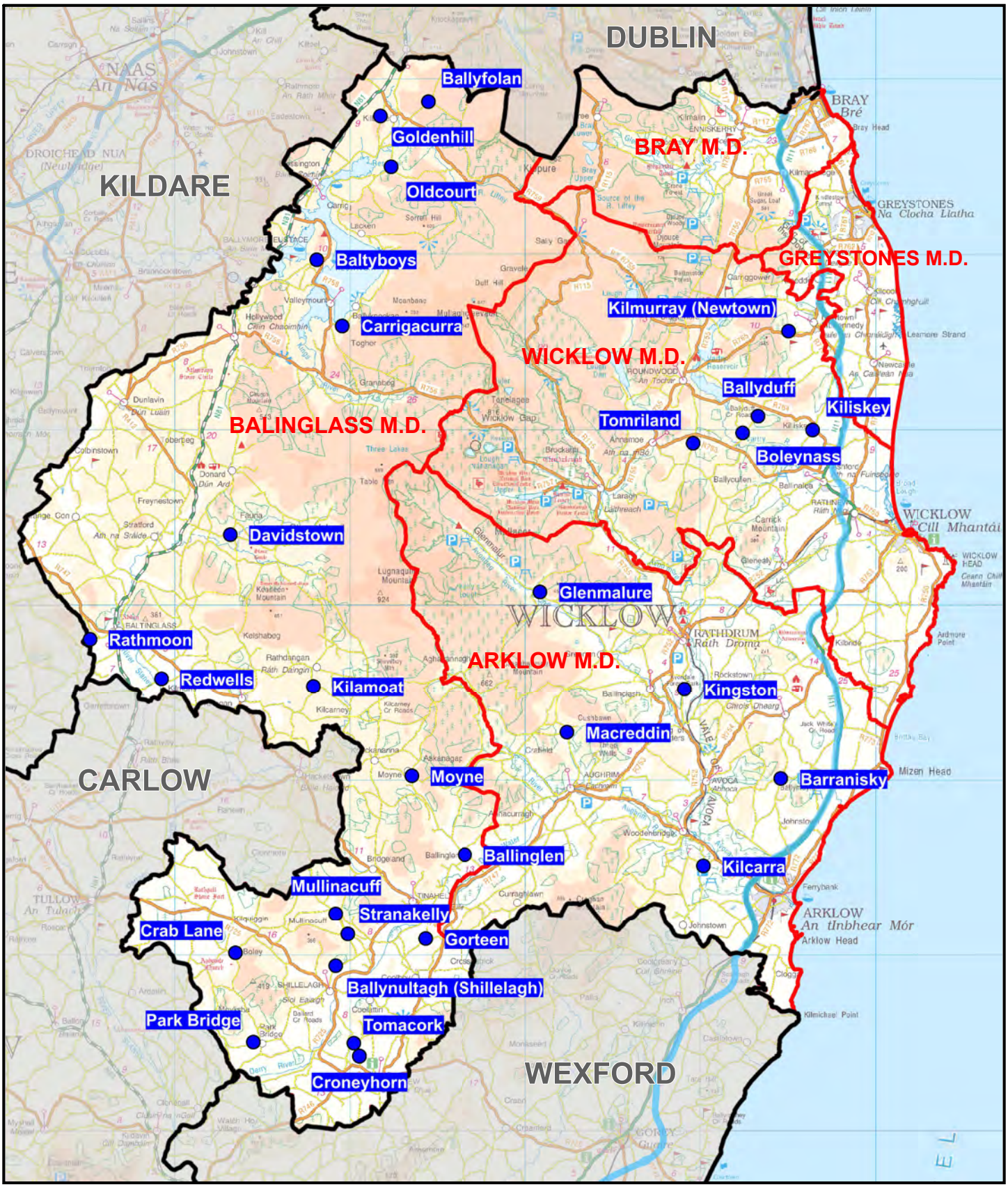
96

Scale 1:300,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Settlement Hierarchy Level 9

Map No. 04.05

Legend

- Level 9 Rural Clusters
- Municipal District Boundary

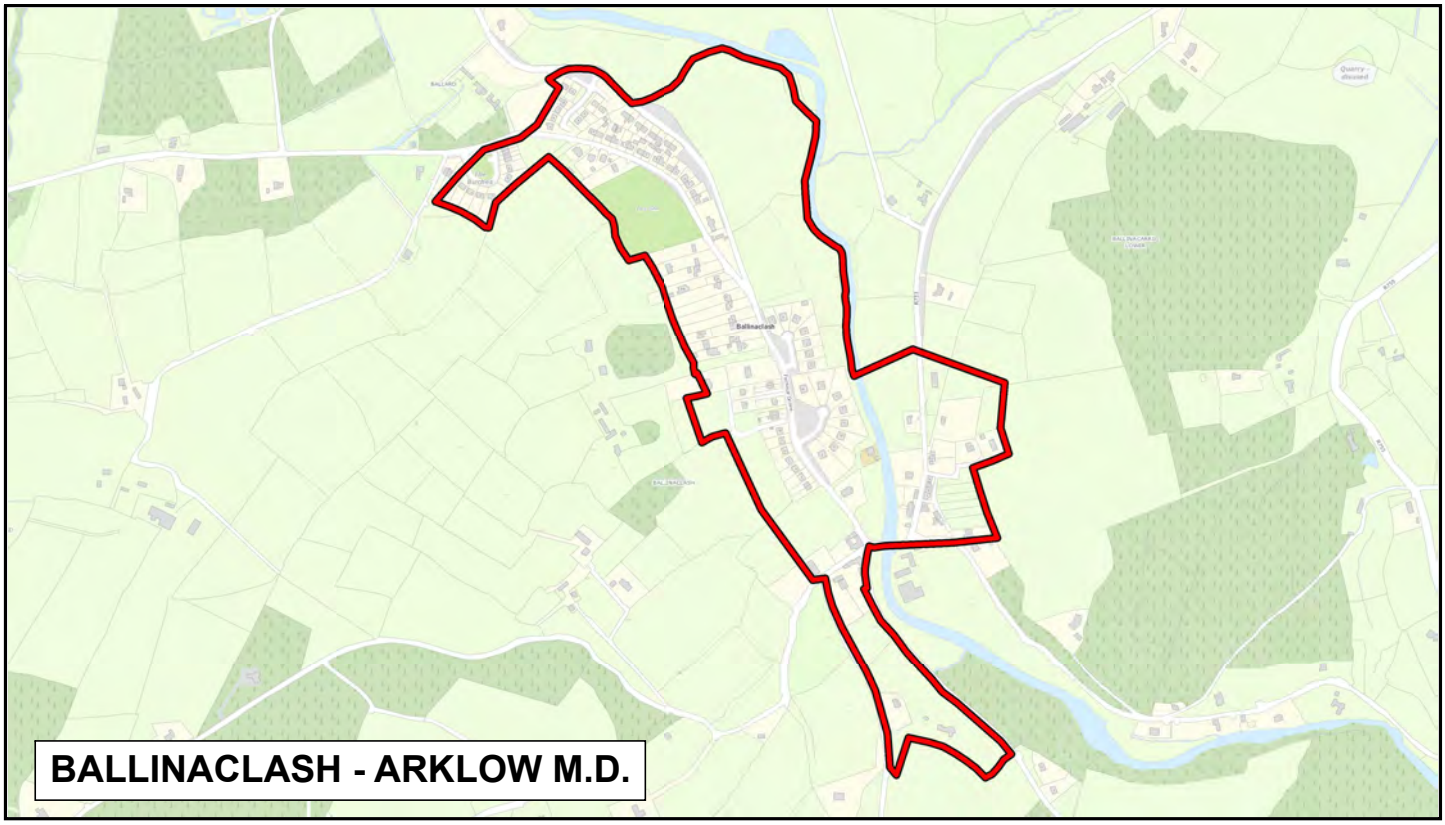
WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council

Scale 1:300,000 @A4





Settlement Boundaries
Villages (Type 1)

Map No. 04.06a

WICKLOW
ENDLESS OPPORTUNITIES

Legend

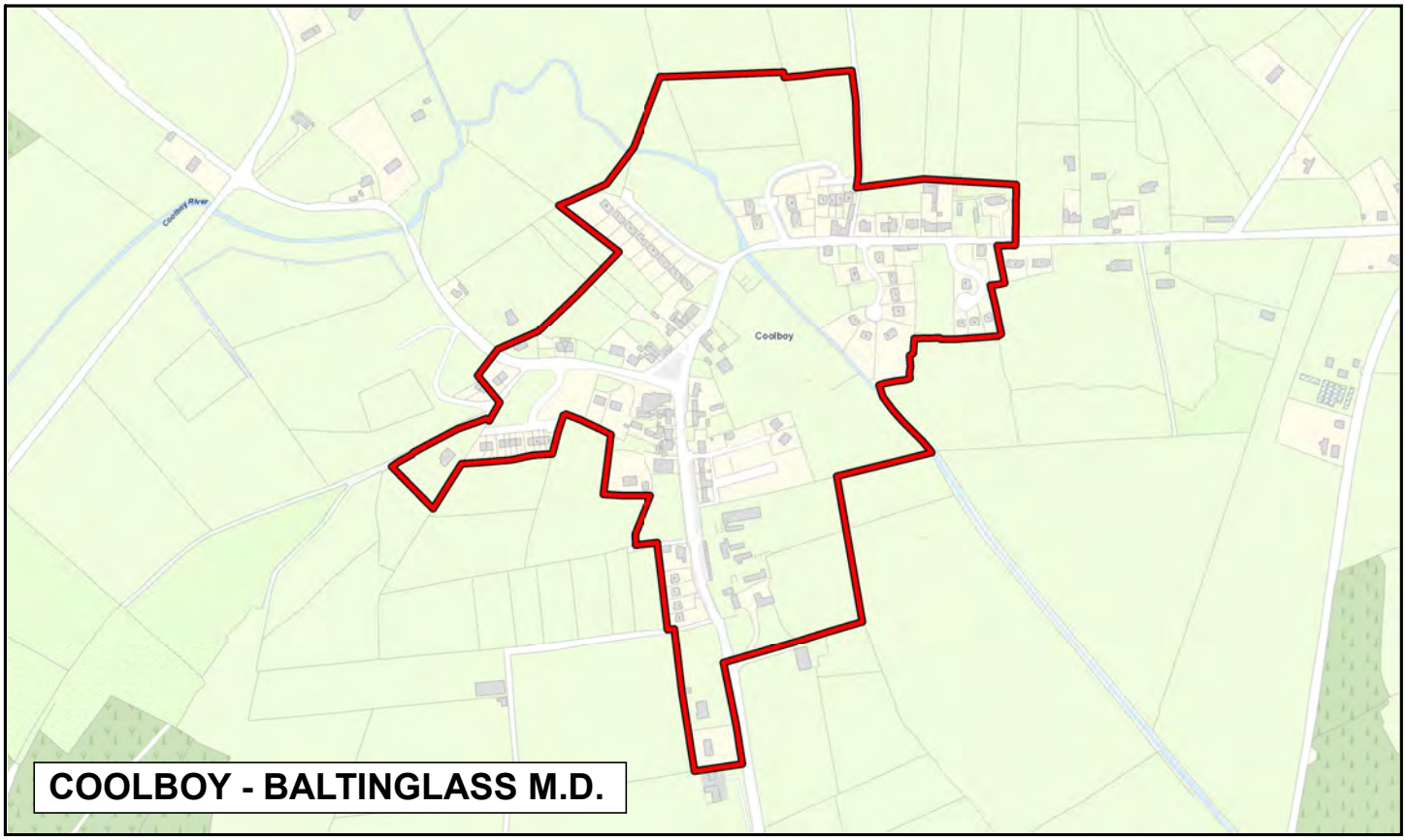
Level 7 - Settlement Boundaries

Map not to Scale

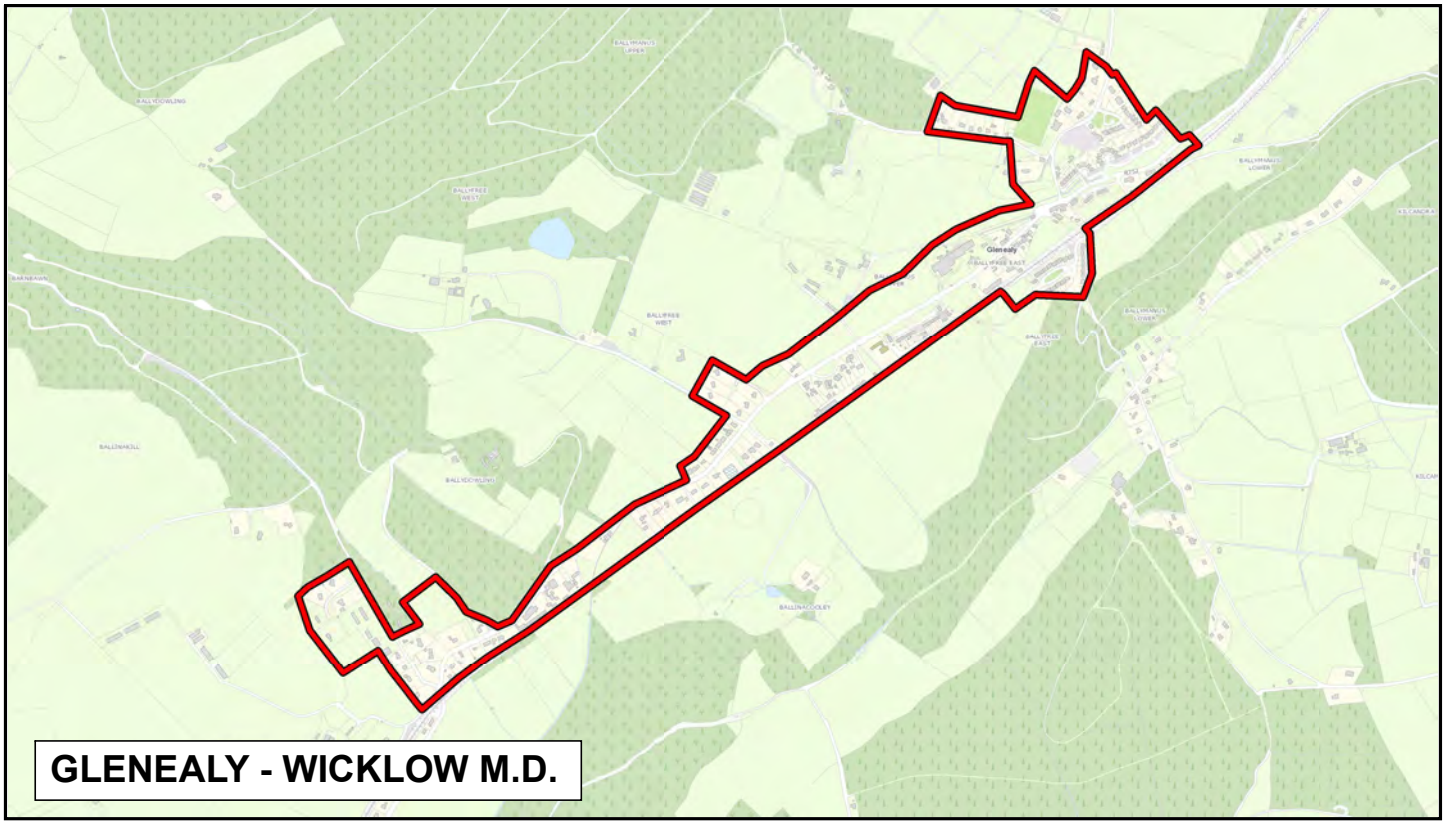
WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



COOLBOY - BALTINGLASS M.D.



GLENEALY - WICKLOW M.D.

Settlement Boundaries
Villages (Type 1)

Map No. 04.06b

WICKLOW
ENDLESS OPPORTUNITIES

Legend

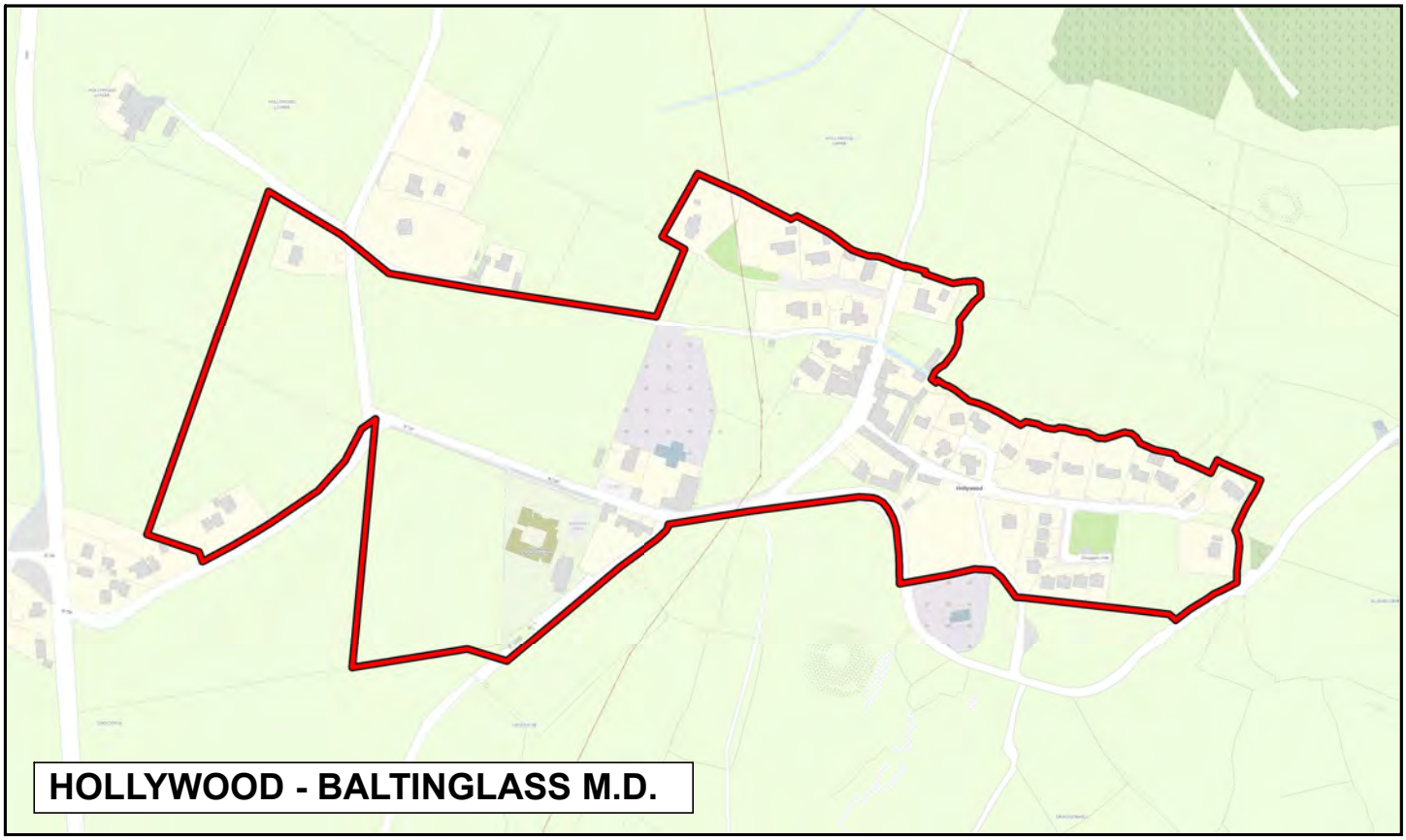
Level 7 - Settlement Boundaries

Map not to Scale

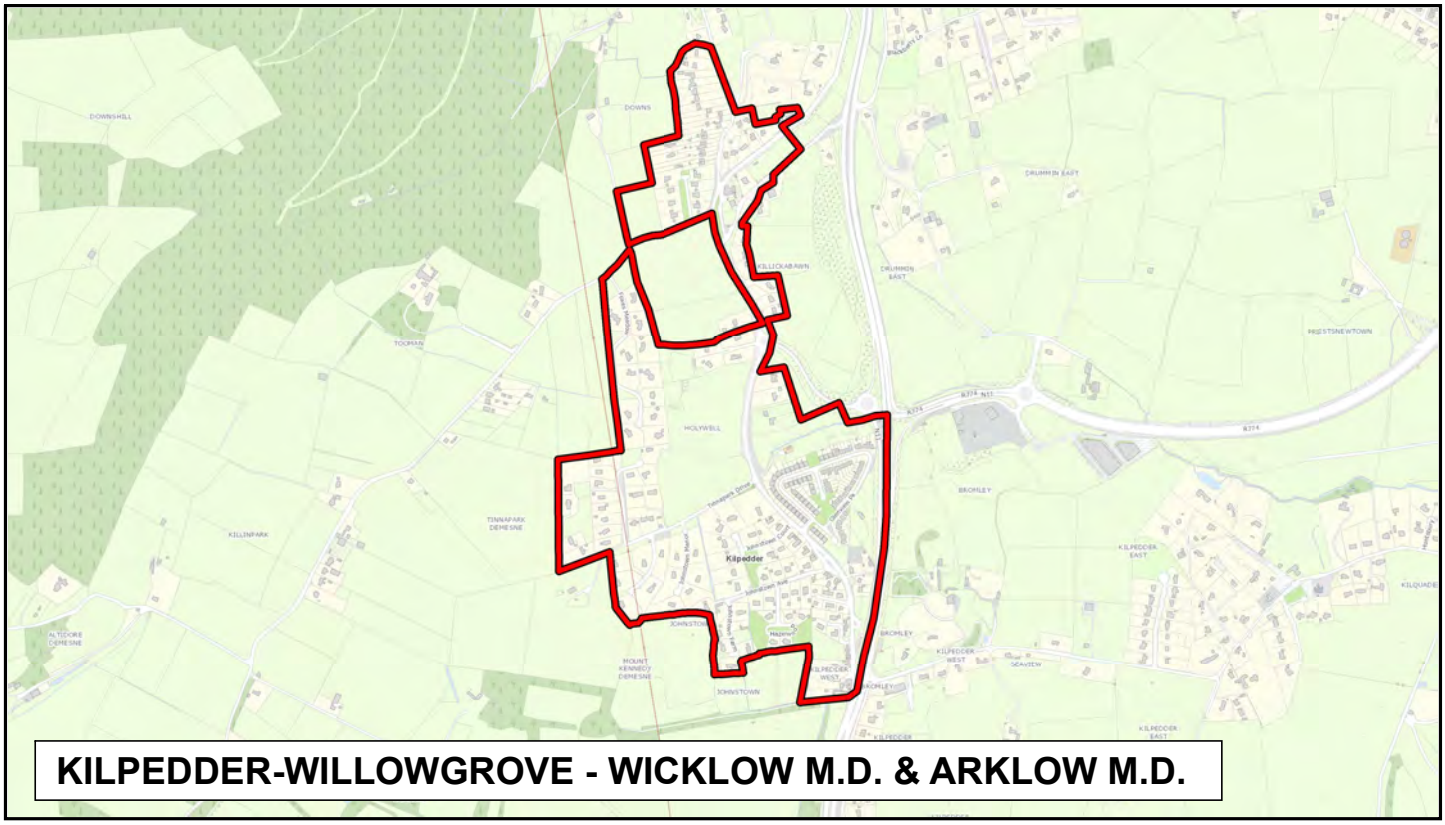
WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



HOLLYWOOD - BALTINGLASS M.D.



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

Settlement Boundaries
Villages (Type 1)

Map No. 04.06c

WICKLOW
ENDLESS OPPORTUNITIES

Legend

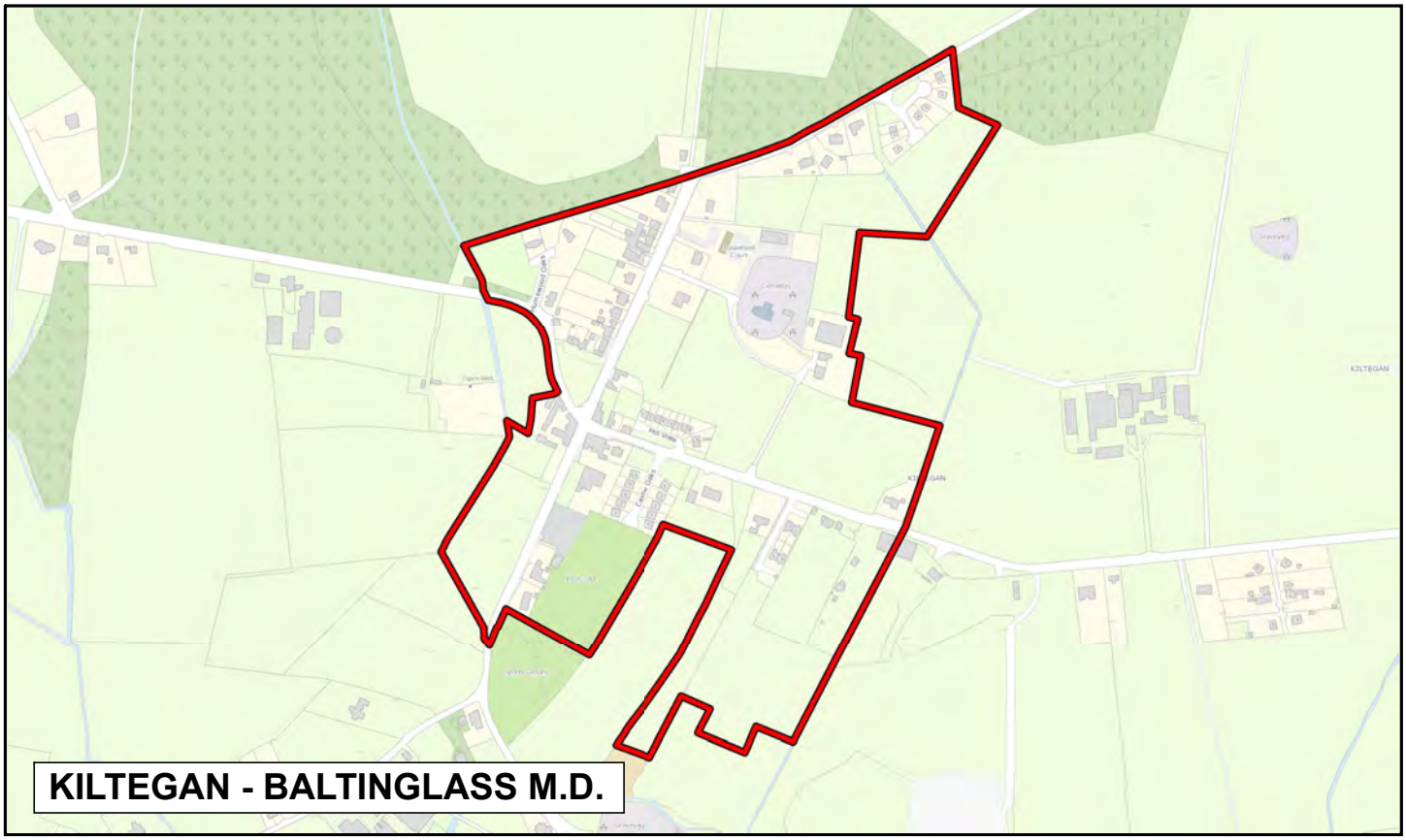
Level 7 - Settlement Boundaries

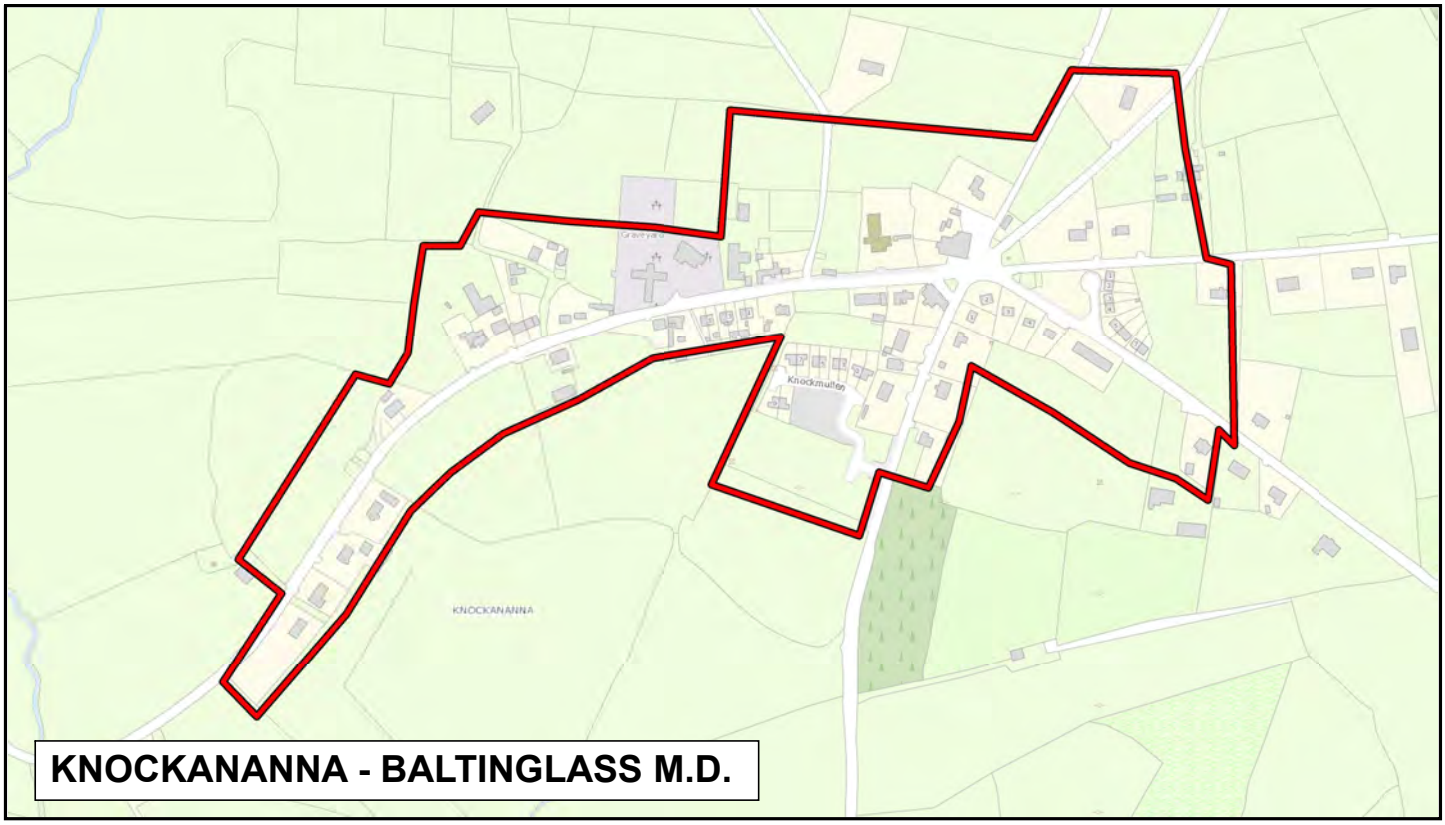
Map not to Scale

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council





Settlement Boundaries
Villages (Type 1)

Map No. 04.06d

WICKLOW
ENDLESS OPPORTUNITIES

Legend

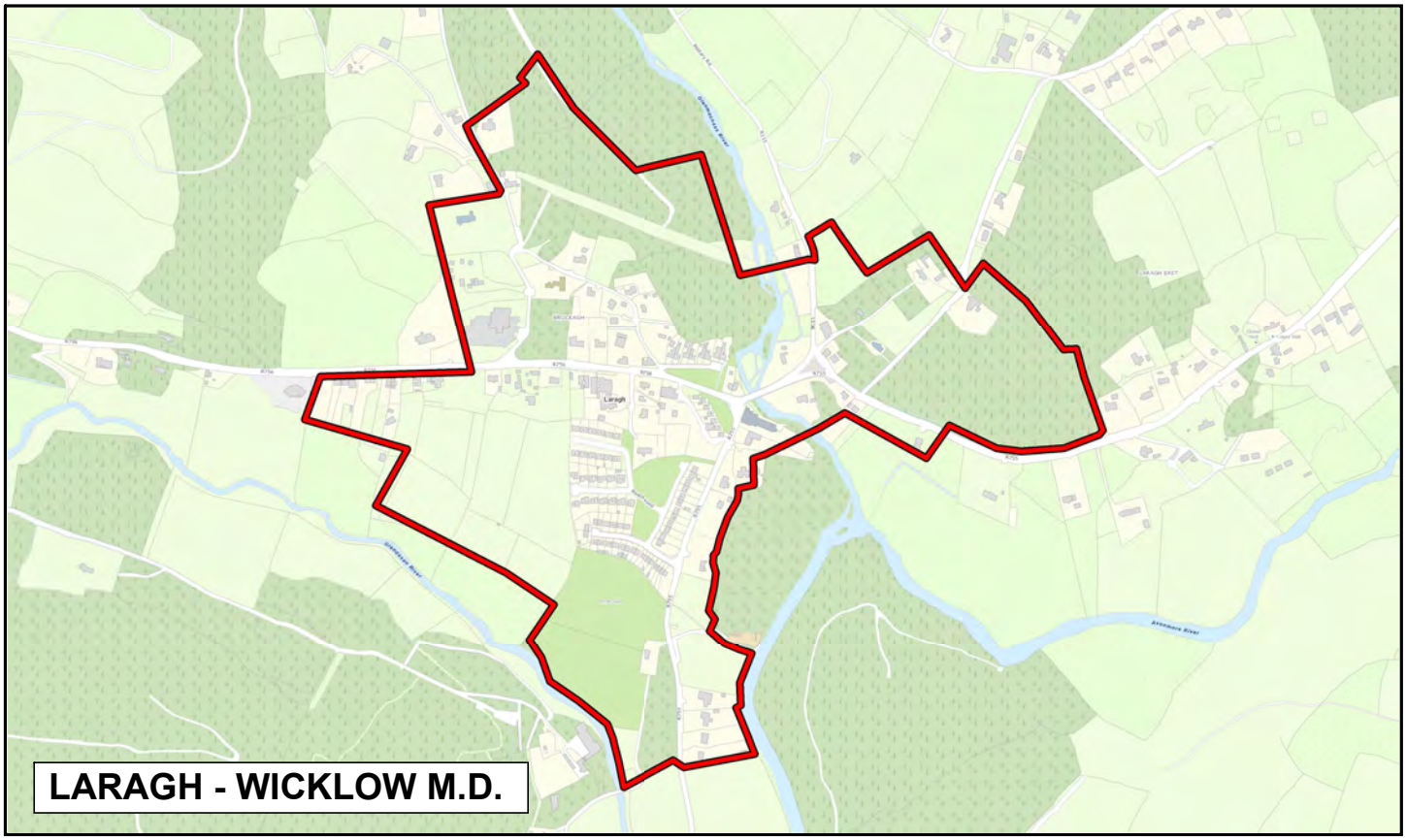
Level 7 - Settlement Boundaries

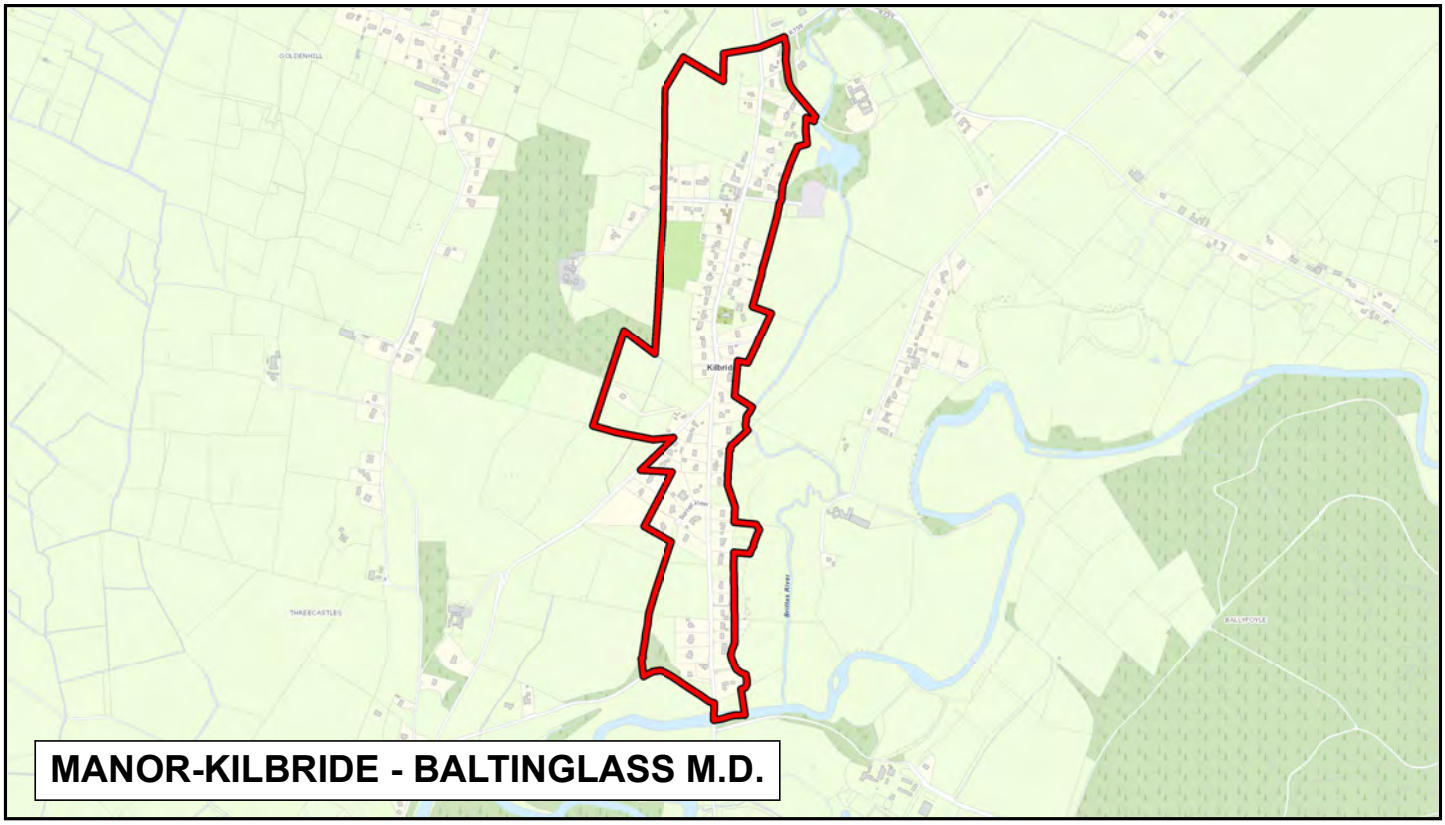
Map not to Scale

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council





Settlement Boundaries
Villages (Type 1)

Map No. 04.06e

WICKLOW
ENDLESS OPPORTUNITIES

Legend

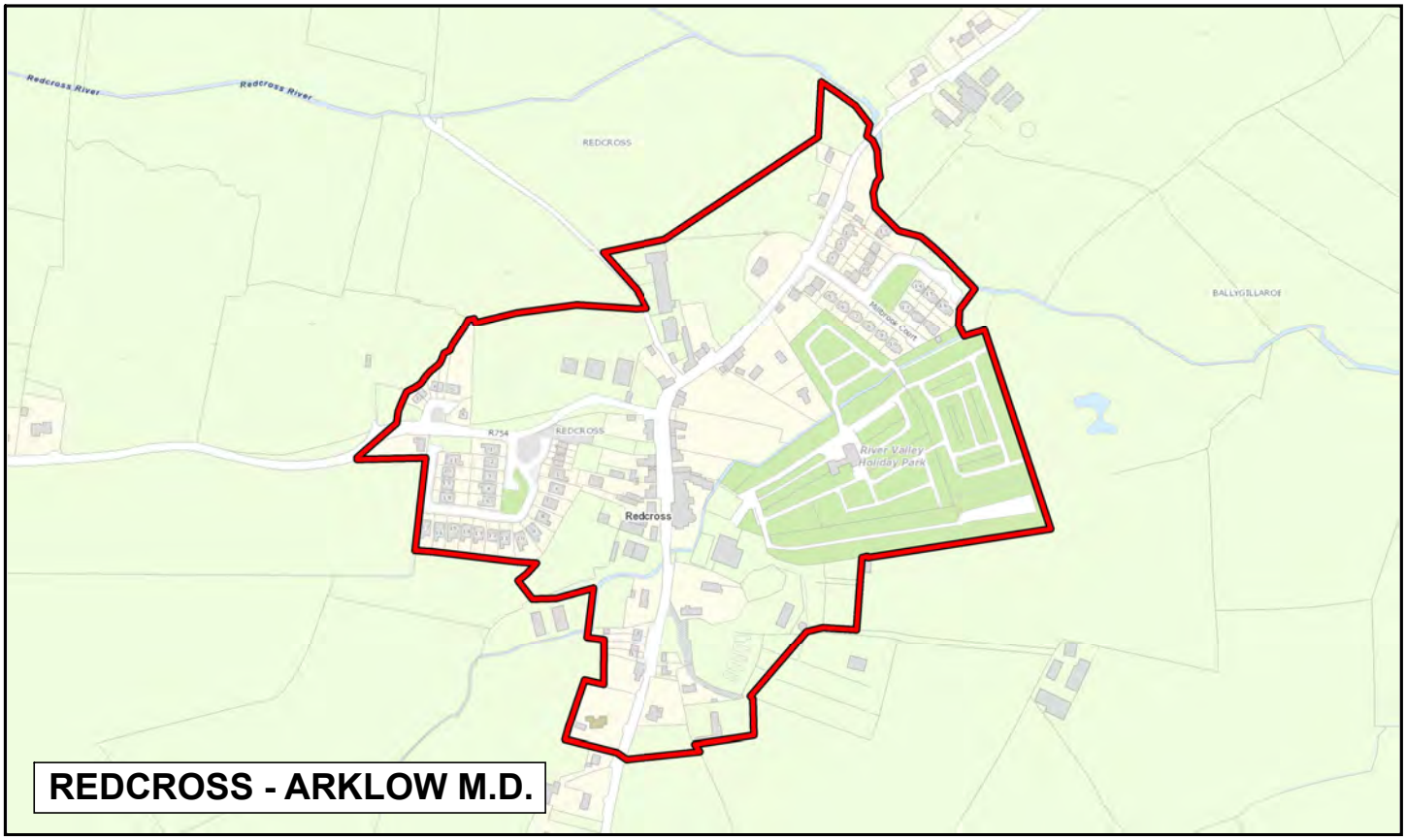
Level 7 - Settlement Boundaries

Map not to Scale

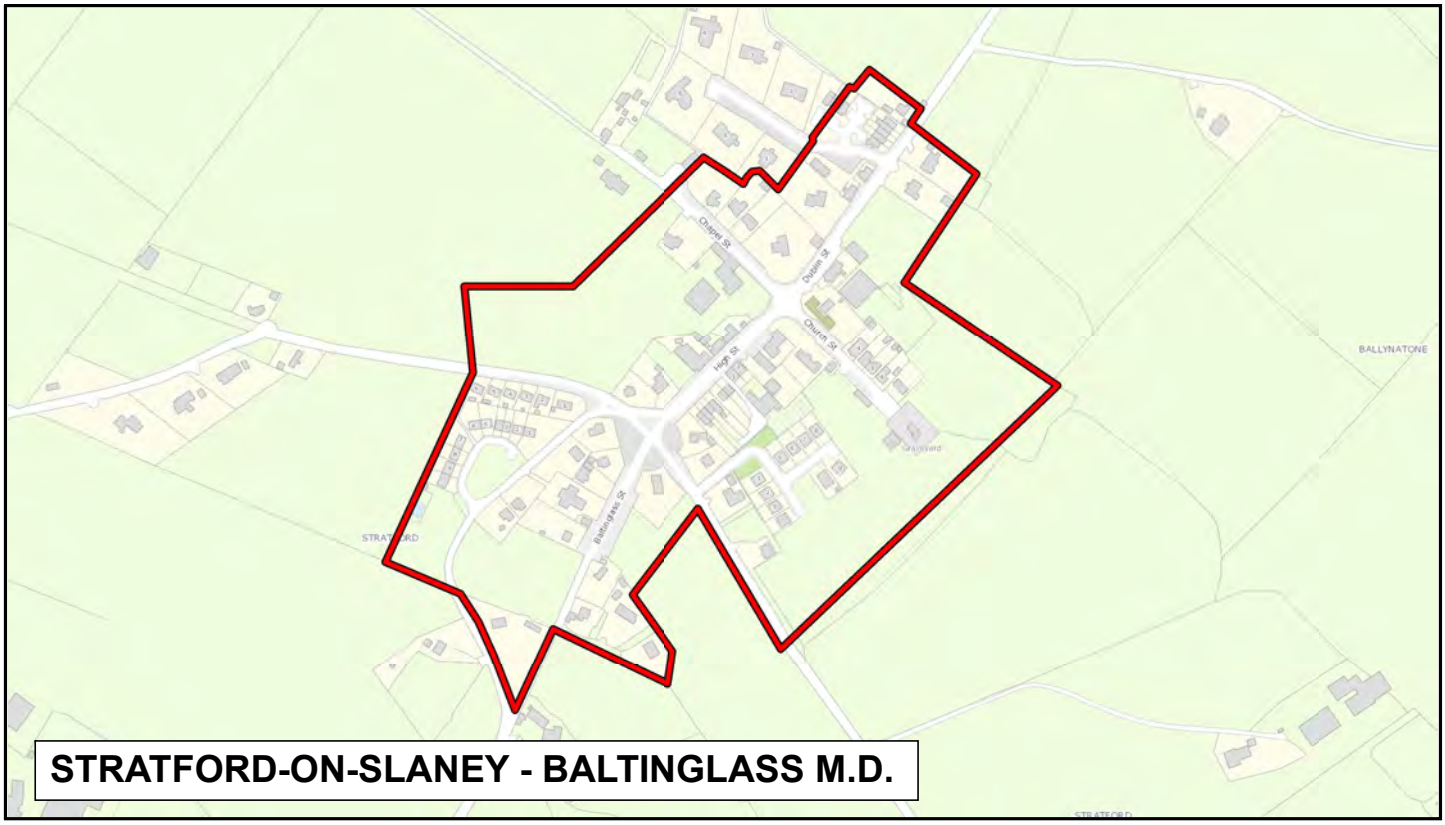
WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



REDCROSS - ARKLOW M.D.



STRATFORD-ON-SLANEY - BALTINGLASS M.D.

Settlement Boundaries
Villages (Type 1)

Map No. 04.06f

WICKLOW
ENDLESS OPPORTUNITIES

Legend

Level 7 - Settlement Boundaries

Map not to Scale

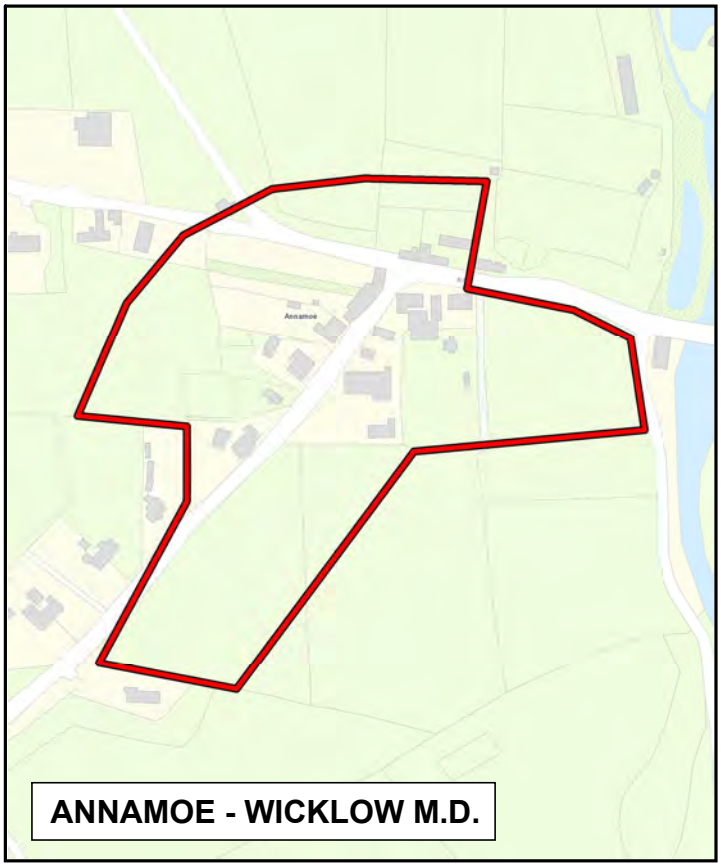
WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

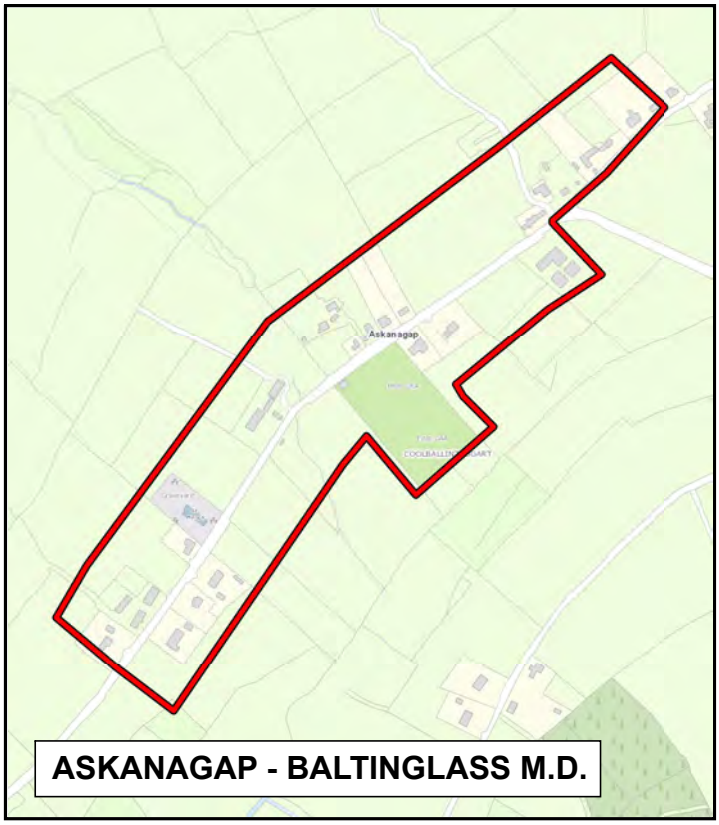
© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



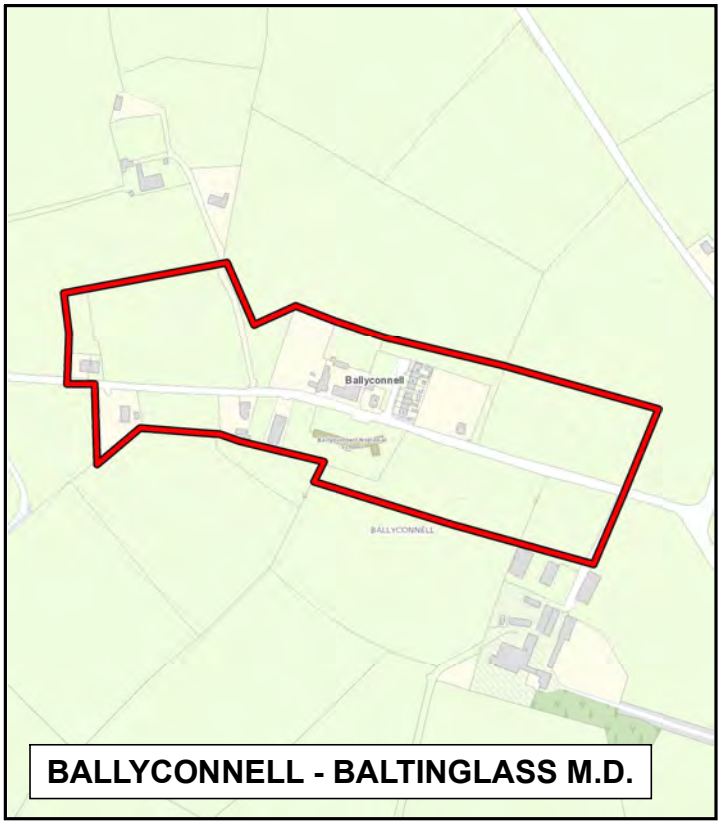
ANNACURRAGH - ARKLOW M.D.



ANNAMOE - WICKLOW M.D.



ASKANAGAP - BALTINGLASS M.D.



BALLYCONNELL - BALTINGLASS M.D.

Settlement Boundaries
Villages (Type 2)

Map No. 04.07a

WICKLOW
ENDLESS OPPORTUNITIES

Legend

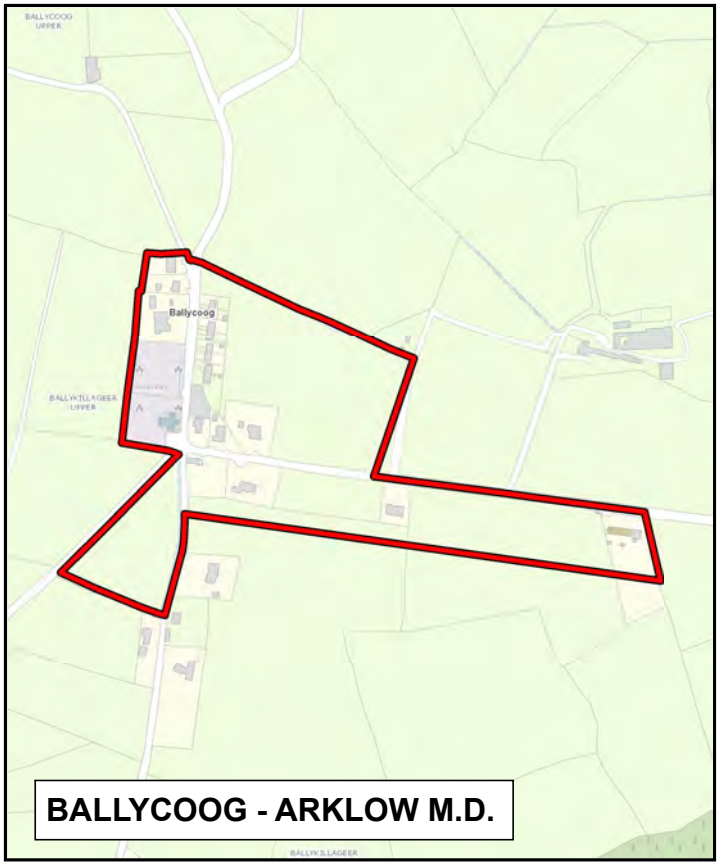
Level 8 - Settlement Boundaries

Map not to Scale

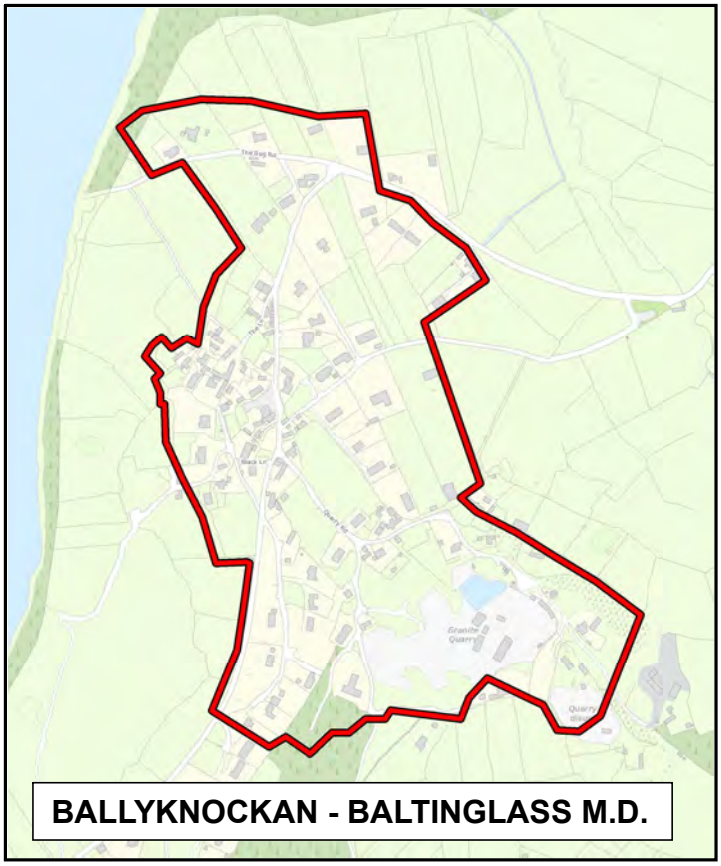
WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

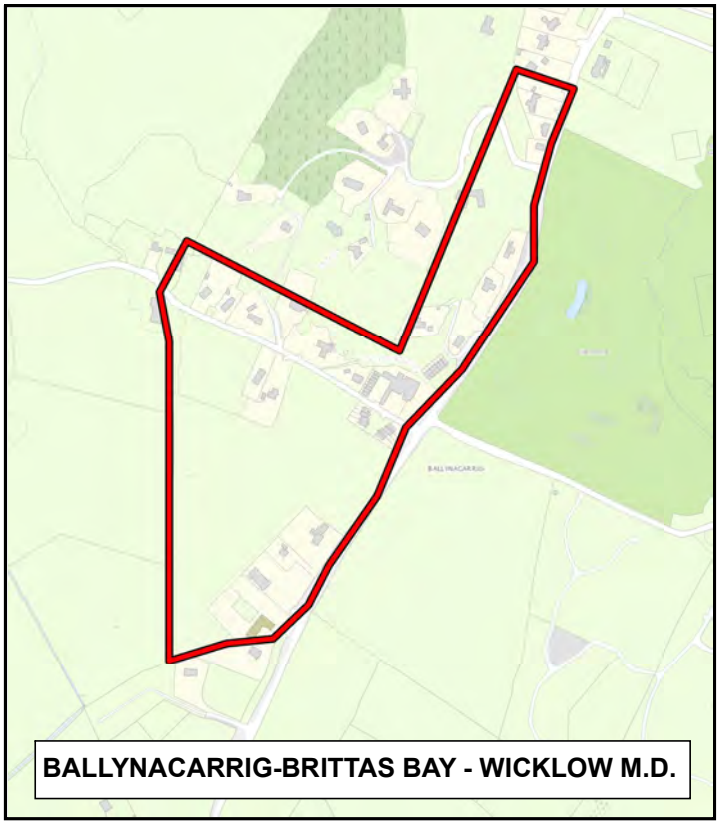
© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



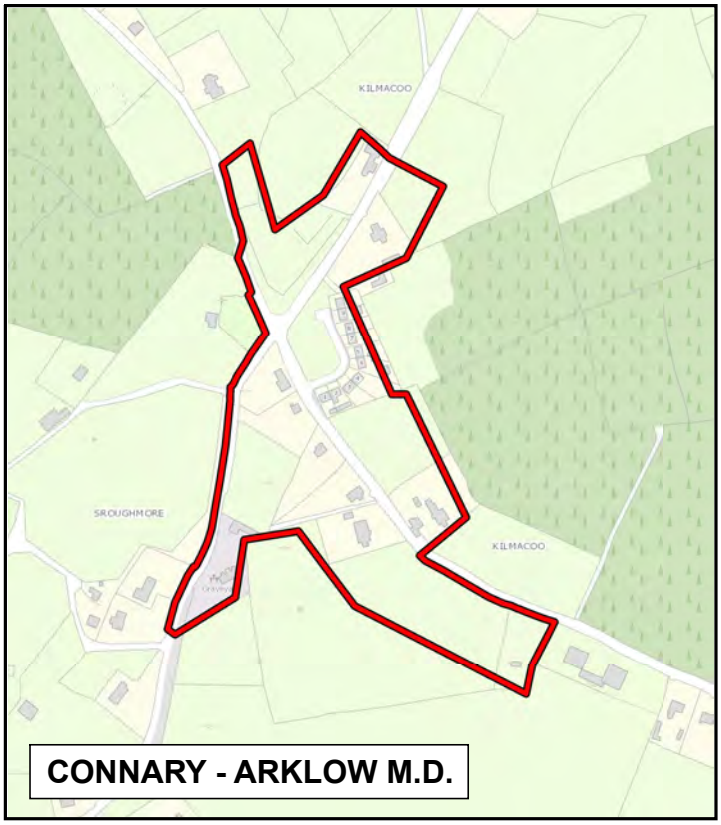
BALLYCOOG - ARKLOW M.D.



BALLYKNOCKAN - BALTINGLASS M.D.



BALLYNACARRIG-BRITTAS BAY - WICKLOW M.D.



CONNARY - ARKLOW M.D.

Settlement Boundaries
Villages (Type 2)

Map No. 04.07b

WICKLOW
ENDLESS OPPORTUNITIES

Legend

Level 8 - Settlement Boundaries

Map not to Scale

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

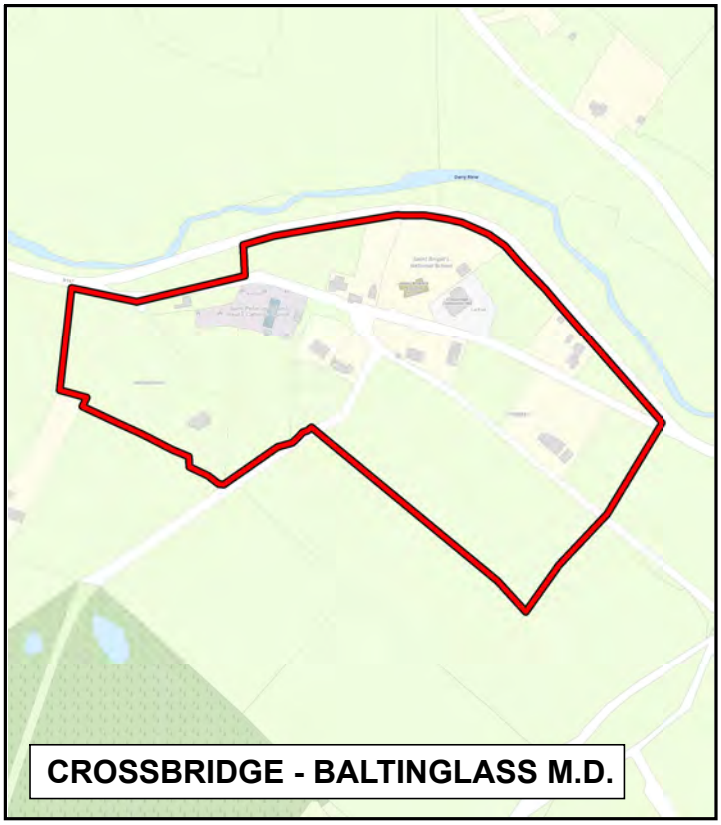
Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council









Settlement Boundaries
Villages (Type 2)

Map No. 04.07c

WICKLOW
ENDLESS OPPORTUNITIES

Legend

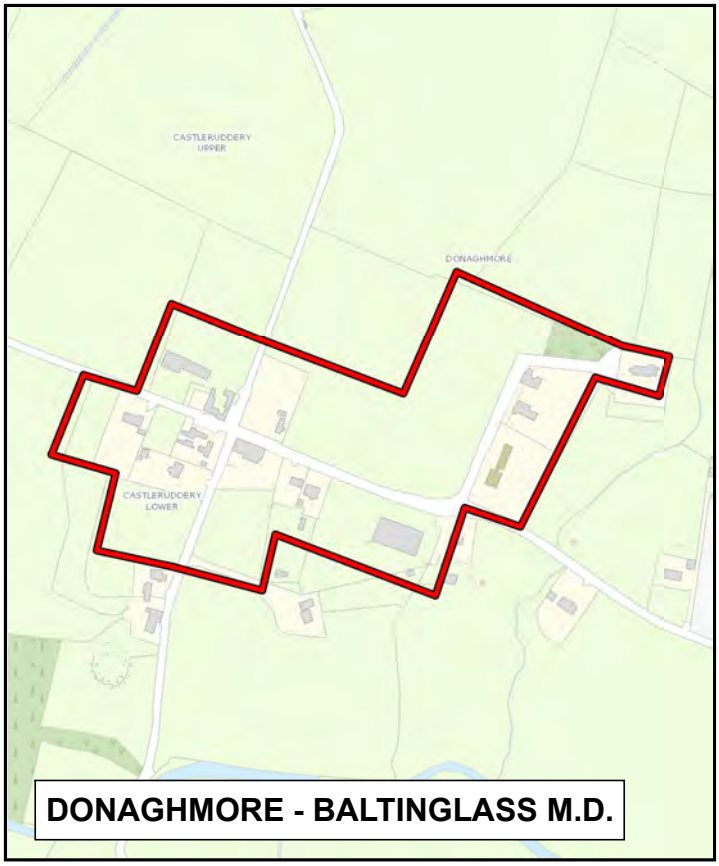
Level 8 - Settlement Boundaries

Map not to Scale

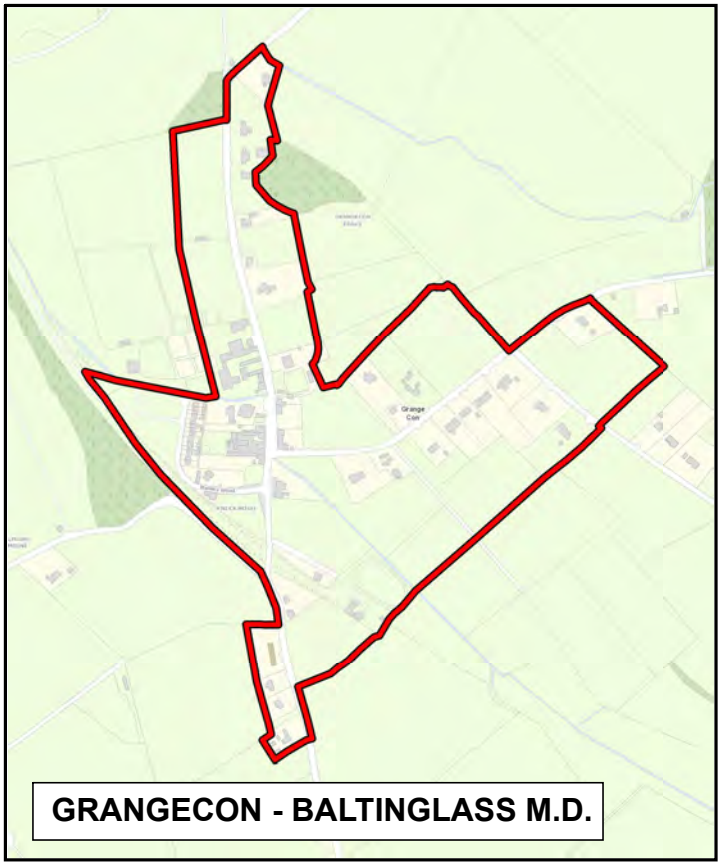
WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

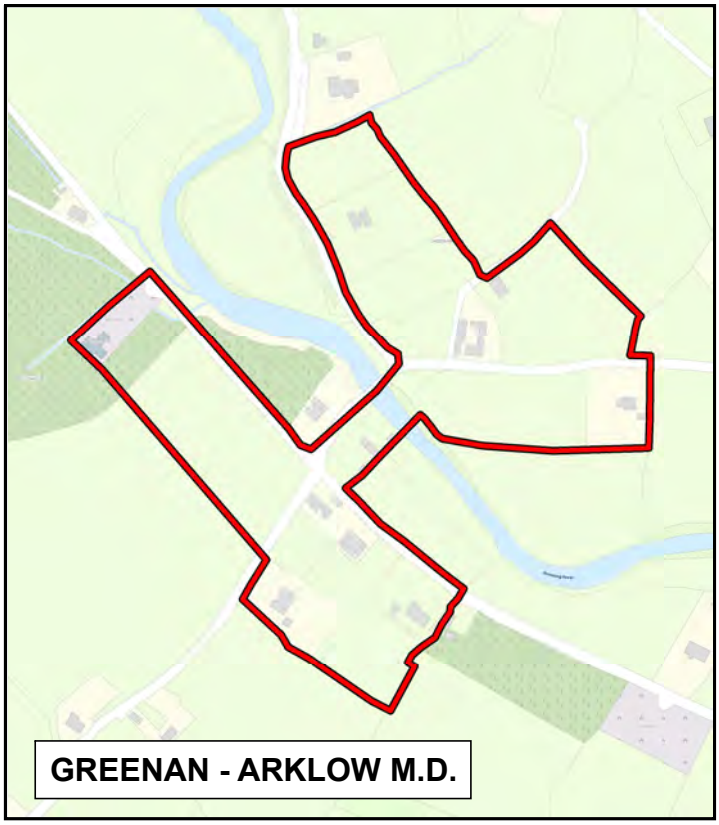
© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



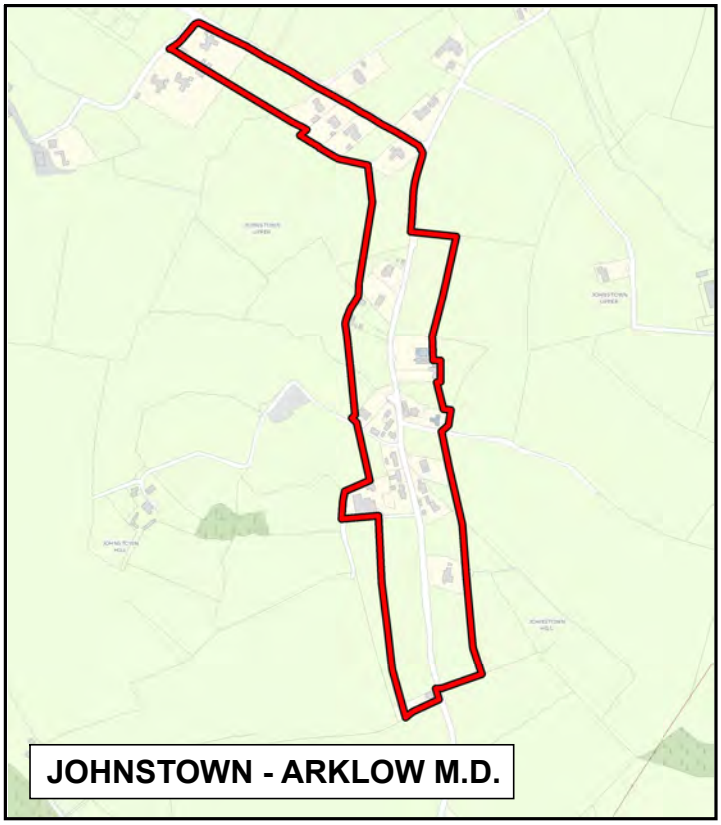
DONAGHMORE - BALTINGLASS M.D.



GRANGECON - BALTINGLASS M.D.



GREENAN - ARKLOW M.D.



JOHNSTOWN - ARKLOW M.D.

Settlement Boundaries
Villages (Type 2)

Map No. 04.07d

WICKLOW
ENDLESS OPPORTUNITIES

Legend

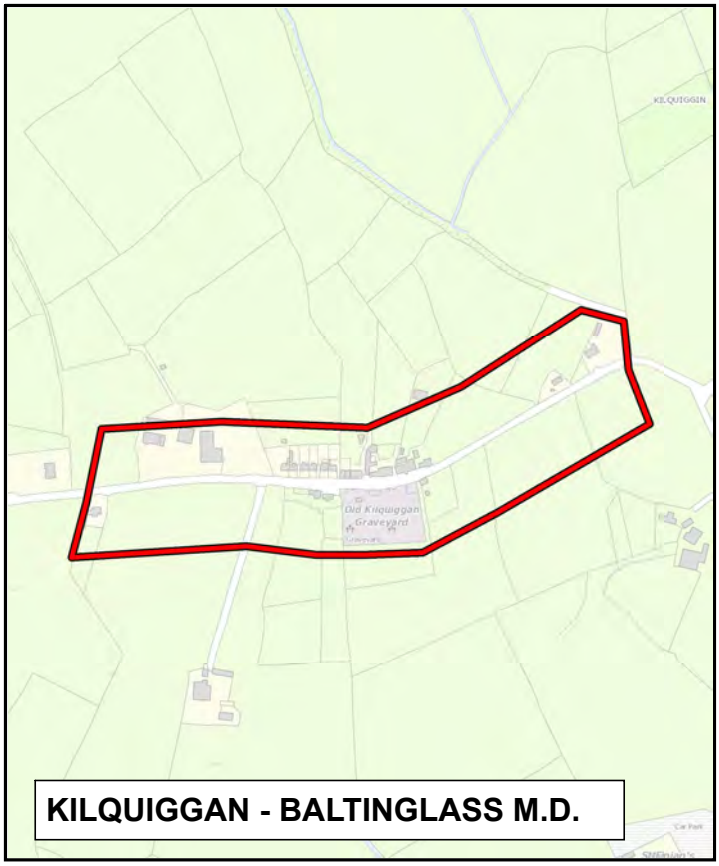
Level 8 - Settlement Boundaries

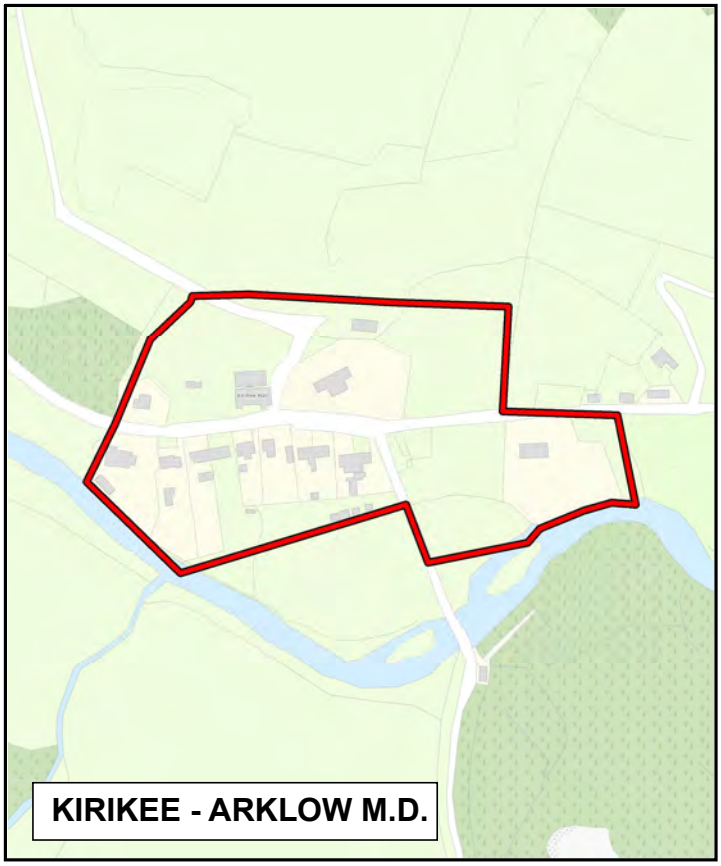
Map not to Scale

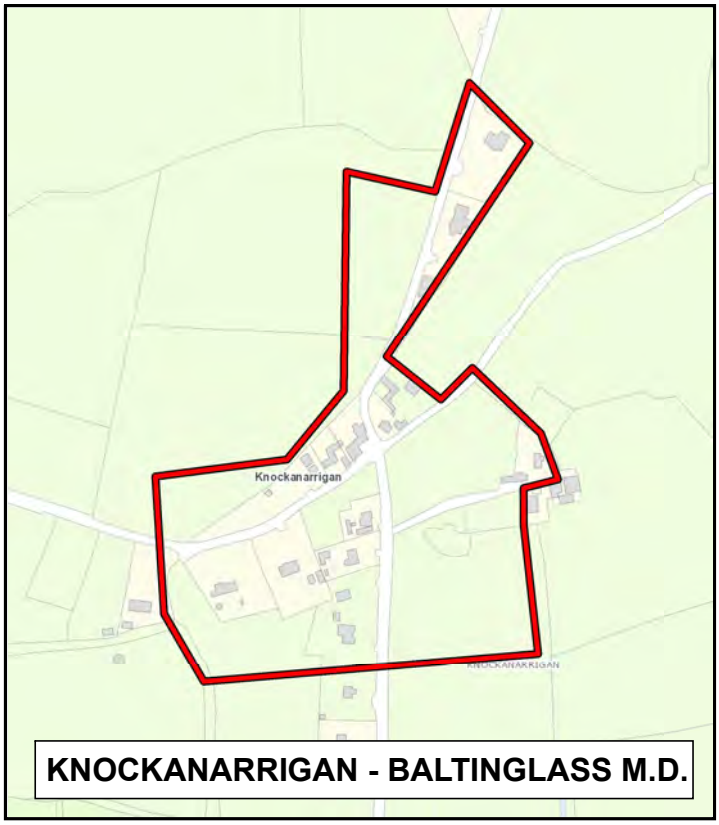
WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

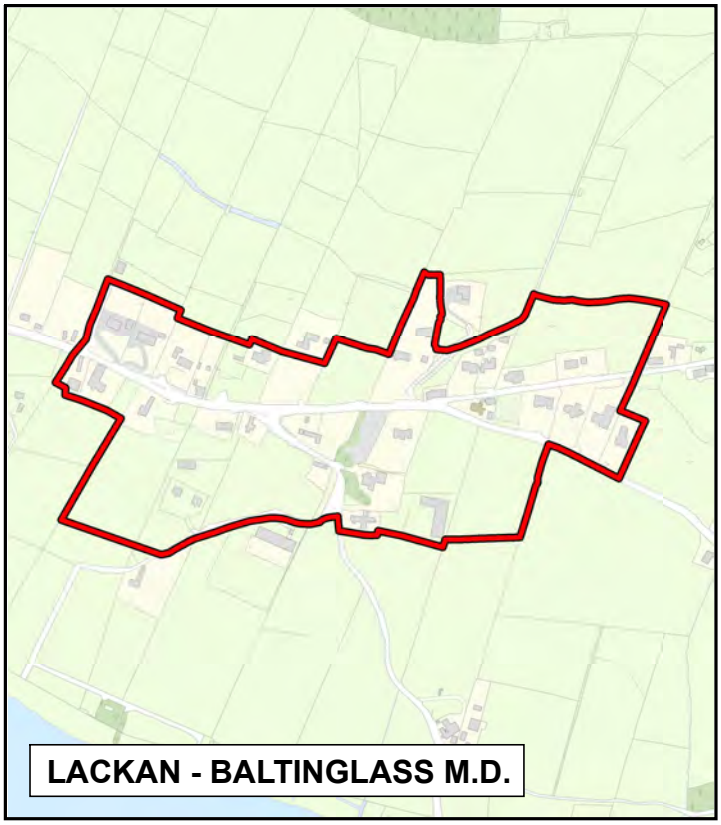
Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council









Settlement Boundaries
Villages (Type 2)

Map No. 04.07e

WICKLOW
ENDLESS OPPORTUNITIES

Legend

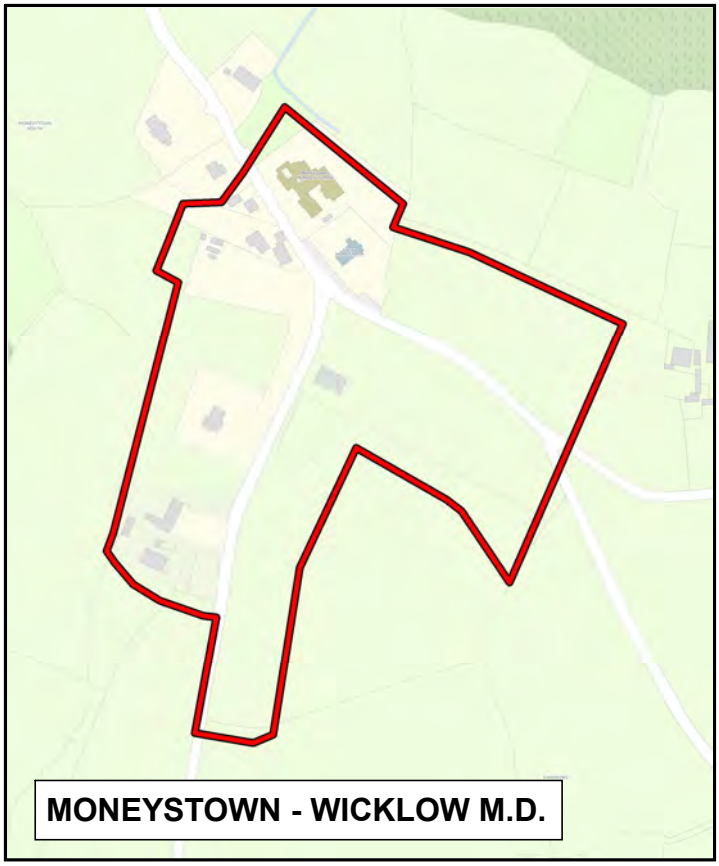
Level 8 - Settlement Boundaries

Map not to Scale

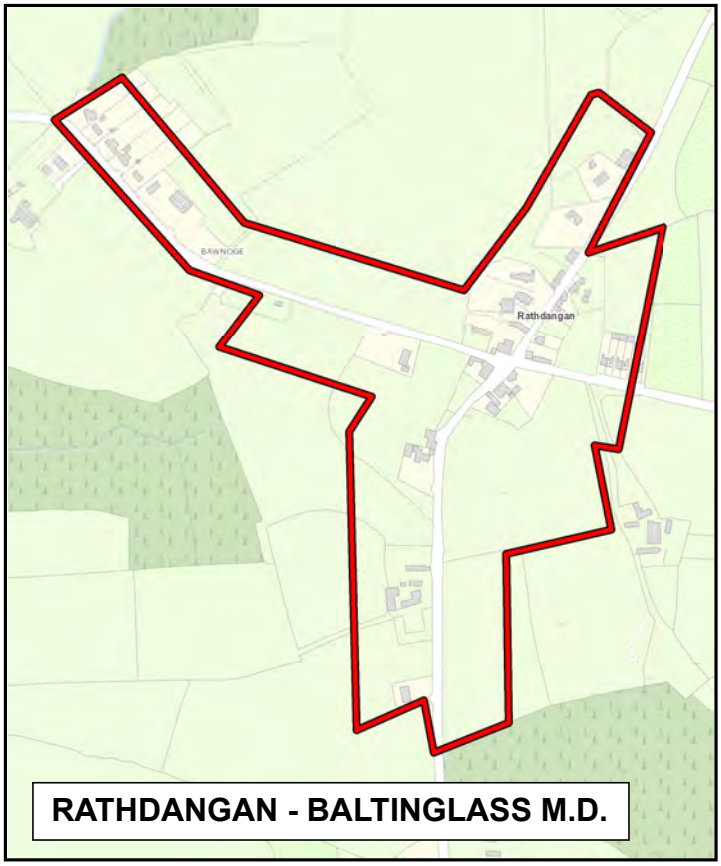
WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

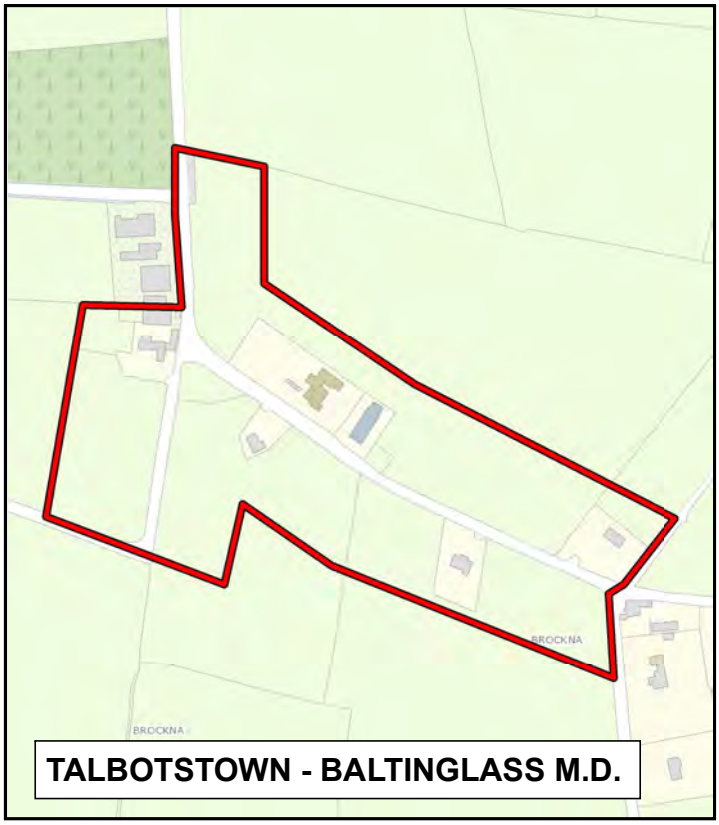
© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



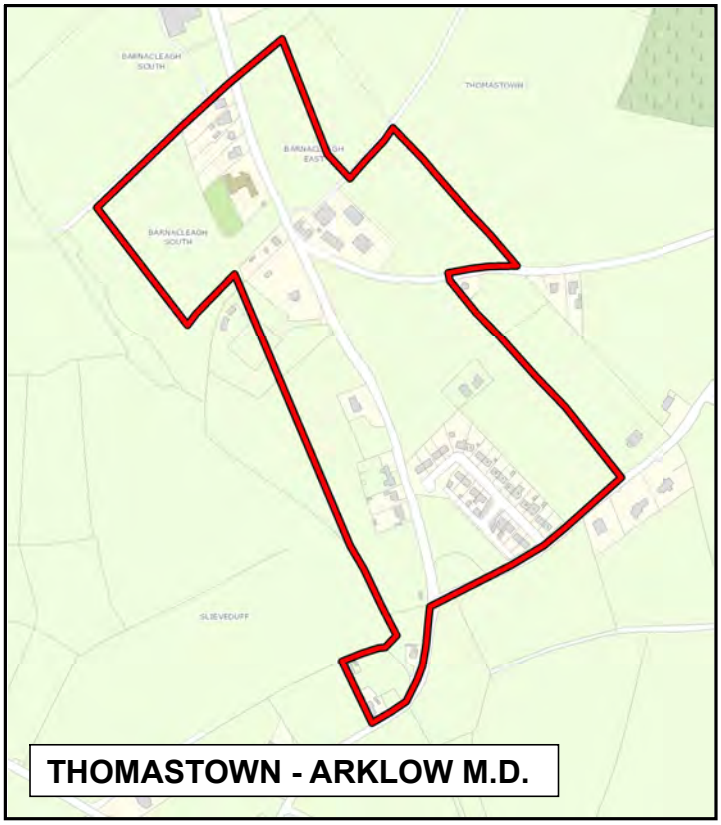
MONEYSTOWN - WICKLOW M.D.



RATHDANGAN - BALTINGLASS M.D.



TALBOTSTOWN - BALTINGLASS M.D.



THOMASTOWN - ARKLOW M.D.

Settlement Boundaries
Villages (Type 2)

Map No. 04.07f

WICKLOW
ENDLESS OPPORTUNITIES

Legend

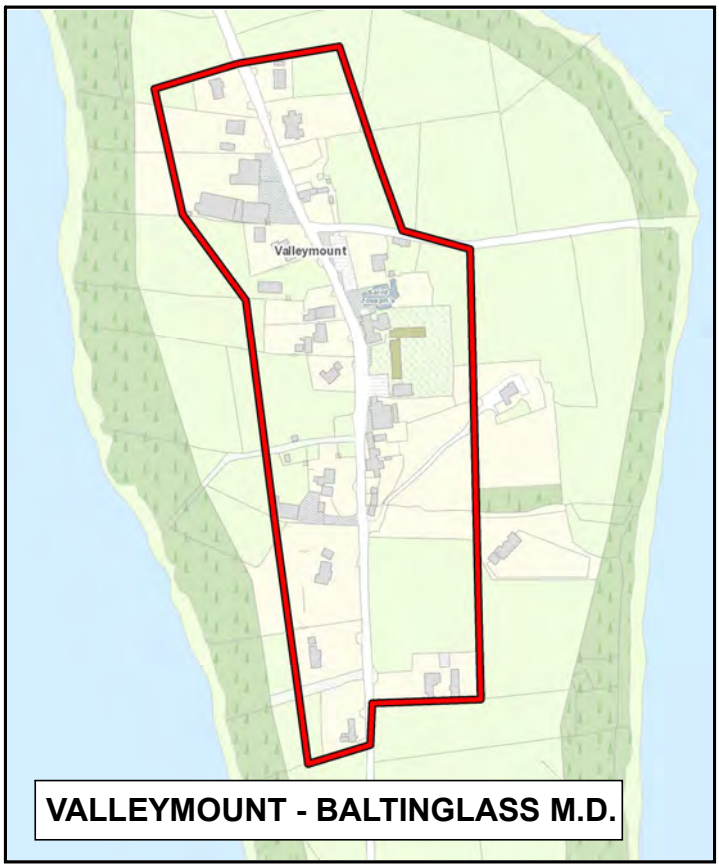
Level 8 - Settlement Boundaries

Map not to Scale

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Settlement Boundaries
Villages (Type 2)

Map No. 04.07g

WICKLOW
ENDLESS OPPORTUNITIES

Legend

Level 8 - Settlement Boundaries

Map not to Scale

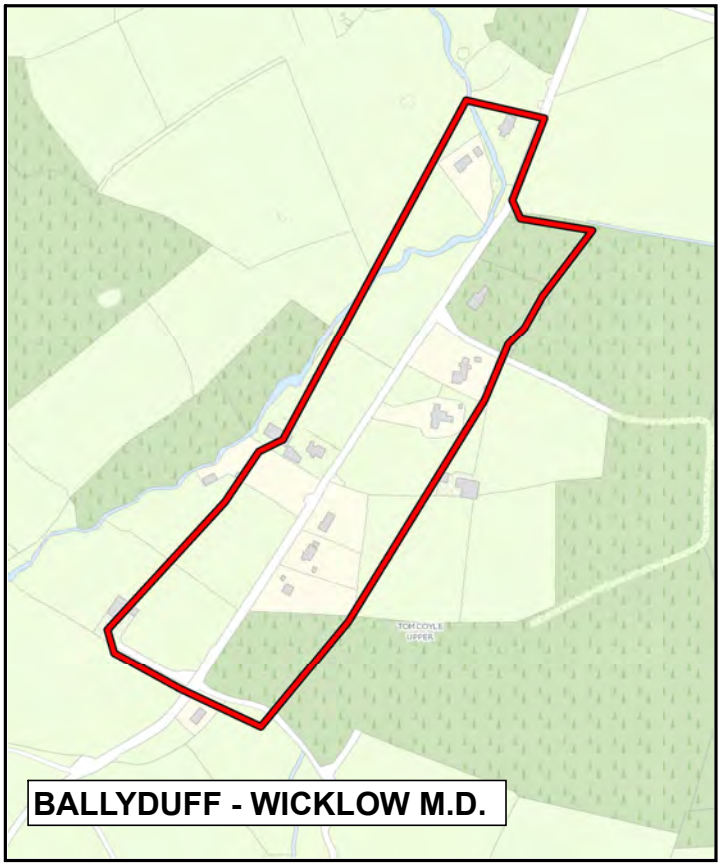
WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

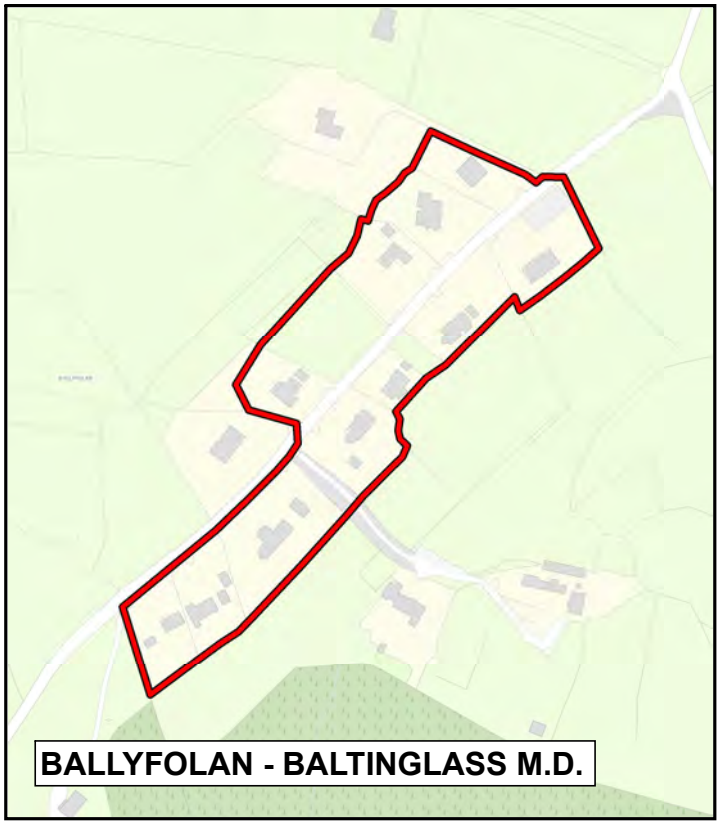
© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



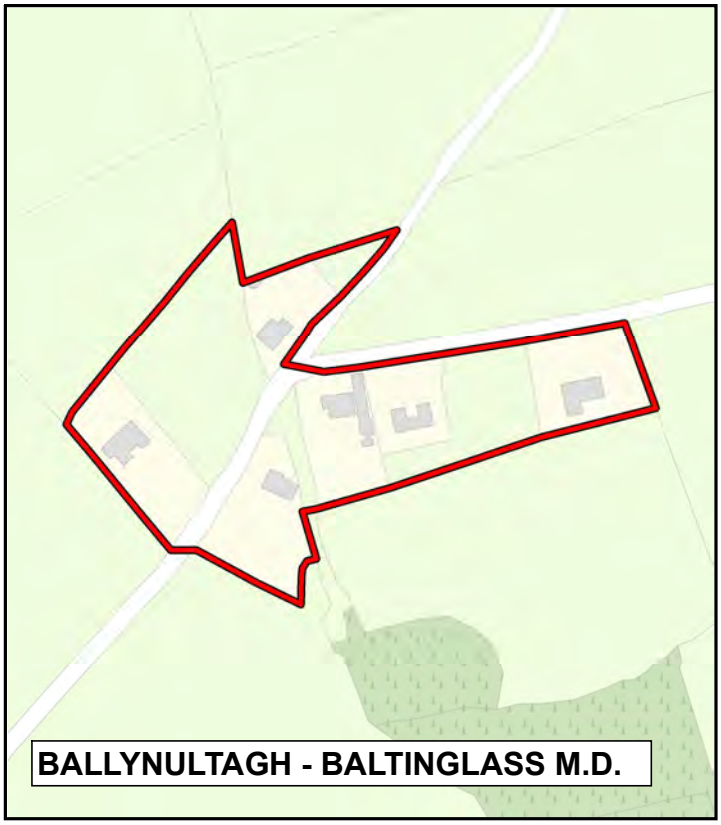
BALLINGLEN - BALTINGLASS M.D.



BALLYDUFF - WICKLOW M.D.



BALLYFOLAN - BALTINGLASS M.D.



BALLYNULTAGH - BALTINGLASS M.D.

Settlement Boundaries
Rural Clusters

Map No. 04.08a

WICKLOW
ENDLESS OPPORTUNITIES

Legend

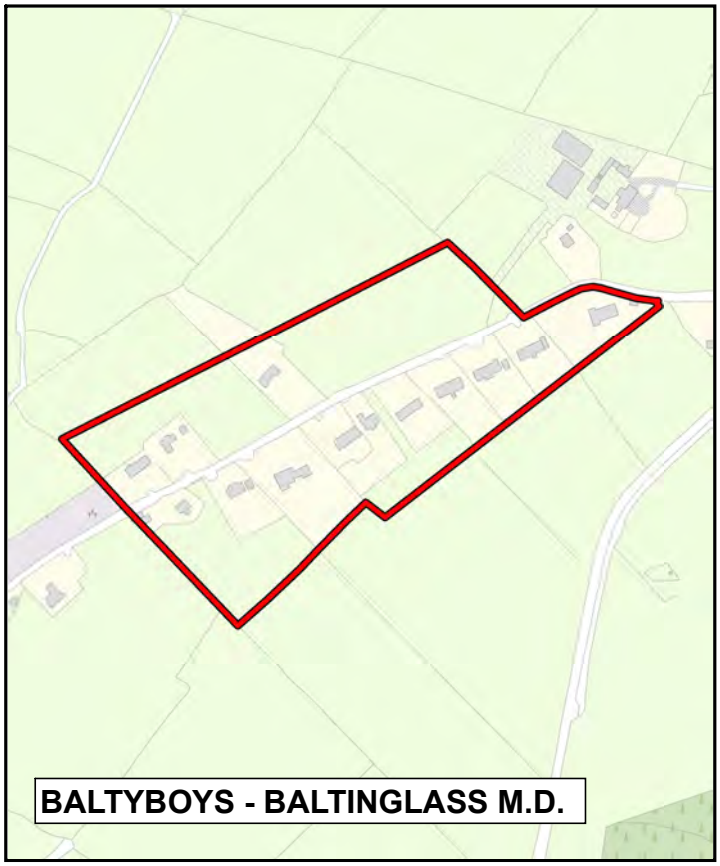
Level 9 - Settlement Boundaries

Map not to Scale

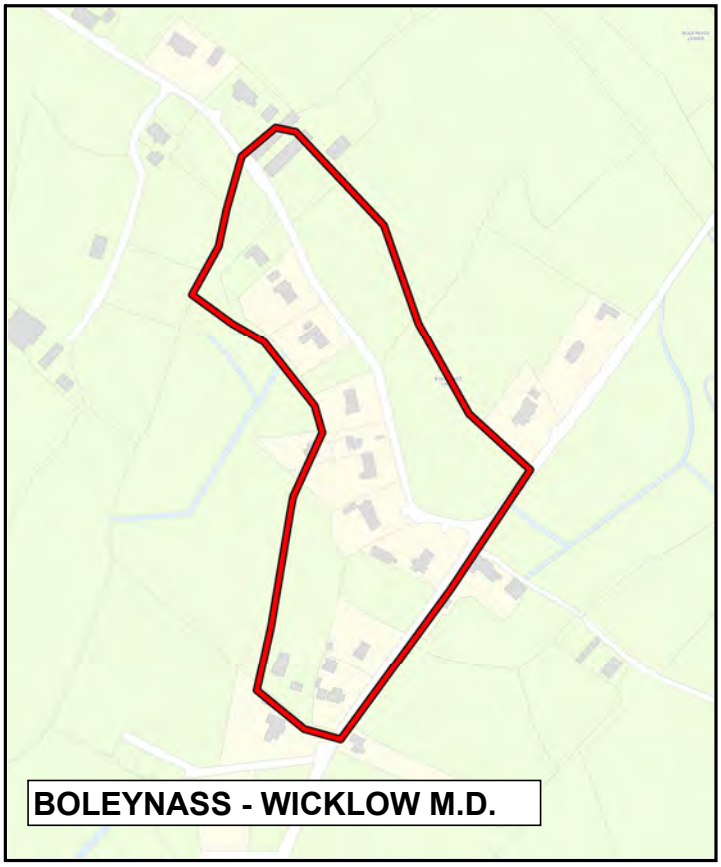
WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

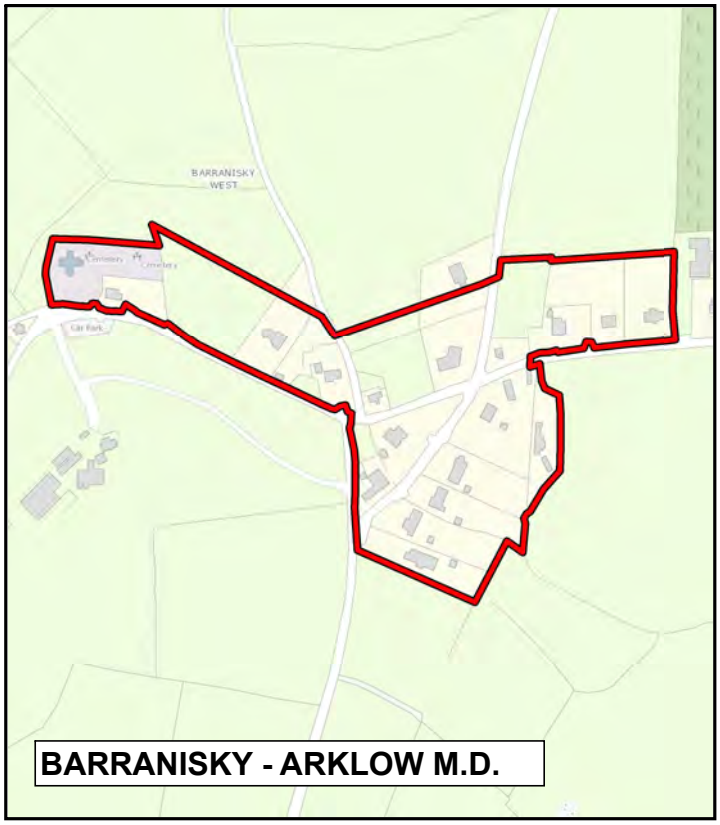
© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



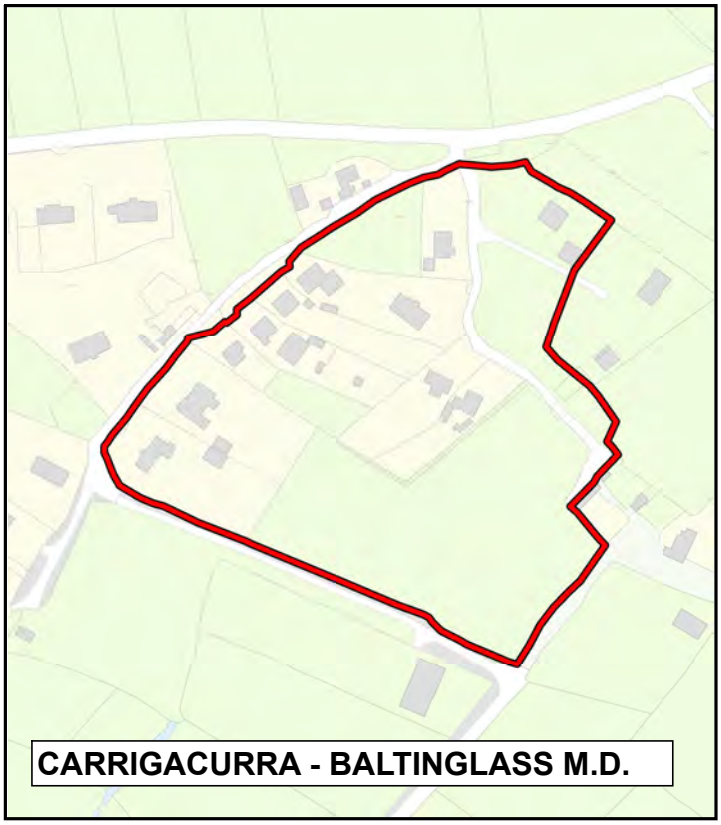
BALTYBOYS - BALTINGLASS M.D.



BOLEYNASS - WICKLOW M.D.



BARRANISKY - ARKLOW M.D.



CARRIGACURRA - BALTINGLASS M.D.

Settlement Boundaries
Rural Clusters

Map No. 04.08b

WICKLOW
ENDLESS OPPORTUNITIES

Legend

Level 9 - Settlement Boundaries

Map not to Scale

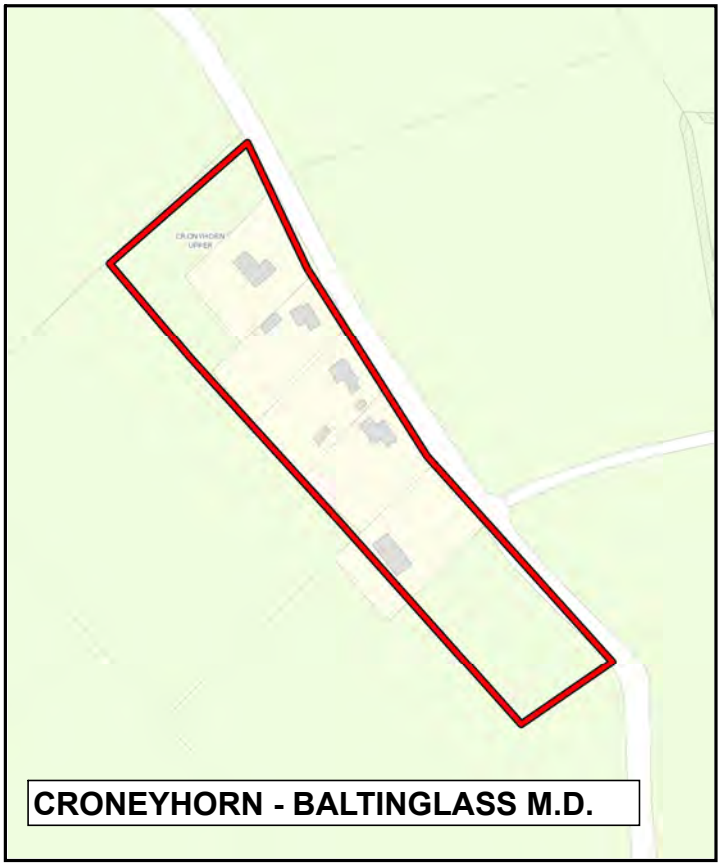
WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

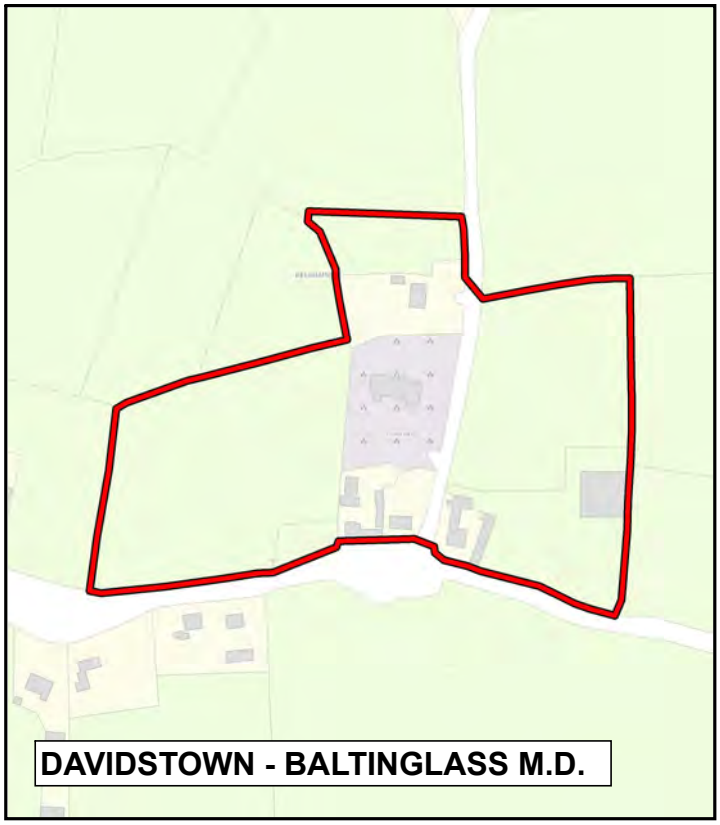
© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



CRAB LANE - BALTINGLASS M.D.



CRONEYHORN - BALTINGLASS M.D.



DAVIDSTOWN - BALTINGLASS M.D.



GLENMALURE - ARKLOW M.D.

Settlement Boundaries
Rural Clusters

Map No. 04.08c

WICKLOW
ENDLESS OPPORTUNITIES

Legend

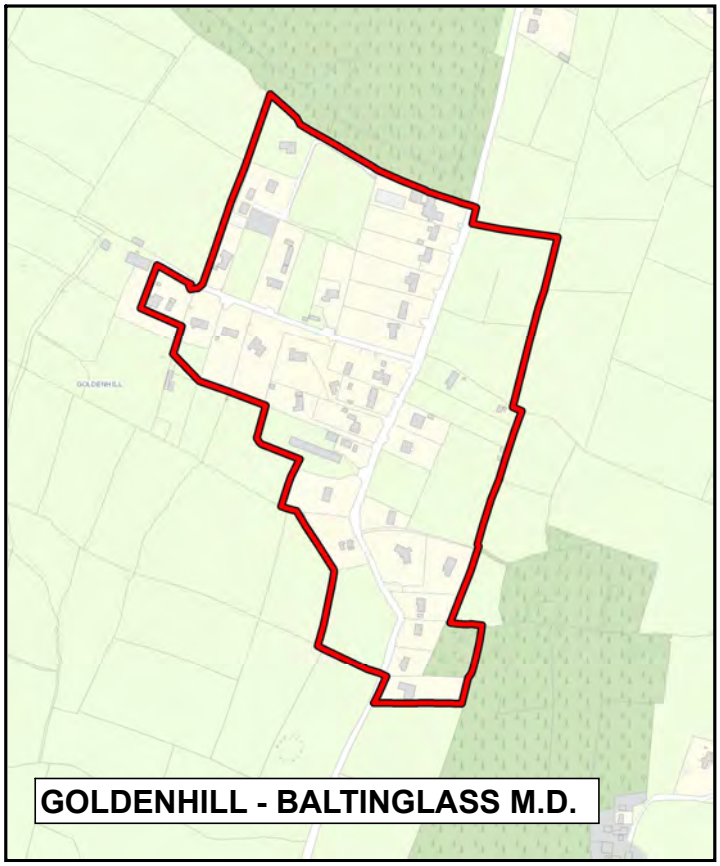
Level 9 - Settlement Boundaries

Map not to Scale

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

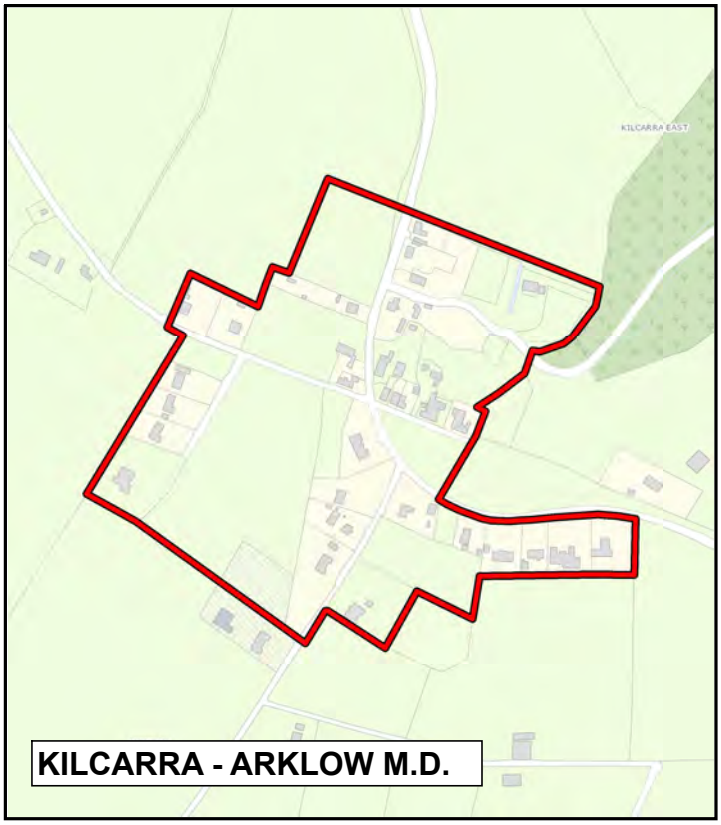
Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council









Settlement Boundaries
Rural Clusters

Map No. 04.08d

WICKLOW
ENDLESS OPPORTUNITIES

Legend

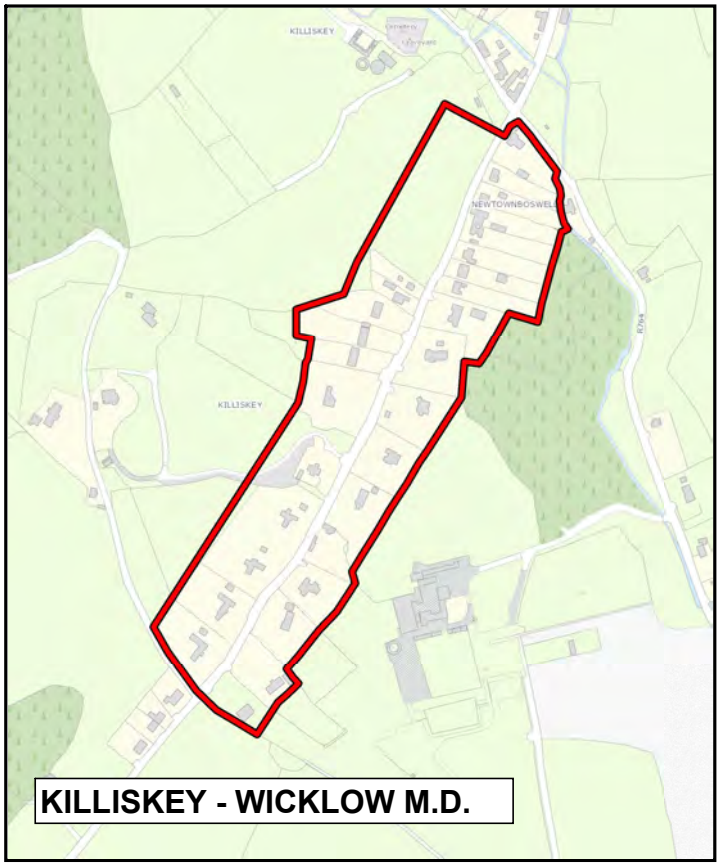
Level 9 - Settlement Boundaries

Map not to Scale

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

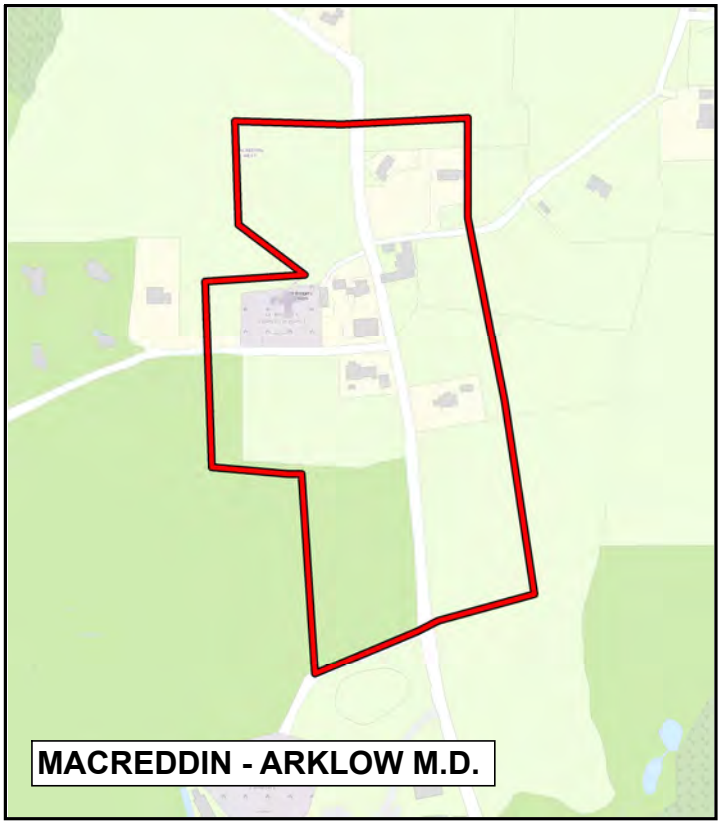
Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council









Settlement Boundaries
Rural Clusters

Map No. 04.08e

WICKLOW
ENDLESS OPPORTUNITIES

Legend

Level 9 - Settlement Boundaries

Map not to Scale

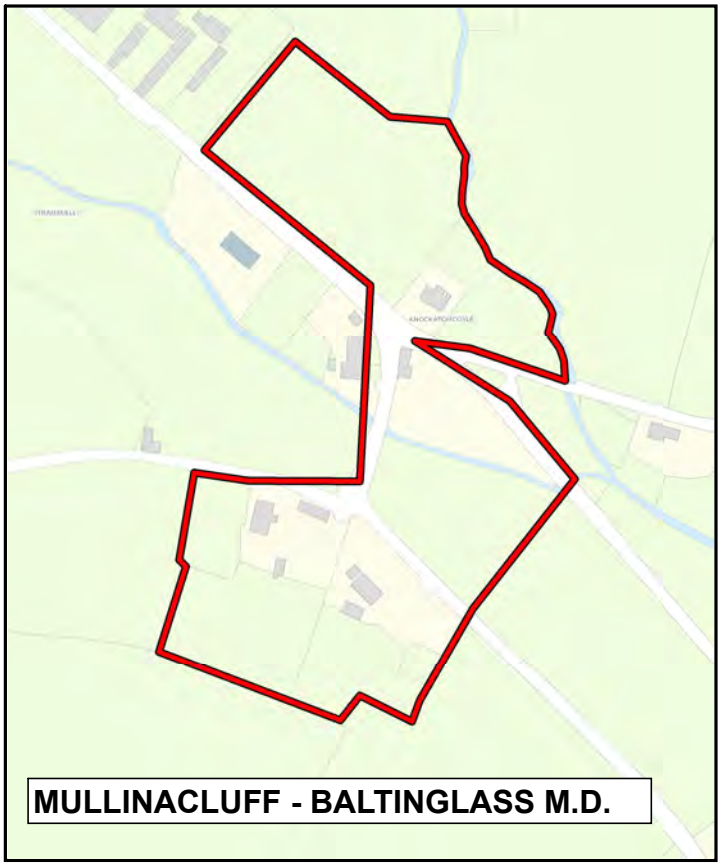
WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

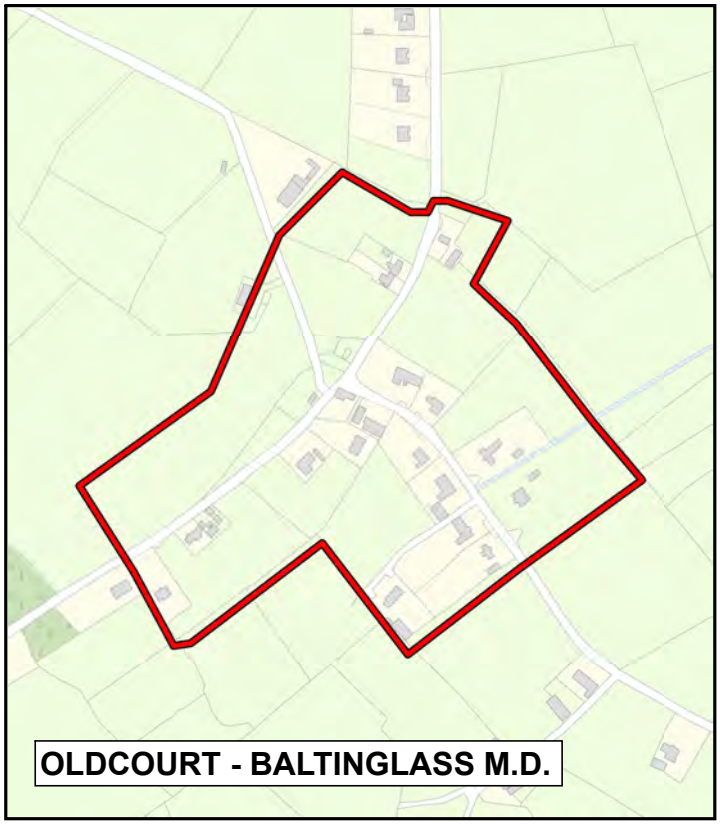
© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



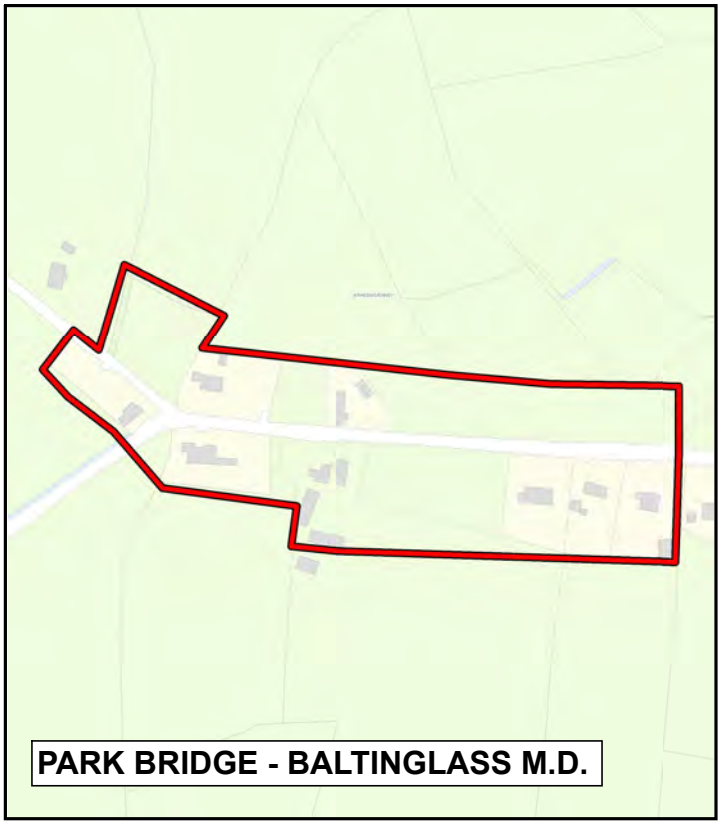
MOYNE - BALTINGLASS M.D.



MULLINACLUFF - BALTINGLASS M.D.



OLDCOURT - BALTINGLASS M.D.



PARK BRIDGE - BALTINGLASS M.D.

Settlement Boundaries
Rural Clusters

Map No. 04.08f

WICKLOW
ENDLESS OPPORTUNITIES

Legend

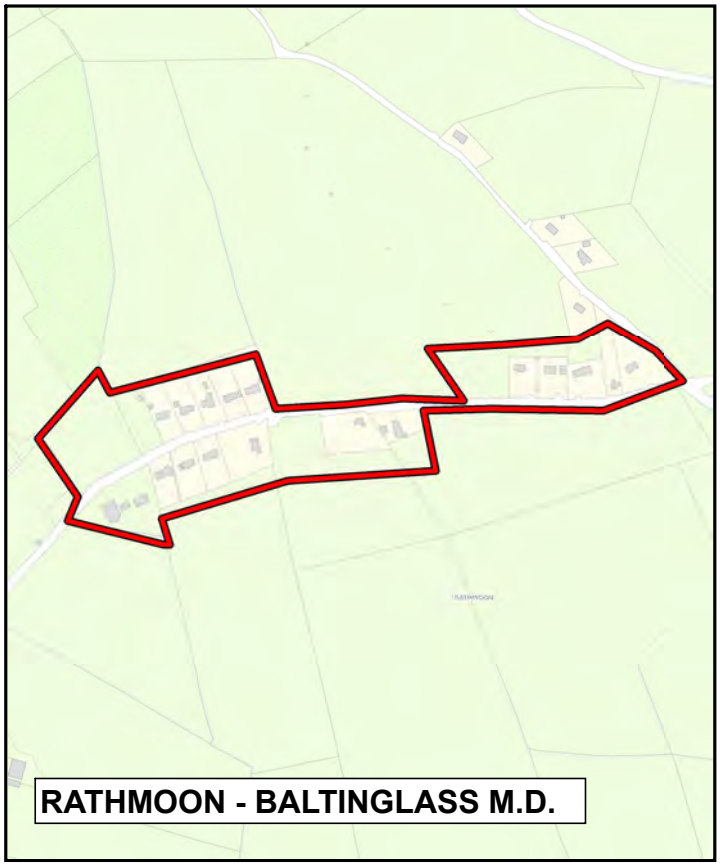
Level 9 - Settlement Boundaries

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

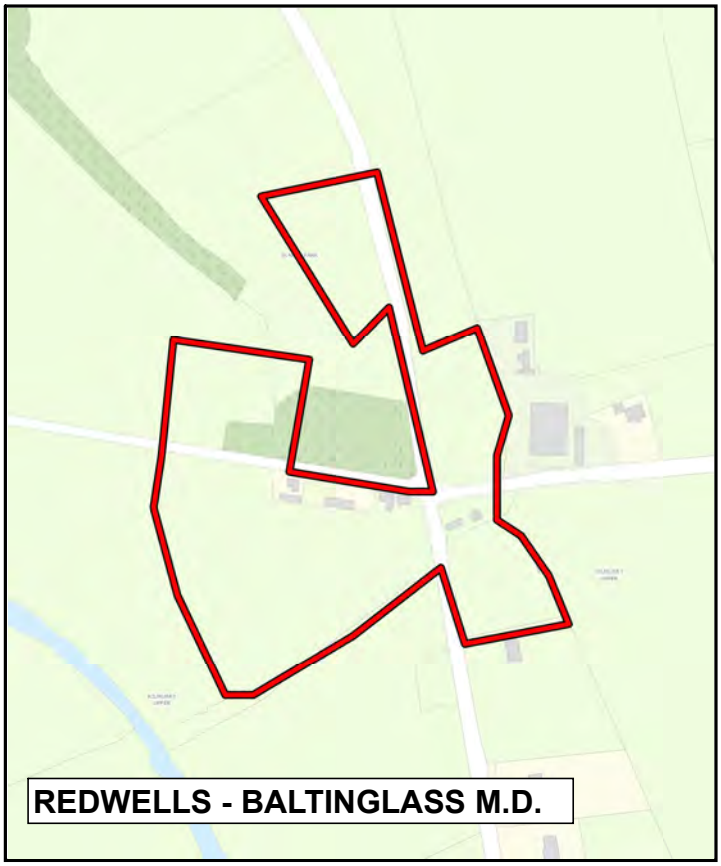
Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council

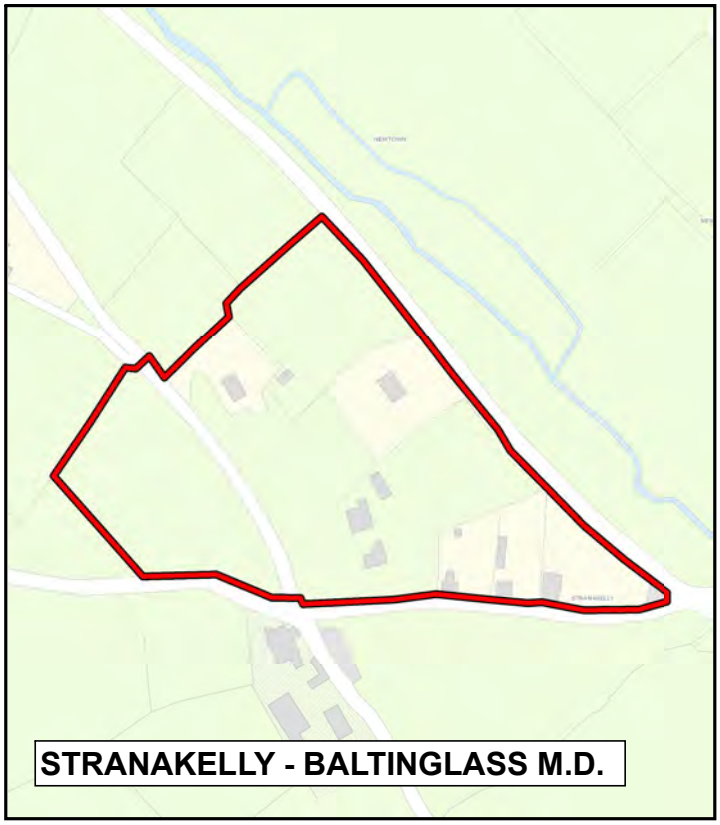
Map not to Scale



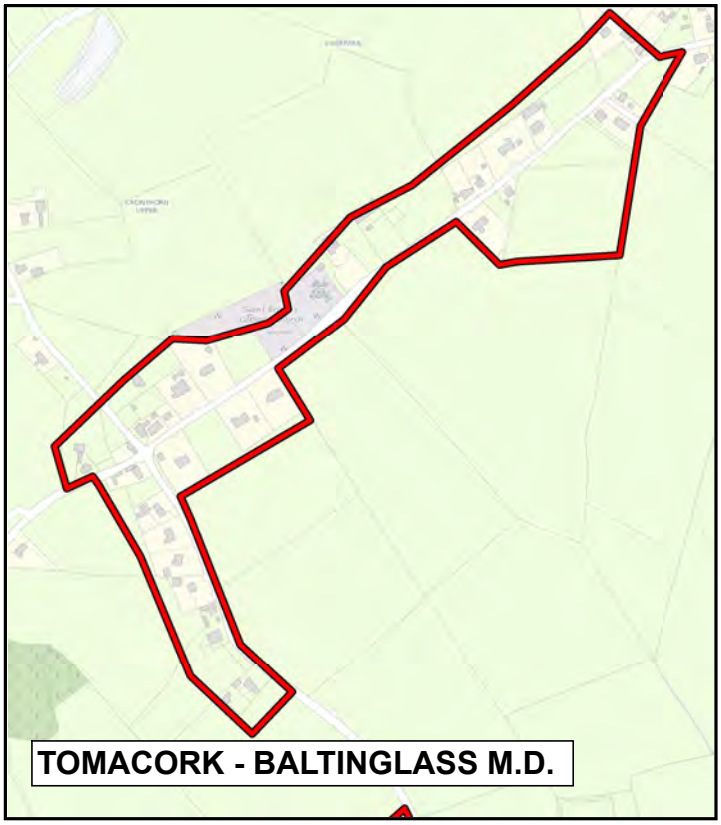
RATHMOON - BALTINGLASS M.D.



REDWELLS - BALTINGLASS M.D.



STRANAKELLY - BALTINGLASS M.D.



TOMACORK - BALTINGLASS M.D.

Settlement Boundaries
Rural Clusters

Map No. 04.08g

WICKLOW
ENDLESS OPPORTUNITIES

Legend

Level 9 - Settlement Boundaries

Map not to Scale

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Settlement Boundaries
Rural Clusters

Map No. 04.08h

WICKLOW
ENDLESS OPPORTUNITIES

Legend

Level 9 - Settlement Boundaries

Map not to Scale

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council

CHAPTER 5
TOWN & VILLAGE CENTRES - PLACEMAKING & REGENERATION

5.0 Introduction

Wicklow has a strong and diverse network of towns and villages that perform a variety of roles and functions for their residents and the wider rural communities. The strengths of these settlements lie in their capacity to accommodate a mix of uses including residential, employment, community and other functions in a compact, walkable environment that provides a high quality of life. They are a hub for social, economic and administrative functions in addition to providing places for recreation, worship and leisure.

Town and village centres have experienced significant challenges to retain vibrancy and vitality. The National Planning Framework (NPF) places a strong emphasis on strengthening Ireland's urban structure by targeting both population and employment growth in urban areas, promoting urban infill and brownfield development and ensuring that towns and villages are attractive, liveable, well designed, high quality places that are home to diverse and integrated communities that enjoy a high quality of life and wellbeing. The NPF acknowledges the importance of rural towns and villages in terms of their economic, administrative and social functions and seeks to activate the potential for renewal and strengthen and diversify rural towns as a focus for local housing and employment growth and regeneration.

Towns and villages are continually evolving. This is essential for their survival. It is important that Wicklow's planning policy is flexible to allow town centres to evolve and diversify.

It is therefore the strategy of this plan to:

Activate the potential for regeneration and renewal of our town and village centres, creating resilient, adaptable and vibrant places with a strong focus on creating compact towns and villages. Planning policy for Wicklow's town and village centres will:

- Protect and maintain the future viability of town and village centres by facilitating a diverse mix of uses;
- Embrace the historic character and heritage attributes of town and village centres and strengthen the strong sense of place;
- Support and enhance the potential of our towns and villages as focal points for the local community, for tourism and culture;
- Ensure that town and village centres are attractive places to live in, to work in and to visit, easy to get to, easy to walk and cycle within and are competitive places to conduct business;
- Enable town and village centres to address economic challenges and exploit opportunities;
- Maximise the use of public assets;
- Create compact towns and villages by reusing existing buildings and maximising the potential of infill and brownfield sites;
- Promote healthy placemaking and prioritise walking and cycling;
- Use public realm improvements to stimulate investment and economic confidence;
- Facilitate an expansion of convenience and comparison floorspace within the County to reduce leakage of expenditure from County Wicklow to other counties;
- Guide and promote the expansion of retail floorspace first and foremost within the core retail areas / existing town and village centre areas and thereafter in accordance with the sequential approach to retail development;
- Require a high quality of design in all centres.

5.1 Role of Town & Village Centres

Town and village centres need to be able to adapt and evolve to remain vibrant and relevant. The challenges facing town and village centres are evident in the number of vacant units and underutilised sites in some towns and villages. Town and village centres throughout the County need to be dynamic and able to evolve to accommodate new uses. The reuse and regeneration of vacant buildings is an essential catalyst to transform the capacity and potential of our smaller towns and villages.

The growth of online retail has undoubtedly impacted on towns and villages. Retailers can access new markets without the need for physical presence. This has undermined the traditional function of the 'Main Street'. Second to online retail, the most significant challenge for town centres has been the growth in out-of-town shopping centres and retail parks and their ease of accessibility. As the nature of retail evolves it will be necessary for some town and village centres to redefine and broaden their functions. It is no longer sustainable to rely on retail as the only use in town and village centres. The lasting effects of the COVID 19 pandemic will further redefine how retail operates into the future, particularly in relation to floor space requirements as businesses move towards a more hybrid way of operating and probable mix of both on-line and physical experience.

Geodirectory, in their analysis of commercial data between 2010 and 2019, identified a number of trends in urban areas including '*1) an increasing café and bar culture, 2) a greater number of beauty salons and personal grooming establishments and 3) a growing preoccupation with health, fitness and well-being*'. The number of cafés in the GDA (excluding Dublin) has grown by 11% while the number of beauty salons has increased by 22%.

There is significant potential in Wicklow to expand the role of towns and villages and to develop them as enterprise hubs, becoming viable and attractive alternatives to major employment centres. These smaller settlements have a comparative advantage in terms of lower costs. Wicklow boasts a highly skilled workforce and this is a significant asset for towns and villages, particularly in terms of making them attractive to new employers. Technological advances are making it easier to work remotely. There is potential to greatly expand the provision of shared / remote working hubs. This will also increase activity and footfall in town and village centres. It is important to support and strengthen local distinctiveness, a key element in placemaking that makes a place attractive to investment.

In addition, there is significant potential to facilitate additional residential development in the centres by reusing existing buildings, intensification and densification. This will reverse the long term trend of people leaving town and village centres and help put people back at the heart of town and village centres. This can be achieved through a range of options including infill, conversion of existing underutilised buildings, over the shop residential etc.

Town and village centres must be accessible and attractive to all, a place where people come together, interact, socialise and enjoy. They should include facilities and services which serve the needs of all members of the community; children, adolescents, young professionals, families and elderly people.

5.2 Successful Town Centres

The Framework for Town Centre Renewal (Retail Consultation Forum) identifies 11 key attributes for successful town centres. These are presented in Figure 5.1. The two attributes which are of particular importance in terms of planning and the built environment are 'Place Making Strategy' and 'Visual Appearance Strategy'. The Framework notes that '*as investment and people are increasingly mobile, considering the quality of a place becomes ever more important. A place making strategy is essential for ensuring that a town positions itself as an attractive location for investment, for talent and as a place to enjoy a good quality of life*'. The visual appearance of a town has an immediate impact on the perception of a town. Interventions in the public realm can have a transformative effect and act as a catalyst for regeneration and future improvements.

Figure 5.1 Key Attributes of a Successful Town Centre



Source: Framework for Town Centre Renewal (Retail Consultation Forum)

A 'health check' assessment provides a consistent framework for assessing the vitality and viability of a town centre. The *Retail Planning Guidelines* (DoECLG 2012) identify a number of health check indicators[1]. The community has been very active in County Wicklow in carrying out health check assessments. To date health check assessments have been carried out for Bray, Blessington, Kilcoole, Baltinglass, Newcastle and Dunlavin. Preliminary health checks have also been carried out for Wicklow and Arklow. These assessments help to understand how the town is performing.

[1] Annex 2 Assessing the Vitality and Viability of Town Centres, Retail Planning Guidelines 2012.

Qualities of a Vital & Viable Town Centre	
Attractions	These underpin a town and comprise the range and diversity of shopping and other activities which draw in customers and visitors.
Accessibility	Successful centres need to be both accessible to the surrounding catchment area via a good road network and public transport facilities, and to encompass good local linkages between car parks, public transport stops and the various attractions within the centre.
Amenity	A healthy town centre should be a pleasant place to be in. It should be attractive in terms of environmental quality and urban design, it should be safe, and it should have a distinct identity or image.
Action	To function effectively as a viable commercial centre, actions need to follow: development and improvement projects should be implemented efficiently; there should be regular and effective cleaning and maintenance and there should be co-ordinated town centre management initiatives to promote the continued improvement of the centre.

Source: *Retail Planning Guidelines, DoECLG 2012*

Vitality and viability are key indicators in determining the health of a town or village centre. Vitality refers to how active a centre is and viability refers to the commercial wellbeing of the centre. Successful healthy town centres provide a diversity of uses, activities and experiences which in turn feed off each other. A broad mix of uses encourages trade and activity and contributes to a range of activity from daytime through to night time.

The predominance of one particular use along a street or in an area can limit the potential for activity and have a negative impact on the streetscape. The quality and vitality of the street can be undermined by the concentration or clustering of uses that fail to interact with the streetscape - enclosed car parks, blank shop frontages and ground floor offices. Such uses can result in bland inactive frontages that detract from the vitality and appearance of the streetscape. Solid ground floors with few windows and doors and no relief in colour or texture create a hard edge that is unwelcoming to pedestrians.

A strong sense of place is created by a street that is lined with active street frontages. Active street frontage provides for passive surveillance and promotes pedestrian activity. Within the town and village centres, ground floor units should be occupied by uses that promote a high level of activity and animation, including residential use. In order to maximise the effectiveness of street activity in town and village centres, setbacks should be minimised and where possible a high frequency of entrances provided.

Internalised shopping or commercial environments that 'turn their back' on the public realm and present a blank street frontage have negative impacts on the attractiveness of urban centres and will not be encouraged. The *Retail Design Manual* advocates that where large units are required '*negative streetscape impacts can be avoided by 'wrapping' the large floorplates with complementary streetfront units such as hairdressers, cafes, bookshops and suchlike*'.

Artisan food and craft shops, pop-up shops and country markets are a positive addition to towns and villages as they increase vitality and viability. Markets should be appropriately located in the town or village centres where they can be accessed by pedestrians rather than at sites which require vehicular travel.

5.3 Placemaking

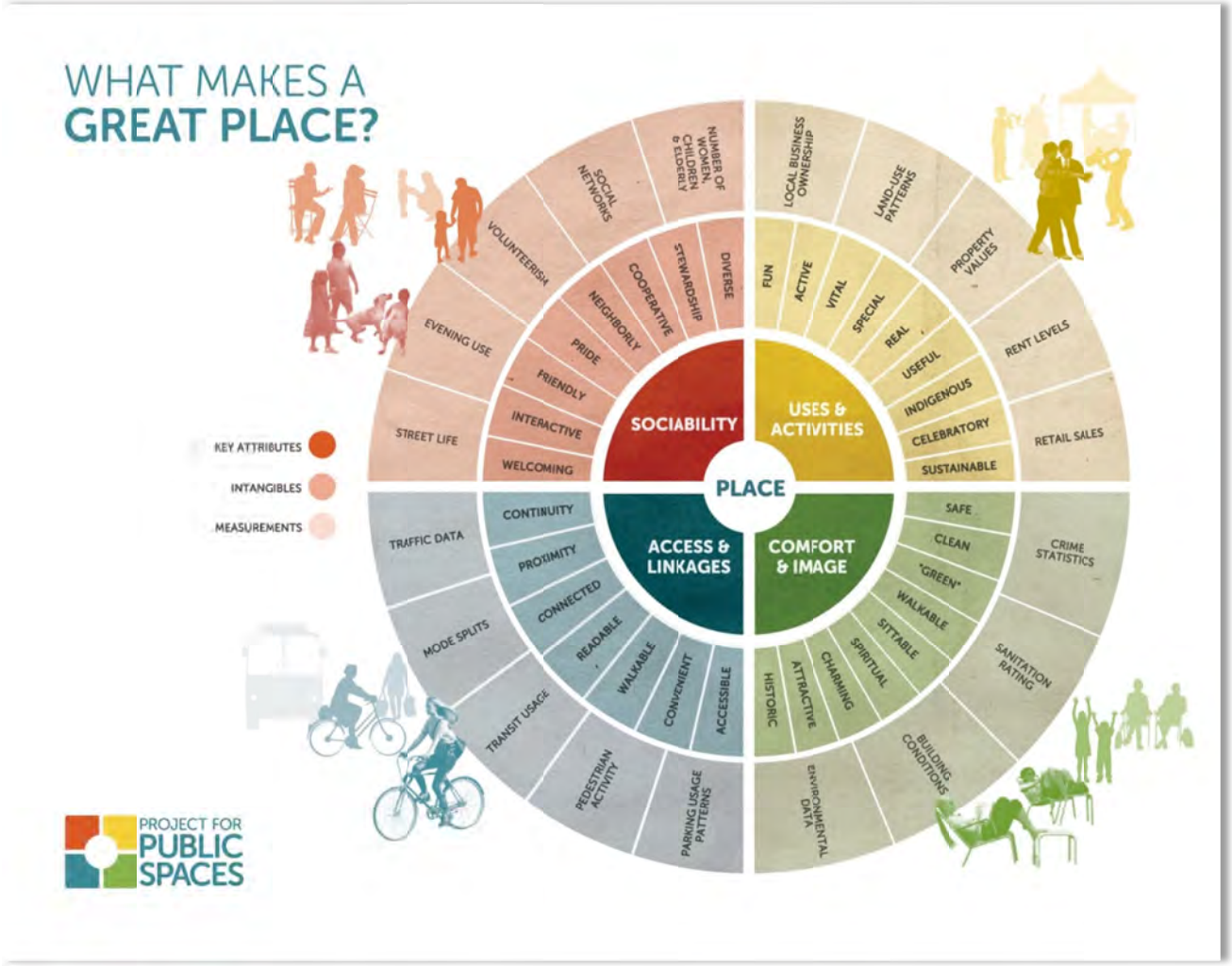
Placemaking focuses on the interaction between people and the built environment, a sense of place and facilitating a high quality of life. There is growing acceptance that placemaking generates social and economic outcomes and fosters healthy sustainable communities. Placemaking encapsulates all the elements that make a place memorable and enjoyable to be in. There are key elements in the creation of attractive places and these include, but are not limited to, the quality of the built environment, the public realm, how buildings and spaces interact with each other, active street frontage, variety of uses, permeability and pedestrian activity, the availability of community facilities

and amenities. The experience a place offers is now considered as important as the range of shops a place can offer. The principles of placemaking have the potential to transform underutilised public space into vibrant assets that enhance the town or village centre.

Figure 5.2 illustrates the many elements of placemaking. In evaluating thousands of public spaces, the 'Project for Public Spaces' [2] has found that to be successful, public spaces generally share four qualities:

1. They are **accessible**;
2. People are engaged in **activities**;
3. The space is **comfortable** and has a good image;
4. It is a **sociable** place, one where people meet each other'[3].

Figure 5.2: What Makes a Great Place?



Source: https://www.pps.org/article/grplacefeat

[2] The 'Project for Public Spaces' was founded in 1975 in the USA by Fred Kent and Kathy Madden as a project to prove why public space matters.
[3] https://www.pps.org/article/grplacefeat

5.3.1 Placemaking & Heritage

Towns and villages that tap into a rich cultural heritage and harness their distinctive assets tend to perform well. Heritage is used to forge the identity of places and make them attractive to further investment.

The built environment often tells a story about the evolution of a town or village. The influence of the sea, agriculture and industry may all inform or play a part in defining the character and identity of Wicklow's towns and villages. This 'sense of place' is important not only for residents and visitors but for future investment. The Heritage Council identify historic assets as including *'streetscape, key buildings, green and public spaces or intangible heritage such as literary or musical associations*'[4]. The NPF recognises that *'investment in our towns and villages through regeneration, public realm improvements and the appropriate adaptation and re-use of our built heritage, are key factors in developing, promoting and investing in a sense of place*'.

Heritage should not be seen as a constraint but as a resource to create interesting, attractive and distinctive places. It is a key element in defining our townscapes. It is important to retain and embrace the historic structures and streetscapes that make our towns and villages such enjoyable places to be in. Where possible, heritage and local identity should be the cornerstone of regeneration and redevelopment proposals.

'Most towns have a varied mix of existing buildings that can be adapted and reused while retaining their existing unique qualities in terms of design and materials. Such opportunities could include retaining old shopfronts with new 'creative' businesses inside, converting upper floors back to urban living, adapting streets and spaces for interesting public activities and events, or reusing churches and historic structures for cultural purposes and regular place-specific seasonal events. The historical fabric of most Irish towns is also largely intact, with traditional street patterns, plot sizes, a mix of building types, distinctive paving, and street furniture. Maintenance and care of the existing built fabric is essential to ensure that a town's character and quality remains attractive and conveys a strong sense of the local community working together. Retaining older features shows that local people care about and have pride in their heritage and history' (RIAI Town and Village Toolkit).

Historic shopfronts are one of the most attractive elements of our streetscapes. They should be retained and sensitively repaired rather than replaced.

Maximising the historical and cultural attributes of our towns and villages will contribute to tourism activity. It will attract tourists, enhance visitor experience, increase the number of accessible tourist attractions, increase the length of stay in the town or village and increase job opportunities. Festivals and events also encourage tourists and locals to visit historic town centres.

Understanding the historical context of a place will give greater appreciation of the way it has evolved and the street patterns that exist. New development which extends existing towns and villages should be cognisant of the historical context and should avoid the imposition of incongruous street layouts.

5.3.2 Healthy Placemaking

Healthy communities are a key consideration in the development of our towns and villages. The built environment can positively impact on people's behaviour and overall wellbeing. Healthy placemaking involves creating places that encourage and support healthier lifestyles. The NPF notes that communities that are designed in a way that supports physical activity e.g. generously sized footpaths, safe cycle lanes, safe attractive stairways and accessible recreation areas, all encourage people to make healthy choices and live active healthier lives. It further advocates that healthy places in turn create economic value by appealing to a skilled workforce and attracting innovative companies. There are many factors to consider but some include play, active recreation, walking, cycling, access to quality open space, access to social support, health care facilities and healthy food options.

[4] Ballybrilliant: Heritage-led Regeneration in 5 Irish Towns (The Heritage Council, 2018)

The Council will actively pursue public realm improvements and the provision of amenities that create more attractive places and encourage healthier lifestyles for people of all ages and abilities. New development should be located and designed to prioritise walking and cycling especially for shorter journeys. Residential schemes should include open space and recreation facilities that provide physical activity opportunities for all ages. The Design Manual for Urban Roads and Streets is a joint publication launched in 2013 by the Department of Transport, Tourism & Sport and the Department of Environment, Community & Local Government and it aims to put well-designed streets at the heart of sustainable communities. The permeability and safety of an area can be the determining factor in whether people walk or drive.

5.3.3 Public Realm

The public realm plays an important role in defining the image of settlements and influencing their perception as a place to live, work in or visit. The public realm is defined as all external spaces that are publicly accessible, including streets, parking areas, footpaths, squares and parks. It is increasingly recognised that investing in quality public spaces and the public realm generates tangible benefits including stimulating economic growth. High quality public realm generates confidence and makes an area attractive to potential investors and visitors. Measures to improve the public realm include harmonising signage and reducing overall visual clutter by adopting a consistent approach in terms of street furniture, lighting, paving etc. Other measures include planting, landscaping, boundary treatments, painting buildings, clean and safe streets, undergrounding of wires and accessible footpaths. Shopfronts and signage frame the public realm and play a fundamental role in animating the streetscape. A high quality public realm encourages people to use public spaces, to socialise and in turn enhance the vitality of the town or village centre. The Council will continue to be proactive in securing funding for public realm improvements and implementing environmental enhancements.

5.4 Compact Town & Village Centres

It is increasingly important to maximise the potential of town and village centres. A greater proportion of residential development will be located within existing built up areas. In accordance with NPO3c of the NPF, County Wicklow is required to deliver a minimum of 30% of all new homes within the built-up footprint of our existing towns and villages. This includes infill sites, brownfield sites and repurposing existing buildings. A compact growth policy combined with a strong focus on high quality design provides the best opportunity to harness the potential of our existing town and villages centres and make them desirable places to live, work and visit. It is a policy of the NPF to target the reversal of decline in the core of towns and villages through sustainable targeted measures that address vacant premises and deliver sustainable reuse and regeneration outcomes.

In order to deliver compact growth, the NPF requires focus on four key areas:

- The liveability and quality of life of urban places;
- Making the continuous regeneration and development of existing built-up areas as attractive and viable as greenfield development;
- Tackling legacies such as concentrations of disadvantage through physical and social regeneration and by encouraging mixed tenure and integrated communities;
- Linking regeneration and redevelopment initiatives to climate action.

5.4.1 Renewal & Regeneration

The RSES recognises that achieving compact growth targets will require active land management responses to ensure that land and building resources within existing settlements are used to their full potential. It requires Local Authorities to establish a database of strategic brownfield and infill sites so that brownfield re-use can be managed and co-ordinated across multiple stakeholders as part of the active land management process.

Investment in regeneration, renewal, public realm improvements, amenity projects and placemaking actions is essential to transform the capacity and harness the potential of our towns and villages. There are many sites and buildings throughout the County that are underutilised. The potential of these assets needs to be harnessed. In particular, the Council will be proactive in seeking funding to harness public lands as catalysts to stimulate regeneration and wider investment. By combining public and private support and investment it will be possible to bring about the transformation of towns and village centres in an integrated manner.

Town and village regeneration and rejuvenation projects to be prioritised include strategic transformative urban renewal projects, brownfield regeneration, adaptive reuse and reversal of vacancy and dereliction, public realm and urban amenity projects linked to regeneration, heritage led regeneration, placemaking enhancement and compact growth. Other proposals to be pursued include developing projects that will act as economic stimulants, address social infrastructure deficits, provide community facilities and develop social enterprise. The overarching emphasis will be on the long term viability of places. The Urban and Rural Regeneration and Development Funds (URDF & RRDF) were established to help realise the outcomes and objectives of the National Planning Framework.

The URDF aims to support more compact and sustainable development, through the regeneration and rejuvenation of Ireland's cities and large towns and to enable a greater proportion of residential and mixed-use development to be delivered within the existing built-up footprints of our large towns. The Fund is seeking to ensure that more parts of our towns can become attractive and vibrant places in which people choose to live and work, as well as to invest and to visit.

The RRDF seeks to provide investment to support rural renewal, strengthen and build resilience in rural communities and assist in the regeneration of towns and villages with a population of less than 10,000, and outlying areas. The fund represents an opportunity to make a significant and sustainable impact on rural communities, to strengthen the fabric of rural towns and villages, support job creation and address population decline.

The funds provide an opportunity to deliver projects that would otherwise not be realised. The Council will continue to be proactive in identifying projects and seeking funding under the Urban and Rural Regeneration and Development Funds. Projects will include transformational regeneration and renewal proposals and public realm initiatives that give town and village centres back to the people, encourage greater town and village centre living, new economic activity and enhanced recreational spaces.

It is important that all proposals for renewal and regeneration ensure that the attractive qualities of the town and village centres are retained intact. RPO 6.14 in the RSES states that the EMRA will support the use of targeted financial incentives to re-establish the dominant role of town centres provided for in planning policy to encourage a greater take up of town centre development opportunities for retail, residential, commercial and leisure uses.

Regeneration projects to be prioritised in County Wicklow include regeneration of the harbours in Bray, Wicklow and Arklow, revitalising town and village centres and reversing stagnation by identifying new roles and functions, addressing dereliction, repurposing underutilised land and providing new remote working hubs and community facilities.

5.4.2 Infill & Brownfield Development

The redevelopment of infill and brownfield lands within town and village centres presents a significant opportunity to consolidate the town and village centres. Brownfield lands may be defined as land which has been subject to building, engineering or other operations excluding temporary uses or urban green spaces and generally comprise redundant industrial lands or docks but may also include former barracks, hospitals or obsolete housing areas[5].

[5] Sustainable Residential Development in Urban Areas (DoEHLG 2009).

Infill sites may range from small gap infill, unused or derelict land and backland areas, up to large residual sites or sites assembled from a multiplicity of ownerships[6].

The NPF acknowledges that infill and brownfield development is more challenging to deliver for a variety of reasons, including land management but also the challenge of integrating with existing communities. As a result planning policies needs to be flexible, focussing on design-led and performance based outcomes rather than specifying absolute requirements in all cases. Accordingly planning policy will be flexibly applied to well-designed high quality infill and brownfield development proposals provided that public safety is not compromised and the environment is protected.

5.4.3 Re-use of Vacant Buildings

Vacant buildings and underused building stock undermine the vitality and appeal of our towns and villages. Bringing them back into use presents a significant opportunity to consolidate, revitalise and strengthen town and village centres as attractive and durable places to live, work in and visit. Many vacant buildings form part of the historic core of town and village centres and contribute towards the character and appeal of these settlements.

County Wicklow's commercial vacancy rate was 12.2% in 2020 which compared well with the national rate of 13.5% and the average for Leinster (excluding Dublin) at 12.6%[7]. A study carried out by Geodirectory found that out of 80 towns across Ireland, Greystones at 6.9% has the lowest vacancy rate. The results for Bray and Wicklow town, 12.5% and 11.3%, respectively were also positive. Arklow's vacancy rate is higher than the national average, at 18.8%. Blessington has a commercial vacancy rate of approximately 13.7%[8].

A key objective of Pillar 5 of 'Rebuilding Ireland' is to ensure the existing housing stock is used to the maximum degree possible with a particular focus on measures to use vacant stock to renew towns and villages. '*Bringing Back Homes – Manual for Reuse of Existing Buildings*' was developed to support and facilitate the reuse of older / vacant buildings in our towns and villages for residential use (DHPLG 2018). The Manual recognises that revitalising our main streets through well-planned and designed residential units, particularly above shops, could help to rejuvenate smaller town centres.

The Council encourages the reuse of vacant buildings in town and village centres for a variety of uses including residential, commercial, enterprise and retail. There are financial supports and schemes available to help bring units back into residential use. These include the Repair and Leasing Scheme and the Buy and Renew Scheme. The focus of the latter scheme, while not exclusive to, is on older stock, and in particular derelict properties which when complete will improve streetscapes and provide much needed accommodation.

The Council will support measures and actions outlined in the 'Local Authority Retail Support: Improving our Cities and Towns' (CCMA / AILG 2015) to address difficult issues associated with vacancy and to ensure that potential benefits associated with retail activity are captured.

In accordance with the Urban Regeneration & Housing Act 2015, the Planning Authority maintains a vacant site register and implements the vacant site levy.

5.4.4 Living Over the Shop

The Council will encourage 'living over the shop' in town and village centres. This is a significant opportunity to increase activity within town and village centres and to deliver compact growth. Where independent street access to upper floors exists it should be retained to ensure use of the upper floors of buildings for residential

[6] Sustainable Residential Development in Urban Areas (DoEHLG 2009)
[7] GeoView Commercial Property Report (Geodirectory, Q2 2020)
[8] Results from combination of Geodirectory and survey work within town centre boundary.

accommodation or commercial development. Where a 'living over the shop' use is proposed, a relaxation in density, car parking and open space standards will be considered, where the development meets a high quality of design and accommodation.

5.4.5 Derelict Sites

A Derelict Site is any property/land which detracts, or is likely to detract, to a material degree from the amenity, character or appearance of land in the neighbourhood in question because of neglected or unsightly condition. The Council will continue to use its powers under the Derelict Sites Act, 1990 (as amended) to require owners to maintain their properties to ensure that they do not detract from the amenities of the area.

5.5 Accessible Places – Universal Design

'*Universal Design is the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability*' (National Disability Authority)[9]. This includes streets, parks and public spaces. The design of the built environment can significantly influence a person's ability to have a healthy and active lifestyle or one characterised by limited mobility and high levels of social isolation[10]. Universal Design therefore requires an appreciation of the varied abilities of every person to ensure that places and buildings are designed to meet the needs of all users.

'*Building for Everyone – A Universal Design Approach*'[11] provides practical guidance on the universal design of buildings, places and facilities and advocate that designing for one group can result in solutions that address the needs of many others. For example:

- '*level entry (step-free) entrances facilitate not just wheelchair users but also people with buggies, people with suitcases or shopping trolleys, people using walking or mobility aids, and people with visual difficulties;*
- *larger toilet compartments provide easier access to wheelchair users; those with luggage or parcels; parents with pushchairs or accompanying small children; those using walking or mobility aids; and larger-sized people;*
- *clear, well-placed signage that uses recognised symbols or pictograms helps people with reading or cognitive difficulties, and those whose first language is neither English nor Irish*'.

In order to overcome challenges posed by topography or existing built environment constraints, universal design should be considered at the earliest design stages. The design of the built environment should be easy to understand.

[9] National Disability Authority, an independent statutory body that provides information and advice to the Government on policy and practice relevant to the lives of persons with disabilities.
[10] How walkable is your Town? (Age Friendly Ireland, 2015)
[11] Published by the National Disability Authority

5.6 Town & Village Centre Objectives

Healthy Town Centres – Vitality & Viability

CPO 5.1 To protect and maintain the viability of town and village centres, target the reversal of decline and deliver sustainable reuse and regeneration outcomes.

CPO 5.2 To protect and increase the quality, vibrancy and vitality of town and villages centres by promoting and facilitating an appropriate mix of day and night time uses, including commercial, recreational, civic, cultural, leisure and residential uses and to control uses that may have a detrimental impact on the vitality of the streetscape and the public realm.

CPO 5.3 To particularly promote and facilitate residential development in town and village centres:

- Promote the 'active' use of above ground floor levels, and in particular to promote the concept of 'living over the shop' in centres. Where a 'living over the shop' use is proposed, a relaxation in density, car parking and open space standards will be considered, where the development meets very high quality of design and accommodation.
- Other than in the retail core area, residential development shall be the primary development objective for lands zoned town centre or village centre. This shall not preclude commercial development on lands zoned town centre or village centre when suitable sites are not available in the core retail area.
- For smaller towns that do not have a defined core retail area the priority will be to facilitate uses which are consistent with maintaining activity and vitality in the town centre and addressing vacancy. While this may allow for the development of residential only developments in the town centre, any such proposals shall fully justify how such use will not diminish vibrancy in the town centre, or result in the town not being able to meet the retail / services needs of the local population.

CPO 5.4 To limit the concentration or clustering of uses that have bland inactive frontages and that fail to interact with the streetscape including car parks, blank shop frontages and ground floor offices. Such uses undermine the vitality of the town or village centre.

CPO 5.5 To facilitate country markets in town and village centres subject to proper planning and development.

Regeneration & Renewal

CPO 5.6 To seek funding and focus new investment into the core of towns and villages in order to reverse decline, foster resilience and encourage new roles and functions for streets, buildings and sites within towns and villages.

Town and Village Regeneration & Rejuvenation Priorities	
Bray	Harness the potential of the former Bray golf course, Bray harbour and key town centre development sites to deliver compact growth, prioritising sustainable mobility, expand employment opportunities and strengthen the viability and vibrancy of the town centre. There will be a strong focus on addressing dereliction and underutilised sites and delivering placemaking that will strengthen the town's image and sense of place. Key projects include Bray Central (formerly known as the Florentine), Bray Public Transport Bridge and regeneration of the harbour. The redevelopment at Bray Central will help balance the footfall between the Main Street and the seafront. Regeneration of the harbour may include marine works, amenity and public realm improvements, provision of promenade board walk linking the promenade and the harbour, provision of a cycle bridge and relocation of boat storage to north of the harbour.
Wicklow-Rathnew	Revitalisation of the town centre and regeneration of the harbour, quays and the Murrough coastal area to facilitate a mix of uses, capitalising on its potential to significantly increase economic development, deliver compact growth and improved amenities. Regeneration proposals will be heritage led reflecting Wicklow's town's historic town centre. This includes restoration of the Abbey Grounds, the Wicklow heritage trail and associated signage and lighting of key buildings. Prepare a detailed Wicklow Waterfront Masterplan to cover the North Quay, Packet Pier and South Quay. This shall include comprehensive engineering, environmental and marine analysis and examine the feasibility of developing an outer harbour providing a deep water berth and in the shorter term development of an inner dock providing additional sheltered berths. The Masterplan will also look to developing the necessary infrastructure to attract and support renewable energy operators. Redevelopment of the South Quay from the Bridge Tavern to the Sailing Club for mixed use development including retail, leisure and tourism featuring waterside restaurants and residential units, and connectivity improvements linking the Main Street to South Quay will also be examined. Upgrading of the existing riverside walk, from the Railway Bridge to Parnell Bridge to provide a green corridor between the port, the town centre and the Murrough will also be explored. Redevelopment of lands and vacant warehousing and commercial premises between the Railway Bridge and the Parnell Bridge will be considered to provide a mix of residential, hotel and leisure facilities. Strengthen and revitalise the urban structure of Rathnew to provide a stronger streetscape and enhanced public realm, capitalising on the potential to deliver compact growth and mixed use development on underutilised sites.

Greystones-Delgany	Capitalise on the potential of underutilised sites and brownfield sites to deliver compact growth, new economic opportunities and to strengthen the Greystones urban structure. The lands around the Council's office, park and ride site and former depot are a key public asset which should be the focus of any regeneration proposals. Redevelopment of this site should retain and enhance the existing public amenities including Council offices, playground and car parking and incorporate high intensity mixed use development. The Greystones Public Realm Plan identifies a number of opportunities to improve the public realm, improve permeability and public safety, improve access to the sea for recreational purposes, develop an events space, harness the potential for renewable energy to power public lighting and smart street furniture, enhance green space and biodiversity and harness the town's heritage potential. Strengthen and revitalise the urban structure of Delgany, harnessing its unique heritage and environmental assets. Address dereliction and underutilised sites to deliver compact growth and revitalise the town centres.
Arklow	Revitalisation of the centre of Arklow, including (but not limited to) Upper and Lower Main Street and surrounding side streets and Castle Park; the riverside and quays, and the harbour area, with particular focus on Arklow's intrinsic link to the Avoca River and sea, and the re-generation and re-use of vacant sites and buildings throughout the town core. Preparation and implementation of an integrated urban renewal plan for Arklow Harbour including north and south quays which will redefine the role of the harbour to deliver a mix of uses including employment, high density residential and leisure. Repurposing vacant sites at the harbour to develop a major hub for maritime sectors including off-shore wind, aquaculture, fisheries and other marine food sectors. Development of a National Maritime Centre of Excellence. Following completion of the Arklow Transport Study, the delivery of major improvements to transportation infrastructure in the town centre and environs, and in particular projects to divert heavy and passing traffic away from the town centre and harbour / quays area, to enable significant enhancement of the public realm and pedestrian / cyclist safety in the town core. Key projects include Arklow Quays Integrated Urban Renewal Plan, Arklow Pottery Museum, Historic Town Centre Project, Digital Hub at the Court House, public realm improvements at the Parade Ground, the Harbour to Headwaters river tourism project, Medieval Arklow walking trail project.
Blessington	Regeneration of the town centre to include reclaiming the Market Square as an amenity space and focal point for the town, providing public realm improvements, addressing dereliction, providing remote working / enterprise hub, repurposing the former HSE building to create a visitor centre for the Blessington e-Greenway and significantly improving permeability and sustainable mobility. The regeneration proposals will strive to include measures to increase economic opportunities within the town to reduce the need for commuting. The delivery of the inner relief road is a key element in realising the revitalisation of the town as it will remove the excessive traffic volumes travelling through the town centre.
Baltinglass	Key projects including making Baltinglass a hub for south-west Wicklow. This includes

	restoration of the Courthouse and re-use as a new library and heritage hub and the conversion of the library into a Digi-hub, restoration of the Courthouse courtyard for use as an event / market space, enhance amenities in the town centre including age friendly seating and an informal play space, regularisation of parking and improved pedestrian facilities and safety measures. Develop the huge potential of Baltinglass Hillfort complex.
Enniskerry	Heritage led regeneration to deliver compact growth and provide opportunities for shared working space / remote working hub. Enhance the public realm with particular emphasis on improved facilities for pedestrians.
Kilcoole	Strengthen and revitalise the town centre, address dereliction and repurpose underutilised properties. Revitalisation of the centre will strive to include the creation of a formal town square and new civic building to create a new focal point for the town with amenity and cultural focus, a public park, improved permeability within the town centre, new pedestrian and cycle links between the town centre and the train station, Kilcoole beach and Greystones.
Newtown-mountkennedy	Placemaking project for Newtownmountkennedy that will address the need to deliver catch-up facilities and regeneration of the town centre. The project includes provision of a new community centre and sports facilities, public realm improvements, and improvements in permeability. Extension of the existing riverine park into lands to the east of the main street, via a shared main street plaza, with green connections to other watercourses and recreational lands such as the Coillte forest to the north of the town.
Rathdrum	Develop Rathdrum as a tourism gateway town having regard to its strategic location at the foothills of the Wicklow mountains and adjacent to Avondale Forest Park. Heritage led regeneration to revitalise the town centre, address dereliction and underutilised sites and buildings, deliver compact growth, improve sustainability mobility, strengthen the role and significance of the Market Square as a public space and deliver a new community facility and remote working hub.
Ashford **Aughrim** **Carnew** **Dunlavin** **Tinahely**	Strengthen and revitalise the urban structure of these settlements, harnessing their unique heritage assets and develop strong attractive streetscapes. Address dereliction and underutilised sites to deliver compact growth and revitalise the town centres.
Avoca **Donard** **Kilmacanogue** **Newcastle** **Roundwood** **Shillelagh**	Revitalise the centre of these settlements through small scale regeneration projects that address dereliction, deliver compact growth, provide remote working space and improve amenities.
Villages	Public realm and amenity enhancement and bringing unoccupied buildings back into use.

CPO 5.7 To identify and pursue transformational regeneration and renewal proposals and public realm initiatives that revitalise town and village centres, encourage more people to live in town and village centres, facilitate and incentivise new economic activity and provide for enhanced recreational spaces.

CPO 5.8 To target development that will regenerate and revive town and village centres, address dereliction and vacancy and deliver sustainable reuse and quality placemaking outcomes.

CPO 5.9 To facilitate and support well-designed development that will contribute to regeneration and renewal, consolidation of the built environment and include interventions in the public realm and the provision of amenities.

CPO 5.10 To support and facilitate proposals for heritage or technology led regeneration.

CPO 5.11 To identify obsolete and potential renewal areas within town and village centres and facilitate the re-use and regeneration of these areas and derelict lands and buildings with a view to consolidating the core of town and village centres.

CPO 5.12 To encourage the redevelopment of brownfield sites in order to maximise the sustainable regeneration of underutilised/vacant lands and/or buildings particularly in town and village centres.

CPO 5.13 In many settlements in the County, there are sites and areas in need of development and renewal, in order to prevent:

a. adverse effects on existing amenities in such areas, in particular as a result of the ruinous or neglected condition of any land,
b. urban blight and decay,
c. anti-social behaviour, or
d. a shortage of habitable houses or of land suitable for residential use or a mixture of residential and other uses

It is an objective of this plan to encourage and facilitate the appropriate development of such sites / lands and all available tools and mechanisms, including the Vacant Site levy, may be utilised to stimulate such development.

In this regard, plans for towns in Levels 4 and 5 of the settlement hierarchy include a map showing the area within the town where it is deemed that renewal and regeneration is required and these areas will be examined in detail to determine if there are sites where the Vacant Site Levy should be applied.

In addition, the following zones in larger towns (with stand alone plans) may include sites that are in need of renewal and regeneration, and these areas will be examined in detail to determine if there are sites where the Vacant Site Levy should be applied.

Settlement	Zones[12]
Bray & Environs	Town Centre (TC), Neighbourhood Centre (NC), Seafront Zone (SF), Gateway & Transport Hub (GTH), Mixed Use (MU)
Wicklow Town & Rathnew	Town Centre (TC), Village Centre (VC), Port (PT), Mixed Use (MU)
Arklow Town & Environs	Town Centre (TC), Waterfront Zone (WZ)
Greystones - Delgany & Kilcoole	Town Centre (TC), Village Centre (VC), Small Local Centre (SLC)
Blessington	Town Centre (TC)

[12] or other such zoning codes as may replace these, during the making of future local plans

CPO 5.14 Promote the Town and Village Renewal Scheme as an enabler to bring vacant and derelict buildings and sites back into use as multi-purpose spaces and for residential occupancy.

Placemaking

CPO 5.15 Support the preparation of Placemaking Strategies for towns and villages, where feasible, which shall address physical, social and economic elements. The strategies shall provide a strong focus on public realm improvements and bringing life back into town and village centres. For strategic sites, notably in Bray, Wicklow-Rathnew, Arklow, Greystones and Blessington, detailed masterplans for town centre renewal may also be prepared.

CPO 5.16 To actively pursue and implement environmental and public realm improvements and provision of amenities that create more attractive places and encourage healthier lifestyles for all ages and abilities.

Heritage

CPO 5.17 To harness and integrate the special physical, social, economic and cultural value of built heritage assets through appropriate and sensitive reuse, recognising its important contribution to placemaking. New development should respect and complement the historic fabric of existing towns and villages – the traditional street patterns, plot sizes, mix of building types, distinctive paving and attractive street furniture.

CPO 5.18 To protect, integrate and enhance heritage assets, including attractive streetscapes and historic buildings, through appropriate reuse and regeneration and restrict inappropriate development that would undermine the settlement's identity, heritage and sense of place.

CPO 5.19 To implement environmental and public realm improvements in town and village centres to a high standard and finish.

CPO 5.20 To establish a database of strategic brownfield and infill sites so that brownfield re-use can be managed and co-ordinated across multiple stakeholders as part of the active land management process.

Design

CPO 5.21 To strengthen the urban structure of towns and villages by ensuring that any new development contributes to a coherent urban form, focused on a high quality built environment of distinct character. New development shall incorporate a legible and permeable urban form that protects and complements the character of the street or area in which it is set in terms of proportion, enclosure, building line, design and by the marrying of new modern architecture with historic structures.

CPO 5.22 Within town and village centres, particularly the retail core, new development is required to provide for active street edges. Ground floor units should be occupied predominantly by uses that promote a high level of activity and animation. In order to maximise street activity, set-backs should be minimised and there should be a high frequency of entrances (every 5 to 10 metres).

CPO 5.23 To require that new town centre development particularly public realm improvement works incorporates the principles of universal design to create an environment that is accessible, usable, convenient and a pleasure to use for all users.

CPO 5.24 In accordance with Government policy to support increased building height and density in locations with good public transport accessibility, particularly town / city cores, planning authorities are required to explicitly identify areas where increased building height will be actively pursued for both redevelopment, regeneration and infill development to secure the objectives of the NPF and RSES. In this regard, the identification of locations for increased building height shall be carried out in the preparation of Local Area Plans for settlements in Tiers 1-3 of the County Settlement Hierarchy as these are deemed the only settlements of sufficient scale and diversity in urban grain to accommodate such increases in height.

CHAPTER 6
HOUSING

6.0 Introduction

Housing is a fundamental human right. The National Planning Framework recognises that '*homes are both the places where we live and the foundation stone from which wider communities and their quality of lives are created*'.

One of the principal functions of a development plan is to put in place a framework for the delivery of new housing. The Core Strategy has outlined the population and housing targets for the County. This chapter in addition to the Core Strategy puts in place a framework to guide the delivery of new housing. The aim of this framework is to ensure:

- The protection of residential amenity enjoyed by existing communities;
- That new housing development is encouraged and facilitated in appropriate locations;
- That adequate zoned and serviced land is available to meet housing demand;
- That in areas where new housing will be permitted, on unzoned lands (e.g. in villages and in the open countryside) the policies and objectives for such development are clearly articulated;
- That a range of house types and tenures are delivered to cater for all in society;
- That new housing development is of the highest quality;
- That climate considerations are adequately integrated into housing delivery, including for example, by directing new housing away from areas at risk of flooding or coastal erosion and designing new housing to accordance with the net zero greenhouse gas emission target for 2050; and
- That the design of new housing will have consideration for Universal Design standards.

While the County Development Plan is not directly responsible for the delivery of affordable homes there are a number of things it can do to create the right environment for the delivery of affordable homes, removing development bottlenecks and enabling a continuous supply of housing. These include:

- Providing a robust development framework and core strategy;
- Zoning land for development that is serviced and in appropriate locations which gives a greater degree of certainty to developers and infrastructure providers;
- Providing a clear and articulated longer term development strategy that facilitates the coordinated and efficient provision of enabling infrastructure;
- Including policy to support active land management;
- Providing for higher densities that ensure more efficient use of land and enable more units to come to the market;
- Providing flexibility in terms of design particularly in urban cores to enable more cost-efficient construction and variety of homes;
- Including policy which encourages infill development and the densification of existing built up areas.

With reference to the desired **Strategic National, Regional and County Outcomes** set out in Chapter 2 of this plan, the delivery of high quality housing will contribute to numerous goals across the three pillars of 'healthy placemaking', 'climate action' and 'economic opportunity by':

- Delivering sustainable settlement patterns and compact growth in all towns and villages by capitalising on the potential for infill and brownfield development, moving away from a reliance on greenfield development and creating places that encourage active lifestyles;
- Strengthening rural communities by leveraging the potential of rural areas to accommodate sustainable growth;
- Supporting the creation of sustainable healthy communities where access to housing is a priority.

6.1 Strategic Context

Project Ireland 2040: National Planning Framework (NPF)

The National Planning Framework sets out that the '*the long-term vision for Ireland's housing future aims to balance the provision of good quality housing that meets the needs of a diverse population, in a way that makes our cities, towns, villages and rural areas good places to live now and in the future*'.

The NPF identifies a number of national core principles to guide future housing as follows.

National Core Principles to Guide Housing

- Ensure a high standard quality of life for future residents as well as environmentally and socially sustainable housing and placemaking through integrated planning and consistently excellent design.
- Allow for choice in housing location, type, tenure and accommodation in responding to need.
- Prioritise the location of new housing provision in existing settlements as a means to maximising better quality of life for people through accessing services, ensuring a more efficient use of land and allowing for greater integration with existing infrastructure.
- Tailor the scale and nature of future housing provision to the size and type of settlement where it is planned to be located.
- Integrate housing strategies where settlements straddle boundaries (county and/or regional).
- Utilise existing housing stock as a means to meeting future demand.

(Source: National Planning Framework, 2018)

The NPF acknowledges that the physical format of urban development is one of our greatest national development challenges and identifies compact growth as one of the National Strategic Outcomes. This entails delivering a greater proportion of residential development within existing built-up areas of settlements and moving away from a reliance on greenfield development to meet our development needs. In order to avoid urban sprawl, the NPF advocates for increased residential densities in urban areas.

The NPF recognises that planning affords an opportunity to facilitate and deliver a more socially inclusive society through better integration and greater accessibility at all stages of the lifecycle. It supports the provision of lifetime adaptable homes that can accommodate the changing needs of households over time. Specifically, the NPF requires that local housing policy will be developed with a focus on meeting the needs and opportunities of an ageing population.

The NPF warns against the intensification of social housing in areas that are already dense with social housing and advocates for the development of diverse neighbourhoods with a balance of public and private housing to create healthy communities. The NPF states that in addition to the significant investment in social housing we also need to ensure that more affordable homes are built for sale or rent, particularly in our cities, towns and villages, enabling people to choose to live within their communities and closer to where they work. It indicates that this will be facilitated through more proactive land management and coordinated and efficient provision of enabling infrastructure, particularly on local authority and State-owned lands, as well as providing flexibility on design and density, particularly in our urban cores, to enable more cost-efficient construction and provide a variety of homes aimed at first-time buyers.

The National Planning Framework also identifies a number of National Policy Objectives (NPOs) that are relevant to housing:

National Policy Objectives	
NPO 30	Local planning, housing, transport / accessibility and leisure policies will be developed with a focus on meeting the needs and opportunities of an ageing population along with the inclusion of specific projections, supported by clear proposals in respect of ageing communities as part of the core strategy of city and county development plans.
NPO 33	Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.
NPO 34	Support the provision of lifetime adaptable homes that can accommodate the changing needs of a household over time.
NPO 35	Increase residential density in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.

Source: National Planning Framework, 2018)

Regional Spatial & Economic Strategy 2019 (RSES)

The RSES recognises that housing affordability and supply issues are impacting upon health and wellbeing, due to overcrowding, with people residing in substandard accommodation or becoming homeless. The slow growth of housing stock compared to rates of population growth and household formation has led to an increase in the average number of persons per household to around 2.8 in the Region, based on the 2016 census, which saw a reversal of the long-term decline in the average household size. The RSES points out that there is a need to incentivise mobility in the housing market, to address social isolation among older people and to offer more choice by way of an increased supply of accommodation for all life stages. The RSES highlights the importance of housing quality to secure positive health outcomes.

The RSES recognises that achieving compact growth targets will require active land management responses to ensure that land and building resources within existing settlements are used to their full potential.

6.2 Wicklow County Housing Strategy

The preparation of a Housing Strategy is a requirement under the Planning and Development Act 2000 (as amended). The purpose of the strategy is to ensure that provision is made for the housing needs of the existing and future population of the plan area. The Act stipulates that the housing strategy shall take into account:

a. *'the existing need and likely future need for housing to which subsection (4)(a)[1] applies,*
b. *the need to ensure that housing is available for persons who have different levels of income,*
c. *the need to ensure that a mixture of house types and sizes is developed to reasonably match the requirements, of the different categories of households, as may be determined by the planning authority, including the special requirements of elderly persons and persons with disabilities, and*
d. *the need to counteract undue segregation in housing between persons of different social backgrounds'.*

The Strategy shall include an estimate of the amount of social housing required during the plan period and shall provide that as a general policy a specified percentage of the land zoned in the development plan for residential use, or for a mixture of residential and other uses, shall be reserved for those in need of social housing in the area. The Housing Strategy for 2022-2028 is included as an Appendix to this plan.

The NPF acknowledges that the housing sector is more complex since the requirement for housing strategies was introduced under the Planning and Development Act 2000. Accordingly the NPF has identified that an enhanced methodology is required - a Housing Need Demand Assessment - to support the preparation of housing strategies.

[1] Social housing support and affordable housing

National Policy Objective 37

A 'Housing Need Demand Assessment' (HNDA) is to be undertaken for each Local Authority Area in order to correlate and accurately align future housing requirements. The HNDA is:

- to be undertaken by Local Authorities with coordination assistance to be provided by the Regional Assemblies, and also at a Metropolitan scale, particularly where inter-county and inter-regional settlement interactions are to be planned for and managed;
- to primarily inform housing policies, housing strategies and associated land use zoning policies as well as assisting in determining where new policy areas or investment programmes are to be developed; and
- to be supported, through the establishment of a coordination and monitoring unit to assist Local Authorities and Regional Assemblies in the development of the HNDA (DHPLG, Regional Assemblies and the Local Authorities). This will involve developing and coordinating a centralised spatial database for Local Authority Housing data that supports the HNDA being undertaken by Local Authorities.

The purpose of the Housing Need Demand Assessment tool is to:

- Assist local authorities to develop long-term strategic views of housing need across all tenures;
- Provide robust evidence base to support decisions about new housing supply, wider investment and housing related services that inform an overall national housing profile;
- Inform policies about the proportion of social and affordable housing required, including the need for different types and sizes of provision;
- Provide evidence to inform policies related to the provision of specialist housing and housing related services[2].

HNDA is required to be integrated into the development plan review process where planning authorities give notice of review of a development plan in accordance with Section 11(1) of the 2000 Act, *after* the date of Circular 14/2021 (14 April 2021). As the notice of the review of the Wicklow County Development Plan occurred before the date of this circular, HNDA is not being carried out at this time. It will however be carried out in due course, and should it identify that amendment of the County Development Plan is necessary to reflect its outcomes, the plan will be varied accordingly. Therefore until this exercise is completed, this Housing Strategy is to be considered an 'interim' one.

While the Housing Strategy has found that there is rationale for seeking 10% of eligible residential development to be reserved for social housing (or 20% social and affordable in certain circumstances) during the strategy period of 2022-2028, this only addresses social housing needs that will arise during the 2022-2028 period and does not take into account the considerable demand for such housing that has built up over the currency of the previous strategy. It is also clear that the combination of the Council's own construction and Part V will only cater for a proportion of the population experiencing affordability problems in the County. The Council must continue to utilise all policy avenues open to it and any new schemes that become available to ensure the greatest delivery of social housing possible and to ensure a regionally equitable balance of housing delivery, including providing for housing for older people in town centres more suited for those with reduced mobility.

[2] Section 6.6, National Planning Framework

6.3 Key Housing Principles

6.3.1 Sustainable Communities

Well-designed homes in the right locations are fundamental to building strong, sustainable communities. It is essential to provide high quality places to live that:

- deliver a quality of life which residents are entitled to expect, in terms of amenity, safety and convenience;
- prioritise walking, cycling and public transport, and minimise the need to use cars;
- provide a good range of community and support facilities, where and when they are needed and that are easily accessible;
- provide access to high quality usable public open space including parks and playgrounds;
- present an attractive, well-maintained appearance, with a distinct sense of place and a quality public realm that is easily maintained;
- are easy to access for all and to find one's way around;
- promote the efficient use of land and of energy, and minimise greenhouse gas emissions;
- provide a mix of land uses to minimise transport demand;
- promote social integration and provide accommodation for a diverse range of household types and age groups;
- enhance and protect the green infrastructure and biodiversity; and
- enhance and protect the built and natural heritage.

Sustainable communities require a variety of house types, sizes and tenures. It is important that new multi-unit residential development provides an appropriate mix that caters for a variety of household types and sizes.

The number of people aged 65 or over has increased from 10.9% of the population in Census 2011 to 13% in 2016. The Council will support and facilitate the provision of supported housing for older people. This can enable people to live independently for longer and is an alternative housing option that falls somewhere between continuing to live in their own home independently and nursing home/residential care. A recent report[3] prepared by the Housing Agency found that there is a strong financial benefit from the provision of supported housing. Social benefits include providing options to enable older people to remain living in their communities, improving wellbeing for the individual, their family and community, and the value of freeing up housing in communities for other households.

6.3.2 Location of new residential development

In accordance with the NPF, RSES and the Core / Settlement strategies set out in Chapters 3 and 4 of this plan, new housing development shall be generally required to locate on suitably zoned / designated land in towns and villages.

The priority for new residential development shall be in the designated town / village / neighbourhood centres, in the 'primary zone' or in the historic centre of large and small villages, through densification of the existing built up area, re-use of derelict or brownfield sites, infill and backland development. In doing so, particular cognisance must be taken of the need to respect the existing built fabric and residential amenities enjoyed by existing residents, and maintaining existing parks and other open areas within settlements.

Where insufficient land is available in the centres of settlements, new housing development shall also be permitted on greenfield lands that are zoned / designated for housing.

[3] Thinking Ahead: The Financial Benefits of Investing in Supported Housing for Older People (The Housing Agency, 2020)

The zoning / designation of greenfield land for new housing shall adhere to the following principles:

- Application of the 'sequential approach' whereby zoning extends outwards from centres, contiguous to the existing built up part of the settlement;
- Application of compact growth targets;
- Creation of 'walkable' neighbourhoods, whereby undeveloped lands within 10 minutes walking distance of the settlement centre and 5 minutes walking distance of any neighbourhood / village centres are prioritised;
- Promotion of a sustainable land use and transportation pattern, whereby undeveloped lands that are accessible to public transport routes are considered most suitable for development. In this regard, undeveloped land within 1 km of any rail or light rail stop or 500m of bus routes will be prioritised;
- Application of the tiered zoning approach in accordance with NPO 72 whereby land that is fully serviced is differentiated from land that can be serviced within the lifetime of the plan;
- Lands already or easily serviced by a gravity fed water supply system and waste water collection system will be prioritised;
- Cognisance will be taken of the need to provide upmost protection to the environment and heritage, particularly of designated sites, features and buildings;
- Prioritisation of environmental and sustainability considerations for meeting sustainable development targets and climate action commitments in accordance with the National Adaptation Framework – examine environmental constraints including but not limited to biodiversity, flooding, and landscape;
- The need to maintain the rural greenbelt between towns.

The NPF recognises that in rural areas many people seek the opportunity to build their own home but find it difficult to do so in smaller settlements because of lack of available sites and services. Accordingly NPO 18b gives a commitment to develop a programme for 'new homes in small towns and villages' with Local Authorities and infrastructure agencies to provide serviced sites with appropriate infrastructure to attract people to build their own home in small towns and villages.

6.3.3 Compact Growth & Active Land Management

Land is a finite resource. Sustainable development is predicated upon the efficient use of land. A compact growth policy combined with a strong focus on high quality design provides the best opportunity to harness the potential of our existing settlements and make them desirable places to live in.

The NPF acknowledges the potential to re-use existing building stock to address housing needs. Creating more compact development has been traditionally more difficult to achieve than a continuous process of pushing development onto greenfield locations. Specifically the NPF requires that 30% of all new homes will be delivered within the existing built up footprint of settlements. This applies to all scales of settlements within the County, from key towns to villages. This will require making better use of underutilised land including infill and brownfield sites. All zoning plans will be prepared having regard to the requirement to deliver a minimum 30% of new housing within existing built up areas.

Active land management will ensure that land and building resources within existing settlements are used to their full potential. High quality infill and brownfield development in town and village centres will be encouraged and supported. There are a number of different mechanisms available to the Council to assist with the active management of lands and buildings, contributing to the consolidation of existing town and village centres.

The Urban and Regeneration Housing Act (2015) introduced measures to incentivise the development of vacant sites in urban areas for housing and regeneration purposes. Under the Act, Local Authorities had to establish a vacant site register and apply a vacant site levy to properties on the register. The vacant site levy is designed to discourage land hoarding and to act primarily as a site activation measure, rather than an income generating mechanism. For a site to be considered vacant, it must meet certain criteria:

- For residential land, the site must be situated in an area in which there is a need for housing, the site is suitable for housing and the majority of the site must be vacant;
- For regeneration land, the site or majority of the site must be vacant, the site being vacant or idle has adverse effects on existing amenities or reduces the amenity provided by existing public infrastructure and facilities or the site has adverse effects on the character of the area.

The 2015 Act defines a site as 'any area of land exceeding 0.05 hectares', excluding a person's home which is defined as a 'dwelling in which the person ordinarily resides'.

Vacant buildings and underused building stock undermine the vitality and appeal of our towns and villages. Bringing them back into use presents a significant opportunity to consolidate, revitalise and strengthen town and village centres as attractive and durable places to live. Many vacant buildings form part of the historic core of town and village centres and contribute towards the character and appeal of these settlements. A key objective of Pillar 5 of 'Rebuilding Ireland' is to ensure the existing housing stock is used to the maximum degree possible with a particular focus on measures to use vacant stock to renew towns and villages. '*Bringing Back Homes – Manual for Reuse of Existing Buildings*' was developed to support and facilitate the reuse of older / vacant buildings in our towns and villages for residential use (DHPLG 2018). The Manual recognises that revitalising our main streets through well-planned and designed residential units, particularly above shops, could help to rejuvenate smaller town centres.

Rent pressure zones were introduced as part of the Residential Tenancies (Amendment) Act 2019. A Rent Pressure Zone (RPZ) is a designated area where rents cannot be increased by more than 4% per annum. Rent Pressure Zones are located in parts of the country where rents are highest and rising, and where households have the greatest difficulty finding affordable accommodation. All of County Wicklow is designated a rent pressure zone. New planning reforms[4] were introduced to control short term letting in rent pressure zones.

Short-term letting is defined as the letting of a house or apartment, or part of a house or apartment, for any period not exceeding 14 days. The use of any house or apartment for short-term letting use in a rent pressure zone is a 'material change in the use' of the structure and is therefore deemed to be development requiring planning permission except where the relevant exemptions apply. Applications for change of use from residential to short-term letting will have to provide a detailed justification for the proposed use and demonstrate that there is not a shortage of housing in the area.

6.3.4 Phasing

The development of zoned / designated land should generally be phased in accordance with the sequential approach:

- Development shall extend outwards from the centre of settlements with undeveloped land closest to the centre and public transport routes being given preference, i.e. 'leapfrogging' to peripheral areas shall be resisted;
- A strong emphasis shall be placed on encouraging infill opportunities and better use of under-utilised land; and
- Areas to be developed shall be contiguous to existing developed areas.

[4] Section 3A of the Planning and Development Act 2000- inserted by section 38 of the Residential Tenancies Amendment Act 2019 (No 14 of 2019), and the Planning and Development Act 2000 (Exempted Development)(No.2) Regulations 2019 (S.I. No 235 of 2019).

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.

6.3.5 Densities

Higher densities are encouraged to achieve an efficient use of land and create compact, vibrant and attractive settlements. The capacity of a site to absorb higher densities is influenced by a range of factors including the local setting, development context, neighbouring uses, access, topography etc. The preparation of a design statement, including a detailed contextual and site analysis, will help determine a site's capacity and the appropriate density. The potential of brownfield sites to consolidate the built form and deliver higher densities should be capitalised subject to protecting existing amenities and achieving high quality standards for future occupants.

The design of any higher density development should be sensitive to, and respectful of, existing surrounding residential development. In existing residential areas, infill development shall generally be at a density that respects the established character of the area in which it is located and subject to the protection of the residential amenity of adjoining properties.

New development should incorporate a mix of dwelling types and heights to achieve minimum densities and create interesting and attractive settlements. Large development should incorporate a mix of densities. This will result in interesting and distinctive built forms that enhance the character of an area while also providing an opportunity to provide for a mix of dwelling types. Mono-type building typologies (e.g. two storey or own-door houses only) will not be considered favourably, particularly developments of 100 units or more. High density does not necessarily mean high rise. Terraced housing offers an opportunity to achieve relatively high density. The design of the terrace can take a very modern interpretation or traditional guise.

It is Council policy to encourage higher residential densities at suitable locations in accordance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009). Locations that are appropriate for higher densities include sites that are particularly close to existing or proposed major public transport corridors and nodes, sites that are within or proximate to major centres of activity such as town and neighbourhood centres.

The density standards as per the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) are set out in Table 6.1.

Table 6.1 Density Standards

Location	Density Standards
Large Towns[5] (Bray, Greystones-Delgany, Arklow, Wicklow –Rathnew and Blessington)	▪ Public Transport Corridors: Minimum density of 50 units per hectare within 500m walking distance of bus stop or 1km of light rail stop or rail station. ▪ Outer Suburban / Greenfield Sites: Minimum density of 35 - 50 dwellings per hectare. ▪ Development at net densities less than 30 dwellings per hectare should generally be discouraged particularly on sites in excess of 0.5 hectares.
Small Towns and Villages[6] (Kilcoole, Newtownmountkennedy, Baltinglass, Enniskerry, Rathdrum, Aughrim, Ashford, Carnew, Kilmacanogue, Roundwood, Tinahely, Newcastle, Dunlavin, Avoca, Shillelagh, Donard)	▪ Centrally located sites: 30 – 40+ units per hectare for mainly residential schemes may be appropriate or for more mixed use schemes. ▪ Edge of Centre Sites: 20-35 dwellings per hectare. ▪ Edge of small town / village: Densities of less than 15 – 20 dwellings per hectare (as an alternative to one-off housing) as long as such development does not represent more than 20% of the total new planned housing stock of the small town or village.
Villages under 400 Population	Any individual scheme for new housing should not be larger than 10 units.

In the application of density standards and the assessment of applications, cognisance shall also be taken on Circular letter NRUP 02/2021 that clarifies that in the application of the Sustainable Residential Development Guidelines, Planning Authorities should apply a graduated and responsive, tailored approach to the assessment of residential densities in Peripheral and/or Less Accessible Urban Locations, as defined in the Apartment Guidelines and as they apply to towns of all sizes, to ensure that such places are developed in a sustainable and proportionate manner.

Apartments will be considered favourably in the Key Towns and the Self-Sustaining Growth Towns. High quality smaller scale apartment development will be considered in the Self-Sustaining Towns and rural towns provided that adequate services and amenities are in place to serve the development including high quality public open space.

Where up to 9 residential units are proposed there shall be no restriction on dwelling mix provided that no more than 50% of the development comprises studio type units.

6.3.6 Universal Design & Lifetime Adaptable Housing

Universal design is the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people, regardless of their age, size, ability or disability. New developments, where possible, should include universally designed homes that can be easily adapted to meet people's changing needs over time.

The *Universal Design Guidelines for Homes in Ireland (2015)*[7] are a first step in the process of raising awareness and inspiring people to think differently about the benefits of Universally Designed homes and the potential

[5] These are defined in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) as those with a population of 5,000 or more.
[6] These are defined in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) as those with a population ranging from 400 to 5,000 persons.

opportunity to address some of the challenges society faces by future-proofing our homes through embracing Universal Design thinking. *Building for Everyone: A Universal Design Approach* provides comprehensive best practice guidance on how to design, build and manage buildings and spaces so that they can be readily accessed and used by everyone, regardless of age, size, ability or disability[8].

6.3.7 Quality of Design in New Housing Developments

The Planning Authority has to strike a careful balance between on the one hand enabling new housing development that meets housing demand while ensuring that highest standards of urban design, architectural quality and residential amenity.

The quality and character of our towns and villages lies in the consistency of the language and the way the buildings relate in form, scale, treatment, materials and details. It is important that new development is designed to respect and complement the historic urban grain and incorporate a layout and design that strengthens the identity and character of the settlement. An understanding of context and appreciation of character is at the core of good urban design. It lays the foundations for a unique design response. The design and layout of new development should be based on an informed and considered response to a site's setting and context. All applications for multi-unit residential development should be accompanied by a design statement which clearly demonstrates how the design responds to the local context. Further detail on this is provided in Appendix 1.

New housing development should be designed to respect its setting and provide for a strong connection with the character of the existing settlement. Particular attention should be paid to boundaries, public space and planting in order to achieve good quality. Permeability should inform the layout and design. New residential and mixed-use schemes should deliver attractive street-based traditional town environments that incorporate a good sense of enclosure, legible streets, squares and parks and a strong sense of place. Developments should include an effective mix of heights that integrates well with the existing urban structure and historical streetscapes.

The NPF requires a flexible approach to planning policy to enable infill and brownfield development with a focus on design-led performance-based outcomes rather than specifying absolute requirements in all cases. Therefore planning standards will be flexibly applied to well-designed development proposals that can achieve urban infill and brownfield development objectives. Such flexibility must still ensure that public safety is not compromised and the environment is suitably protected[9].

The Development and Design Standards (Appendix 1) sets out Wicklow County Council's requirements with respect to the design standards for new housing developments. All new housing developments will be assessed in accordance with the development and design standards set out in this appendix.

Guidelines for Sustainable Residential Development in Urban Areas (2009)

The *Urban Design Manual*, which accompanies the '*Guidelines for Sustainable Residential Development in Urban Areas*' (DoEHLG 2009), provides comprehensive guidance on design issues. The Manual sets out a series of 12 design criteria for development sub-divided into three groups: (i) Neighbourhood (ii) Site (iii) Home. These groups reflect the spatial scales and order of priorities that should help inform and guide the design of any new residential and mixed-use development.

The 12 criteria, as set out in Table 6.2, are sequenced in logical order to reflect the need to prioritise the fundamental strategic issues including density, layout and connections. The Manual should be used as a key reference tool at pre-planning consultations and in the assessment of planning applications for any new residential

[7] *National Disability Authority Centre for Excellence in Universal Design*
[8] http://universaldesign.ie/Built-Environment/
[9] Refer to NPO 13 Project Ireland 2040: National Planning Framework

and mixed-use development proposals. The design and layout of new housing development in rural towns and villages should reflect their rural setting and pay homage to the principles of vernacular architecture.

Table 6.2 Design Considerations – 12 Criteria

Neighbourhood	**Context** **Connections** **Inclusivity** **Variety**	How does the development respond to its surroundings? How well connected is the new neighbourhood? How easily can people use and access the development? How does the development promote a good mix of activities?
Site	**Efficiency** **Distinctiveness** **Layout** **Public Realm**	How does the development make appropriate use of resources, including land? How do the proposals create a sense of place? How does the proposal create people friendly streets and spaces? How safe, secure and enjoyable are the public areas?
Home	**Adaptability** **Privacy & Amenity** **Parking** **Detailed Design**	How will the buildings cope with change? How does the scheme provide a decent standard of amenity? How will the parking be secure and attractive? How well thought through is the building and landscape design?

Source: *Guidelines for Sustainable Residential Development in Urban Areas* (DoEHLG 2009)

Urban Development & Building Height Guidelines for Planning Authorities (2018)

The *'Urban Development and Building Heights Guidelines for Planning Authorities'* acknowledge that increasing prevailing building heights has a critical role to play in addressing the delivery of more compact growth in our urban areas particularly the large towns through enhancing the scale and density of development. The Guidelines require that building heights must be generally increased in appropriate urban locations. Specifically the Guidelines require that the scope to consider general building heights of at least three to four storeys, coupled with appropriate density, in locations outside what would be defined as city and town centre areas, and which would include suburban areas must be supported in principle in development plans.

Proposals including buildings that are of a height and scale significantly greater than the prevailing height and scale shall be assessed in accordance with the development management criteria set out in Section 3.0 of the *Urban Development and Building Heights Guidelines* (DHPLG 2018).

In accordance with Specific Planning Policy Requirement (SPPR) 1 of the *Urban Development and Building Height Guidelines for Planning Authorities (2018),* Local Area Plans (LAPs) shall identify locations where increased height and density will be supported where it forms part of strategic redevelopment, regeneration and infill development proposals.

Design Standards for New Apartments Guidelines for Planning Authorities (2020)

The shift in Government policy towards securing more compact and sustainable urban development will result in a significant increase in apartment type development. The Guidelines recognise that it is therefore critical to ensure that apartment living is an increasingly attractive and desirable housing option for a range of household types and tenures.

With regard to location, the Guidelines indicate that apartments are most appropriately located within urban areas. The scale and extent of apartment development should increase in relation to proximity to core urban centres, locations that are well served by public transport, are close to employment and a range of urban amenities including parks / waterfronts, shopping and other services.

The Guidelines set out detailed design parameters including mix, internal space standards, dual aspect ratios, floor to ceiling height, storage space, amenity space and car parking. All new housing developments that include apartments are required to demonstrate compliance with the Guidelines in accordance with the specific planning policy requirements.

6.3.8 Rural Housing

Wicklow's countryside hosts a variety of uses including rural communities, attractive towns and villages, agriculture, forestry, tourism, renewable energy, rural enterprise and scenic landscapes. The Planning Authority will continue to carefully manage demand for housing in the countryside in order to protect natural resources, continue to cater for a variety of land uses, protect the environment and rural landscape, to avoid urban generated rural housing and ensure the needs of those with a bona fide necessity to live in the rural area are facilitated. It is also important that the scale of rural housing permitted does not undermine the role of small towns and villages and threaten their viability.

The NPF identifies the following national policy objective which the Development Plan must be consistent with:

National Policy Objective 19

Ensure in providing for the development of rural housing, that a distinction is made between areas under urban influence, i.e. within the commuter catchment of cities and large towns and centres of employment, and elsewhere:

- *In rural areas under urban influence, facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area and siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements;*
- *In rural areas elsewhere, facilitate the provision of single housing in the countryside based on siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements.*

The NPF states that it is important '*to differentiate, on the one hand, between rural areas located within the commuter catchment of the five cities and our largest towns and centres of employment and, on the other hand, rural areas located outside these catchments'*. Wicklow's rural areas are considered to be 'areas under urban influence' due to their location within the catchment of Dublin, Bray, Greystones, Wicklow-Rathnew and Arklow in addition to Gorey (Co. Wexford) and Naas (Co. Kildare). In rural areas under urban influence it is necessary to demonstrate a functional economic or social requirement for housing need. This is also subject to siting and design considerations.

Rural areas are more sensitive to development and therefore require a quality design response to help assimilate development into the landscape. All new rural housing is required to apply the design principles set out in the Wicklow Rural Housing Design Guide which is included in the appendices.

6.4 Housing Objectives

General

CPO 6.1 New housing development shall be required to locate on suitably zoned or designated land in settlements and will only be considered in the open countryside when it is for the provision of a rural dwelling for those with a demonstrable housing social or economic need to live in the open countryside.

CPO 6.2 The sale of all developments of residential units, whether houses, duplexes or apartments, to commercial institutional investment bodies shall be prohibited.

Design

CPO 6.3 New housing development shall enhance and improve the residential amenity of any location, shall provide for the highest possible standard of living of occupants and in particular, shall not reduce to an unacceptable degree the level of amenity enjoyed by existing residents in the area.

CPO 6.4 All new housing developments (including single and rural houses) shall achieve the highest quality of layout and design, in accordance with the standards set out in the Development and Design Standards (Appendix 1) and the Wicklow Single Rural House Design Guide (Appendix 2).

CPO 6.5 To require that new development be of the highest quality design and layout and contributes to the development of a coherent urban form and attractive built environment in accordance with the following key principles of urban design:

- Strengthening the character and urban fabric of the area;
- Reinforcing local identity and sense of place;
- Optimise the opportunities afforded by the historical and natural assets of a site / area;
- Providing a coherent, legible and permeable urban structure;
- Promoting an efficient use of land;
- Improving and enhancing the public realm;
- Conserving and respecting local heritage;
- Providing ease of movement and resolving conflict between pedestrians/cyclists and traffic;
- Promoting accessibility for all; and
- Cognisance of the impact on climate change and the reduction targets for carbon emissions set out by the Government.

CPO 6.6 To require that all planning applications for multi-unit residential development are accompanied by a Design Statement[10]. Design Statements shall include a detailed assessment of existing environment and historic character and demonstrate how the design has evolved in response to these underlying characteristics and fabric of the town / village. The Design Statement should address each of the 12 criteria set out in the Urban Design Manual (DECLG May 2009). The layout, access, road widths and open space should be cognisant of town and village character.

CPO 6.7 The design and layout of new residential and mixed-use development shall deliver highly permeable, well connected streets which facilitate active street frontage in accordance with best practice set out in the *Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities* (DEHLG May 2009) and the *Design Manual Urban Roads and Streets* (DTTS & DECLG 2013).

[10] Design Statements may be required for additional formats of development the discretion of the Planning Authority

CPO 6.8 Support the provision of lifetime adaptable homes that can accommodate the changing needs of a household over time and in particular to require that all new residential developments in excess of 20 residential units to provide a minimum 5% universally designed homes in accordance with the requirements of '*Building for Everyone: A Universal Design Approach* and the *Universal Design Guidelines for Homes in Ireland (2015)*[11].

Social and Affordable Housing

CPO 6.9 To implement the provisions of the Wicklow Housing Strategy and in particular, to apply a 10% (or a greater percentage if provided for in future legislation) social housing requirement pursuant to Part V of the Planning and Development Act 2000 (as amended) to land zoned for residential use, or for a mixture of residential or other uses, except where the development would be exempted from this requirement. In certain circumstances, as set out in the Affordable Housing Act 2021, this requirement will be 20% devoted to social and affordable housing.

CPO 6.10 To ensure the selection of lands or housing units to purchase or lease by the Council, including Part V, counteracts undue segregation by persons of different social backgrounds.

CPO 6.11 To actively promote and support the development of affordable housing across all areas and settlement categories in the County, and in particular, to avail of and maximise take up of all and any future national affordable housing programmes and funds, including serviced site initiatives in smaller towns and villages.

CPO 6.12 To provide and facilitate social housing in rural areas.

Density

CPO 6.13 To require that new residential development represents an efficient use of land and achieves the minimum densities as set out in Table 6.1 subject to the reasonable protection of existing residential amenities and the established character of existing settlements. In promoting higher densities and more compact development, new development should demonstrate compliance with:

- the *Sustainable Urban Housing Guidelines for Planning Authorities* (DEHLG 2009) and accompanying *Urban Design Manual – A Best Practice Guide*;
- *Quality Housing for Sustainable Communities* (DoEHLG 2007);
- *Design Standards for New Apartments Guidelines for Planning Authorities* (2018)
- *Design manual for Urban Roads and Streets*; and
- any subsequent Ministerial guidelines.

CPO 6.14 To densify existing built-up areas subject to the adequate protection of existing residential amenities.

CPO 6.15 Higher density proposals should be designed to a high standard, incorporate a mix of housing types and sizes and deliver compact urban forms that enhance the local built environment and contribute towards a sustainable mix of housing options. Proposals should provide an appropriate design response to the site, be designed to a high quality and afford adequate protection for residential amenity of neighbouring properties.

CPO 6.16 To encourage and facilitate high quality well-designed infill and brownfield development that is sensitive to context, enables consolidation of the built environment and enhances the streetscape.

[11] National Disability Authority Centre for Excellence in Universal Design

Where necessary, performance criteria should be prioritised provided that the layout achieves well-designed high quality outcomes and public safety is not compromised and the environment is suitably protected.

Height and Scale

CPO 6.17 To facilitate development incorporating higher buildings (i.e. buildings that exceed the contextual prevailing height) where it has been adequately demonstrated that the development complies with the assessment criteria set out in Section 3.2 of the *Urban Development and Building Heights Guidelines for Planning* Authorities (DHPLG 2018) or any subsequent height guidelines.

In accordance with the SPPR 3 of *Urban Development and Building Heights Guidelines*, where:

- an applicant for planning permission sets out how a development proposal complies with the *Urban Development and Building Heights Guidelines*, particularly SSPR1 and SPPR2 thereof; and
- the assessment of the planning authority concurs, taking account of the wider strategic and national policy parameters set out in the NPF and Guidelines;

then the planning authority may approve such development, even where specific objectives of the relevant development plan or local area plan may indicate otherwise.

In accordance with the SPPR 1 of *Urban Development and Building Heights Guidelines,* Planning Authorities are required explicitly identify areas where increased building height will be actively pursued for redevelopment, regeneration and infill development to secure the objectives of the NPF and RSES. In this regard, the identification of locations for increased building height shall be carried out in the preparation of Local Area Plans for settlements in Tiers 1-3 of the County Settlement Hierarchy as these are deemed the only settlements of sufficient scale and diversity in urban grain to accommodate such increases in height.

CPO 6.18 To ensure that building height within future development makes a positive contribution to the built form of the area, is not obtrusive and does not adversely impact on the streetscape, local amenity or views. Require all development proposals, including infill development, to include an analysis of the impact of building height and positioning of buildings on:

- The immediate & surrounding environment - streetscape, historic character;
- Adjoining structures;
- Open spaces and public realm;
- Views and Vistas.

Sequence / Phasing of Housing

CPO 6.19 The development of zoned land should generally be phased in accordance with the sequential approach as set out in this chapter. The Council reserves the right to refuse permission for any development that is not consistent with these principles.

CPO 6.20 Housing development shall be managed and phased to ensure that infrastructure is adequate or is being provided to match the needs of new residents.

New significant residential or mixed use development proposals (of which residential development forms a component)[12], shall be required to be accompanied by a **Social Infrastructure Audit**, to

[12] Being defined as developments in excess of 50 units of housing in any settlements in Levels 1-4 in the hierarchy, 25 housing units in Levels 5-10, and **all developments over 25 units** in excess of 500m distance to a public transport service, as well as other format / sizes / locations are may be deemed necessary by the Local Authority.

determine if social and community facilities in the area are sufficient to provide for the needs of the future residents. Where deficiencies are identified, proposals will be required to either rectify the deficiency, or suitably restrict or phase the development in accordance with the capacity of existing or planned services.

New significant residential or mixed use development proposals shall be required to be accompanied by a '**Accessibility Report'** that demonstrates that new residents / occupants / employees (including children and those with special mobility needs) will be able to safely access through means **other than** the private car:

(a) local services including shops, schools, health care and recreational facilities, and
(b) public transport services.

Where deficiencies are identified, proposals will be required to either rectify the deficiency, or suitably restrict or phase the development in accordance with the capacity/quality of existing or planned linkages.

Existing Residential Areas

CPO 6.21 In areas zoned 'Existing Residential' house improvements, alterations and extensions and appropriate infill residential development in accordance with principles of good design and protection of existing residential amenity will normally be permitted (other than on lands permitted or designated as open space, see CPO 6.25 below). While new developments shall have regard to the protection of the residential and architectural amenities of houses in the immediate environs, alternative and contemporary designs shall be encouraged (including alternative materials, heights and building forms), to provide for visual diversity.

CPO 6.22 In existing residential areas, small scale infill development shall generally be at a density that respects the established character of the area in which it is located, subject to the protection of the residential amenity of adjoining properties. However, on large sites or in areas where previously unserviced, low density housing becomes served by mains water services, consideration will be given to densities above the prevailing density, subject to adherence to normal siting and design criteria.

CPO 6.23 To facilitate mews lane housing in suitable locations, subject to high quality design that respects the existing character and heritage of the area and provides for a high standard of residential amenity for existing and future occupants.

CPO 6.24 To facilitate family / granny flat extensions for use by a member of the immediate family subject to protection of existing residential amenity and compliance with the criteria set out in the Development and Design Standards (Appendix 1).

CPO 6.25 In existing residential areas, the areas of open space permitted, designated or dedicated solely to the use of the residents will normally be zoned 'RE' as they form an intrinsic part of the overall residential development. Such lands will be retained as open space for the use of residents and new housing or other non-community related uses will not normally be permitted.

Protection of Residential Amenity in Transitional Areas

CPO 6.26 While the zoning objectives indicate the different uses permitted in principle in each zone it is important to avoid abrupt transitions in scale and use at the boundary of adjoining land use zones. In these areas it is necessary to avoid developments that would be detrimental to amenity. In zones

abutting residential areas, particular attention will be paid to the use, scale, density and appearance of development proposals and to landscaping and screening proposals in order to protect the amenities of residential properties.

Dwelling Mix / Sizes / Locations / Formats

CPO 6.27 To require new multi-unit residential development to provide an appropriate mix of unit types and sizes to ensure that there is a range of unit types available to suit the needs of the various households in the county, in accordance with the Design Standards for new Apartments, Guidelines for Planning Authorities (2020).

CPO 6.28 Apartments generally will only be permitted in settlements Levels 1 to 6 and in accordance with the location requirements set out in Section 2.4 of the Design Standards for New Apartments, Guidelines for Planning Authorities (2020). All apartment development should be served by high quality usable open space.

CPO 6.29 Temporary residential structures (e.g. mobile homes, caravans, cabins, portacabins etc) form a haphazard and substandard form of residential accommodation and generally have poor aesthetic value and can detract from the overall appearance of an area. Therefore permission will generally not be granted for such structures.

CPO 6.30 The maximum size of any single 'housing estate' shall be 200 units and developments that include more than 200 units should be broken into a number of smaller 'estates', which shall be differentiated from each other by the use of materially different design themes.

CPO 6.31 To support the development of a programme for 'new homes in small towns and villages' to provide serviced sites with appropriate infrastructure to attract people to build their own homes and live in small towns and villages. The development of 'serviced sites', where site purchasers have the option of designing their own home, shall be particularly encouraged on zoned / designated housing land.

CPO 6.32 To support independent living and facilitate the provision of supported housing (specific purpose built accommodation) for older people and people with disabilities towns and villages. To facilitate the provision of nursing homes, retirement villages, residential care facilities at appropriate locations in towns and villages in the County. These facilities must be well served by infrastructure and amenities including accessible footpaths, local shops and public transport in order to allow the residents to be socially included and to allow better care in the community, independence and access.

CPO 6.33 To protect the existing housing stock to meet housing demand and require that any proposals for short-term letting[13] provide a detailed justification for the proposed use and demonstrate to the satisfaction of the Planning Authority that any proposals don't undermine the provision of housing and that there is a sufficient supply of rental properties available for longer-term rental in the area. The cumulative impact of applications will also be considered in the assessment of any application. Proposals that would increase pressures on the housing market including the rental market will not be considered favourably.

CPO 6.34 Support the change of use of vacant commercial premises in town / village centres to residential purposes outside of the retail core areas as identified in Chapter 10, subject to CPO 10.9.

[13] Short term letting is defined as the letting of a house or apartment, or part of a house or apartment, for any period not exceeding 14 days.

Vacant Site Levy

CPO 6.35 In many settlements in the County, there are sites and areas in need of development and renewal, in order to prevent:

a. adverse effects on existing amenities in such areas, in particular as a result of the ruinous or neglected condition of any land,
b. urban blight and decay,
c. anti-social behaviour, or
d. a shortage of habitable houses or of land suitable for residential use or a mixture of residential and other uses

It is an objective of this plan to encourage and facilitate the appropriate development of such sites / lands and all available tools and mechanisms, including the Vacant Site Levy, may be utilised to stimulate such development.

All lands zoned for residential development in this plan (this refers to Level 4 and 5 settlements), including all lands zoned:

- Existing Residential (RE),
- New Residential (RN), and
- Town Centre, outside of the designated 'regeneration zone' as defined in each plan,

are deemed to be lands that may be in need of new development in order to ensure there is no shortage of housing, and these zones will be examined in detail in order to determine if there are sites where the Vacant Site Levy should be applied.

In addition, the following residential zones in larger towns, are deemed to be lands that may be in need of new development in order to ensure there is no shortage of housing, and these zones will be examined in detail in order to determine if there are sites where the Vacant Site Levy should be applied.

Settlement	Zones[14]
Bray and Environs	RE, R-HD, R20, R15, R10, R, MU (where the predominate use provided for is residential)
Wicklow Town and Rathnew	RE, R1, R2, R3, R4
Arklow Town and Environs	RE, R28, R20, R10, R, MU (where the predominate use provided for is residential)
Greystones, Delgany and Kilcoole	RE, R22, R17, R15, R10, R5, R2.5, R (Special), MU (where the predominate use provided for is residential)
Blessington	RE, R1, R2

[14] or other such zoning codes as may replace these, during the making of future local plans

Housing in Rural Settlements

CPO 6.36 Urban generated housing shall not be permitted in the rural areas of the County, other than in rural settlements that have been deemed suitable to absorb an element of urban generated development as set out in the Settlement Strategy.

CPO 6.37 To implement the following housing occupancy controls for Type 1 Villages (Level 7), as set out in the Settlement Strategy:

Multi-House Development

50% no restriction
50% Applicant / purchaser of any new home must be either:

- 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 Type 1 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 Type 1 village in question prior to making of application / purchase of new house.

CPO 6.38 To implement the following housing occupancy controls for Type 2 Villages (Level 8), as set out in the Settlement Strategy:

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 Type 2 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 Type 2 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 Type 2 village in question prior to making of application / purchase of new house.

CPO 6.39 To implement the following housing occupancy controls for Level 9 Rural Clusters as set out in the Settlement Strategy:

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.

CPO 6.40 Where permission is sought for residential development in a settlement with occupancy controls the applicant will be required to show compliance with objectives for that settlement set out in this plan and to lodge with the Land Registry a burden on the property, in the form of a Section 47 agreement, restricting the use of the dwelling(s) for a period of 7 years in accordance with the relevant objective.

Housing in the Open Countryside

CPO 6.41 Facilitate residential development in the open countryside for those with a **housing need** based on the core consideration of **demonstrable functional social or economic** need to live in the open countryside in accordance with the requirements set out in Table 6.3.

Table 6.3 Rural Housing Policy

Housing Need / Necessary Dwelling

This is defined as those who can demonstrate a clear need for new 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 of following legal separation / divorce / repossession by a lending institution, the transfer of a home attached to a farm to a family member or the past sale of a home following emigration;
- someone that already owns / owned a home who requires a new purpose built specially adapted house due to a verified medical condition and who can show that their existing home cannot be adapted to meet their particular needs;

and other such circumstances that clearly demonstrate a bona fide need for a new dwelling in the open countryside notwithstanding previous / current ownership of a home as may be considered acceptable to the Planning Authority.

Economic Need

The Planning Authority recognises the rural housing need of persons whose livelihood is intrinsically linked to rural areas subject to it being demonstrated that a home in the open countryside is essential to the making of that livelihood and that livelihood could not be maintained while living in a nearby settlement.

In this regard, persons whose livelihood is intrinsically linked to rural areas may include:

a. Those involved in agriculture
The Planning Authority will positively consider applications from those who are engaged in a significant agricultural enterprise and require a dwelling on the agricultural holding that they work. In such cases, it will be necessary for the applicant to satisfy the Planning Authority with supporting documents that due to the nature of the agricultural employment, a dwelling on the holding is essential for the ongoing successful operation and maintenance of the farm. In this regard, the Planning Authority will consider whether there is already a dwelling / dwellings on the farm holding when determining if a new dwelling can be justified.

b. Those involved in non-agricultural rural enterprise / employment
The Planning Authority will support applications from those whose business / full time employment is intrinsically linked to the rural area that can demonstrate a need to live in the vicinity of their employment in order to carry out their full time occupation. The Planning Authority will strictly require any applicant to show that there is a particular aspect or characteristic of their employment that requires them to live in that rural area, as opposed to a local settlement.

Where an applicant's case for a new dwelling on the basis of economic need is based on establishing a new or alternative agricultural / non-agricultural rural enterprise and they have no previous experience in agriculture / rural enterprise, the Planning Authority shall not consider the above requirements met until the applicant can show that the new agricultural / non-agricultural rural enterprise has been legally and continuously ongoing for at least 5 years prior to the making of the application for a dwelling, and is the applicant's primary occupation and source of income. Applicants whose proposed business is not location-dependent will not be considered.

c. Other such persons as may have definable economic need to reside in the open countryside, as may arise on a case by case basis.

Social Need

The Planning Authority recognises the need of persons intrinsically linked to rural areas that are not engaged in significant agricultural or rural based occupations to live in rural areas.

In this regard, persons intrinsically linked to a rural area may include:

- Permanent native residents of that rural area (including Level 8 and 9 settlements) i.e. a person who was born and reared in the same rural area as the proposed development site and permanently resides there;
- A former permanent native of the area (including Level 8 and 9 settlements) who has not resided in that rural area for many years (for example having moved into a town or due to emigration), but was born and reared in the same rural area as the proposed development site, has strong social ties to that area, and now wishes to return to their local area;
- A close relative who has inherited, either as a gift or on death, an agricultural holding or site for his/her own purposes and can demonstrate a social need to live in that particular rural area,

- The son or daughter of a landowner who has inherited a site for the purpose of building a one off rural house and where the land has been in family ownership for at least 10 years prior to the application for planning permission and can demonstrate a social need to live in that particular rural area,
- Persons who were permanent native residents of a rural area but due to the expansion of an adjacent town / village, the family home place is now located within the development boundary of the town / village;
- Local applicants who are intrinsically linked to their local area and, while not exclusively involved in agricultural or rural employment, have access to an affordable local site;
- Local applicants who provide care services to family members and those working in healthcare provision locally; and
- Other such persons as may have a definable strong social need to live in that particular rural area, which can be demonstrated by way of evidence of strong social or familial connections, connection to the local community / local organisations etc as may arise on a case by case basis.

In the event of conflict of any other settlement strategy objective / Landscape Zones and categories, a person who qualifies under policy CPO 6.41 their needs shall be supreme, except where the proposed development would be a likely traffic hazard or public health hazard.

With regard to the preservation of views and prospects, due consideration shall be given to those listed within the area of the National Park; and with respect to all other areas, to generally regard the amenity matters, but not to the exclusion of social and economic matters. The protection and conservation of views and prospects should not give rise to the prohibition of development, but development should be designed and located to minimise impact.

CPO 6.42 Where permission is granted for a single rural house in the open countryside, the applicant will be required to lodge with the Land Registry a burden on the property, in the form of a Section 47 agreement, restricting the use of the dwelling for a period of 7 years to the applicant, or to those persons who fulfil the criteria set out in Objective CPO 6.41 or to other such persons as the Planning Authority may agree to in writing.

CPO 6.43 The conversion or reinstatement of non-residential or abandoned residential buildings back to residential use in the rural areas will be supported where the proposed development meets the following criteria:

- the original walls must be substantially intact – rebuilding of structures of a ruinous nature will not be considered;
- buildings must be of local, visual, architectural or historical interest;
- buildings must be capable of undergoing conversion / rebuilding and their original appearance must be substantially retained; (a structural survey by a qualified engineer will be required with any planning application); and
- works must be executed in a sensitive manner and retain architecturally important features wherever possible and make use of traditional and complementary materials, techniques and specifications.

CPO 6.44 To require that rural housing is well-designed, simple, unobtrusive, responds to the site's characteristics and is informed by the principles set out in the Wicklow Single Rural House Design Guide. All new rural dwelling houses should demonstrate good integration within the wider landscape.

CPO 6.45 Subject to compliance with CPO 6.41 (rural housing policy), the Council will facilitate high quality rural infill / backland development in accordance with the design guidance set out in the Wicklow Rural House Design Guide provided that such development does not unduly detract from the residential amenity of existing properties or the visual amenities of the area, or the rural character and pattern of development in the area and does not result in a more urban format of development.

CPO 6.46 Subject to compliance with CPO 6.41 (rural housing policy), the Council will facilitate a new dwelling house that results in the creation of a rural cluster layout provided that such development is of a high quality design, meets all requirements in terms of public health and safety and does not unduly impact on the residential amenity of neighbouring properties.

CHAPTER 7
SOCIAL & COMMUNITY DEVELOPMENT

7.0 Introduction

Social infrastructure, community facilities and community development are fundamental elements in the creation of sustainable communities and supporting a good quality of life.

The National Planning Framework (NPF) notes that '*planning affords an opportunity to facilitate and deliver a more socially inclusive society through better integration and greater accessibility at all stages of the life cycle*'. NPO 28 of the NPF requires that we '*plan for a more diverse and socially inclusive society that targets equality of opportunity and a better quality of life for all citizens, through improved integration and greater accessibility in the delivery of sustainable communities and the provision of associated services*'.

The NPF therefore recognises the need to provide for a more inclusive society through planning and the development plan. In doing so the NPF endorses and requires us to include policies and objectives to obtain universal accessibility, address the existing barriers to access that can arise within development and provide for community facilities that can be utilised by all members of our community regardless of age, health or other limiting factors that may impede accessibility. The creation of such facilities that are accessible by all will make our communities more welcoming and enable all to participate in a community regardless of any limiting factors.

The Regional Spatial and Economic Strategy (RSES) recognises that social infrastructure plays an important role in developing strong and inclusive communities.

The RSES identifies the following guiding principles with respect to community / social infrastructure:

- *Support the '10 minute' settlement concept, whereby a range of community facilities and services are accessible in short walking and cycling timeframes from homes or accessible by high-quality public transport to these services in larger settlements*
- *Facilitate a sufficient supply of good quality sports and recreation facilities, including networks for walking, cycling and other activities and shall maximise the multiple uses of such facilities by encouraging the co-location of services between sports providers, schools, colleges and other community facilities.*

The creation of healthy and attractive places requires ongoing improvements to the physical and social infrastructure of settlements. Social infrastructure is identified as an essential element of healthy placemaking. It should be easily accessible by walking, cycling and public transport. Shared use and co-location of facilities is encouraged, in order to align service provision, use land more efficiently and facilitate opportunities for further inclusion and community participation.

With reference to the **National, Regional and County Objectives** set out in Chapter 2 of this plan, the enhancement of community infrastructure and facilities will contribute to numerous goals across the three pillars of 'sustainable healthy communities', 'climate action' and 'economic opportunity' by:

- Supporting the role of town and village centre as the heart of communities, where people of all backgrounds, ages and abilities can avail of services and interact within their communities;
- Preserving and enhancing the quality of the provision of community services and facilities;
- Ensuring that the community is adequately provided with the community facilities that are at the heart of every functioning community.

7.1 Local Strategies

7.1.1 Wicklow Local Economic & Community Plan (LECP)

The Local Government Reform Act 2014 provides a stronger role for local government in economic and community development. The '*Action Programme for Effective Local Government – Putting People First*' sets out a clear focus on the importance of local government:

"Local government will be the main vehicle of governance and public service at local level, leading economic, social and community development."

One of the key provisions of the Local Government Reform Act is the formulation by every local authority of a Local Economic and Community Plan (LECP). The LECP is a six-year plan containing the measures necessary to promote and support community and economic development in the county. The Wicklow LECP 2016-2022 represents a major collaborative initiative between local community development and local economic development in the County and reflects the strengthened role of the local authority in both areas of activity. The Wicklow LECP includes objectives and actions promoting and supporting (a) economic development and (b) the local and community development of the County. The two elements are integrated for the socio-economic framework and for the actions to increase employment and quality of life opportunities in the County. The community element of the LECP was developed by the Local Community Development Committee and the Community, Cultural and Social Development Directorate of the Council. The vision for the LECP is:

"*Our vision is for a County which provides a high quality of life and well–being for all; values socially inclusive urban and rural communities; is driven by a dynamic and innovative economy; promotes and prioritises sustainable development and protects and enhances the County's unique and rich natural and cultural heritage.*"

In this regard the LECP sets out the following 10 overarching goals for economic and community development within County Wicklow:

Goal 1	*Develop community capacity in disadvantaged communities and engage in urban regeneration and rural development.*
Goal 2	*Promote active citizenship and public participation to improve governance, participation and enrich decision making.*
Goal 3	*Develop high quality integrated services available to all communities, in particular, disadvantaged communities and vulnerable groups.*
Goal 4	*Develop a vibrant and innovative Community and Social Enterprise Section.*
Goal 5	*Address access to education and training to increase life opportunities for all.*
Goal 6	*Develop infrastructure and measures that are positive and supportive to investment, enterprise, innovation and knowledge creation in strategic locations.*
Goal 7	*Sustain existing enterprise and develop quality employment and income opportunities for the wide range of employment needs in the County, with possibilities for reversing commuting patterns.*
Goal 8	*Capitalise on Wicklow's unique attributes and proximity to the Dublin market, excellent quality of life, human capital, tourism, landscape, marine, agricultural and forestry resources.*
Goal 9	*Support a shift towards low carbon and climate change resilient economic activity, reducing energy dependence, promoting the sustainable use of resources and leading in the Smart Green Economy.*
Goal 10	*Harness efficiently the full resources of the County and promote interagency collaboration.*

The LECP addresses a wide range of community issues, including:

- Education, training and skills development;
- Developing infrastructure to address social exclusion, poverty and disadvantage, reverse social and economic decline and to realise growth potential and the sustainability of communities;

- Synergies with supports for children and young people;
- Enhancing the capacity of communities to improve their well-being; and
- Enhancing support for local volunteering, citizen engagement and active citizenship.

The strategies and objectives in this chapter are not intended to duplicate those of the LECP (which has a much wider remit in the area of community development), but rather to provide the land-use framework that will support the achievements of these goals.

7.1.2 Healthy Wicklow 2018

Wicklow County Council produced the 'Healthy Wicklow' strategy in line with the 'National Activity Plan' and the 'Healthy Ireland' framework. The document aims to assess the requirements and provides objectives with which to improve the overall health and well being of the people of Wicklow and is guided with the four following key goals:

Goal 1	*Increase the proportion of people who are healthy at all stages of life*
Goal 2	*Reduce health inequalities*
Goal 3	*Protect the public from threats to health and wellbeing*
Goal 4	*Create an environment where every individual and sector of society can play their part in achieving a healthy Ireland*

7.1.3 Wicklow Age-Friendly Strategy 2017

The Age-Friendly Strategy was developed with the aim of making Wicklow an age friendly County, a County in which all public service and private sector providers work in partnership to make Wicklow great. It gives commitments to improving infrastructure both physical and social as well as services and information provision to improve the quality of life of older people across the County. The strategy aims, in combination with other Government and County programmes and plans, including the County Development Plan, to make Wicklow a County that is more accessible and accommodating to people as they grow older. The document seeks to address existing issues and improve the conditions for the ageing population in Wicklow under the following 9 themes:

Theme 1	Outdoor Spaces and Buildings
Theme 2	Transportation
Theme 3	Housing
Theme 4	Social Participation
Theme 5	Respect and Social Inclusion
Theme 6	Civic Participation and Employment
Theme 7	Communication and Information
Theme 8	Community Support and Health Services
Theme 9	Safety and Security

The policies and objectives contained in this chapter have been prepared with the aspirations and goals of these documents in mind.

7.1.4 Wicklow Children and Young People's Plan [CYPP] 2020

Wicklow Children and Young People's Services Committee [CYPSC] was formally established in April 2011. The purpose of the Children and Young People's Services Committees is to secure better outcomes for children and young people through more effective co-operation and collaboration by existing services and through interventions at local level. Between 2011 and to date, two action plans have been developed and implemented to address local needs as consistent with the national outcomes framework. The Wicklow CYPSC 2020 Plan will continue to progress necessary work to meet ongoing and emerging needs.

CYPSC's work towards the five national outcomes for children and young people in Ireland. These are that children and young people

1. Are active and healthy, with positive physical and mental wellbeing
2. Are achieving full potential in all areas of learning and development
3. Are safe and protected from harm
4. Have economic security and opportunity
5. Are connected, respected and contributing to their world

The CYPP presents a coordinated interagency approach to the delivery of services to children and young people in Wicklow by all agencies in Wicklow. It reflects the priorities that have been identified from an analysis of the needs in the County and a commitment by members to address these needs over the three years of the plan. The voice of children and young people is represented and the CYPSC is committed to strengthening participation with children and young people further during the lifetime of this plan.

7.2 Community Development & Land Use Planning

The term "community development" refers to a complex and broad range of actions and measures involving a wide range of practitioners and bodies with the common aim of improving various aspects of local communities. There are however two key strands to the development of 'sustainable communities':

- Facilitating communities in developing the skills, capacities and projects needed to enable them to have a greater say in the management of their own futures; and
- Facilitating access to the goods, services and powers structures within society for all, and particularly for those that are marginalised and powerless ('social inclusion').

A wide range of stakeholders and agencies will be required to deliver the LECP goals. It is the role of the LCDC to coordinate the various organisations and actions required to fulfil the goals of the LECP. The County Development Plan plays the following roles in delivering these goals:

1. Facilitating the delivery of community infrastructure through:
   - Identifying where possible community / social infrastructure deficiencies and needs of towns and villages including, for example, local community centres, schools, health facilities, broadband hubs, remote working facilities in community spaces, age-friendly facilities such as accessible internet spaces and increased post /delivery and collection facilities;
   - The reservation of land for the development of new or enhanced social and community infrastructure in County and local development plans where a need for new facilities is identified;
   - Managing the expansion of residential development commensurate with the community infrastructure available;
   - Requiring the delivery of new community infrastructure as part of development proposals; and
   - Cooperating with other service providers in the delivery of new community infrastructure.

2. Facilitating improved physical access to community infrastructure and services through:
   - Promoting a development pattern that maximises the accessibility of social / community facilities infrastructure by public transport, cycle or foot;
   - Requiring all new facilities to be accessible and useable by those with special needs, including mobility or other impairments; and
   - Facilitating enhancement of communications infrastructure.

3. Facilitating the maintenance, restoration and upgrading of the cultural and natural heritage of communities, environmental upgrading and general actions to enhance the environmental, amenity and physical attributes of communities.

Community Facilities Hierarchy Model

The community facilities hierarchy model, as shown in Table 7.1 below, is a list of the social and community facilities that are considered necessary in settlements, according to their population range. It is the role of the development plan to support and facilitate the delivery of such social / community infrastructure; however, the actual delivery of such infrastructure is the responsibility of a wide range of agencies (including the Local Authority) as well as private developers as part of a development proposal.

Where a new significant residential or mixed-used development is proposed, the Planning Authority may require certain social and community facilities to be provided as part of the proposed development and/or may require a special financial contribution to be made to contribute to the development of such facilities.

In the development management process, the Planning Authority will determine whether there is a need for a particular development to include the provision of a social or community facility by either:

a) Considering the particular social infrastructure needs and deficiencies of each location and the appropriateness of the particular proposed development as to whether the deficiency needs to be rectified as part of that development proposal; or

b) Requiring a 'Social Infrastructure Audit' (SIA) to be carried out by the developer, to determine if facilities in the area are sufficient to provide for the needs of the future residents and where deficiencies are identified, proposals will be required to either rectify the deficiency, or suitably restrict or phase the development in accordance with the capacity of existing or planned services.

With any *significant* residential development, the applicant *will* be required to prepare a SIA as part of the documentation required as part of the planning application process. The importance of a SIA is in assessing the impact a large scale residential development may have on the existing social infrastructure in the area, and to identify if any deficiencies exist that will be compounded or put under undue stress by the proposed development. A SIA assesses the overall impact a residential development will have on the infrastructure which is key to the functioning of the community. This is generally assessed based on the percentage increase of population that a development once completed will bring to the community where the development is planned to occur. While not an exhaustive list these generally include the following infrastructure:

- Transport (bus routes, cycle routes, green infrastructure, road networks, pedestrian pathways);
- Education (third level, post-primary, primary, crèche facilities);
- Health (primary health care, care homes, doctor surgery, G.P, dentist facilities, pharmacy);
- Community facilities (places of worship, burial grounds, community halls, sports facilities).

The applicant shall as part of the SIA be requested to obtain and submit **supporting documentation** from any social / community infrastructure providers, educational institutions, community organisations and other social service providers to be included as part of the audit. The audit shall detail that the potential increase in population that would arise from the proposed development, and take in account other new (permitted and proposed) developments in the area that are intended to be serviced by existing facilities. If the cumulative increase in population cannot be supported by the existing facilities locally, written assurance from the facility providers must be submitted confirming that there shall be sufficient accommodation to support the increased population prior to the commencement of any development.

Furthermore, in recognition of the potentially significant impacts large residential developments may have on the receiving environment the applicant must include any similar type developments to the proposed within the same locality regardless of their stage in the planning process. The cumulative impacts of these developments as well as the proposed shall be included as part of any assessment to determine the suitability of the proposed development.

Where it is determined that existing social infrastructure in an area will not be adequate to accommodate the needs of the new residents, and new infrastructure / facilities are deemed to be required to allow the development to be positively considered, the manner in which the deficiency will be addressed, by who and when, shall be detailed in the proposal, and agreed through the development management process.

All proposals for community and social infrastructure including public open space should incorporate the principles of Universal Design. Universal Design is the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability[1]. An environment (or any building, product, or service in that environment) should be designed to meet the needs of all people who wish to use it. New development shall have regard to the provisions of the National Disability Authority's document '*Building for Everyone: A Universal Design Approach*' which provides comprehensive best practice guidance on how to design, build and manage buildings and spaces so that they can be readily accessed and used by everyone, regardless of age, size ability or disability.

[1] http://universaldesign.ie/What-is-Universal-Design/

Table 7.1 Community Facilities Hierarchy Model

COMMUNITY FACILITIES HIERARCHY MODEL	
LEVEL 1 – SETTLEMENTS WITH POPULATION RANGE 15,000 – 30,000	
Multi-purpose Community Resource Centre Regional and Local Indoor Sports and Recreation Facilities Swimming Pool/Leisure Centre Youth Centre Athletics Track and Field Facilities Arts and Cultural Centre Local Multi-Purpose Community Space/Meeting rooms	Outdoor Water Sports Facilities (where applicable) Neighbourhood Parks and Local Parks Outdoor (full size) Multi-Use Games Areas – Synthetic/ Hardcourt Playground(s) Playing Pitches Alternative/Minority Sports Facilities Open Space/Urban Woodlands/Nature Areas Library
Acceptable rural catchment commuting time by car: 30 min	
LEVEL 2 – SETTLEMENTS WITH POPULATION RANGE 7,000 – 15,000	
Multi-purpose Community Resource Centre Sport & Recreation Centre Swimming Pool/Leisure Centre Youth Resource Centre Local Multi-Purpose Community Space/Meeting Rooms Outdoor Water Sports Facilities (where applicable) Neighbourhood and Local Parks	Outdoor Multi-Use Games Areas – Synthetic/ Hardcourt Playground(s) Playing Pitches Alternative/Minority Sports Facilities Open Space/Urban Woodlands/Nature Areas Library Arts and Cultural Centre
Acceptable rural catchment time by car: 15 mins	
LEVEL 3 – SETTLEMENTS WITH POPULATION RANGE 2,000 – 7,000	
Community/Parish Hall Multi-purpose Community Space/Meeting Rooms Local /Town Park (s) and Open Spaces/Nature Areas Outdoor Multi-Use Games Area – Synthetic/ Hardcourt	Playgrounds Playing Pitches Library
Acceptable rural catchment commuting time by car: 10-15 mins	
LEVEL 4 – SETTLEMENTS WITH POPULATION RANGE < 2,000	
Community/Parish Hall Open Spaces/Play Areas	Outdoor Multi-Use Games Area – Synthetic/ Hardcourt Playing Pitches
Acceptable rural catchment commuting time by car: 5-10 mins	

7.3 Social Infrastructure

It is an objective of the Regional Spatial and Economic Strategy (RSES) that *'Local authorities shall seek to support the planned provision of easily accessible social, community, cultural and recreational facilities and ensure that all communities have access to a range of facilities that meet the needs of the communities they serve'* (RPO 9.14).

The provision of 'social infrastructure', in the form of buildings, facilities, clubs and the means of accessing and using services, is necessary for the development of sustainable communities. The purpose of such infrastructure is both to provide a service and also to promote community cohesion and community identity and in doing so combat social isolation and alienation. A wide variety of facilities are required in order to have a functioning and developing society, and one's use of facilities will be dependent on a range of factors including age, family structure and physical ability.

Essentially there are four broad categories of facilities:

1. Those providing education and development, including primary, secondary and third-level schools and colleges and vocational or training centres (Montessori and pre-schools are addressed under 'childcare').
2. Those providing physical and mental care and development, such as health services, nursing homes, childcare / pre-schools, facilities for those with special needs etc.
3. Leisure and recreational facilities including community/youth centres, indoor halls, dance/gymnastic studios, sports clubs (indoor and outdoor), playing pitches, courts etc.
4. Cultural facilities, such as arts centres, theatres, libraries and places of public worship and burial grounds etc.

7.3.1 Education and Development

Education and training have a key role to play in all three dimensions of 'sustainable development' - environmental, economic and social. It is widely recognised as a key component of a competitive economy and a vibrant society.

The Council seeks to create an environment in which everyone can develop to their full potential to enable them to participate in and contribute to all aspects of social, economic and cultural life. The Council will endeavour to facilitate the provision of the best possible educational facilities at pre-school, primary, secondary and adult levels, on suitably zoned lands, in conjunction with the Department of Education, the Department of Enterprise, Trade and Employment, the Department of Health and the Department of Children, Equality, Disability, Integration and Youth.

In line with RPO 9.21 of the RSES which states '*in areas where significant new housing is proposed, an assessment of need regarding schools provision should be carried out in collaboration with the Department of Education and Skills and statutory plans shall designate new school sites at accessible, pedestrian, cycle and public transport friendly locations*' it shall be an objective of this plan to ensure that the selection of any site for the purposes of educational need shall be provided at locations are accessible for healthy travel options and public transport.

7.3.2 Health, Care & Development

Health

A number of public, voluntary and private agencies are responsible for the provision of healthcare facilities within the County, with the Health Service Executive being the primary agency responsible for delivering health and personal social services. The RSES recognized the needs for providing for the specific need of our ageing population when determining the location of our healthcare services, as set out in RPO 9.23 which gives direction to '*Facilitate the development of primary health care centre's, hospitals, clinics, and facilities to cater for the specific needs of an ageing population in appropriate urban areas in accordance with RSES settlement strategy and core strategies of development plans*'.

Residential & Day Care

Having regard to the 'ageing' of the Irish population, in addition to health care facilities, there is a growing need for the provision of specific residential and daycare facilities for the elderly. The Council recognises that the provision of residential / daycare and nursing homes are an essential community requirement and that this area is underdeveloped in this County.

A number of agencies are active in County Wicklow providing residential and daycare services to those with physical or intellectual disabilities. The Council recognises the special services provided by these bodies and aims to facilitate them wherever possible.

As those in residential or daycare facilities will have different needs and abilities depending on health and ability, it is important to ensure that such facilities are well integrated into society and afford residents full access to goods and services outside of the facility.

Residential and daycare facilities can take many forms, ranging from day time activities / services to care / nursing homes, supported living facilities, assisted living units to independent (but supervised) living units and it is not therefore always possible to craft policies that will address all development types. All applications for development will be considered on their merits with particular regard to their location and the type of service being provided.

Childcare & Preschool

The provision of childcare and preschool facilities is recognised by Wicklow County Council as a key piece of social infrastructure enabling people to play a more active role in society, particularly in accessing employment and education. Childcare services range from childminding a small number of children in a private home to pre-schools and crèches. A large number of childcare facilities now provide a full range of services from caring for newborns to pre-school and Montessori type education. The growth in population and housing in Wicklow over the last number of years has not been matched with the necessary growth in childcare services, notwithstanding the implementation of the DoECLG Childcare Facilities Guidelines, which require the provision of 20 childcare places for every new 75 housing units granted permission.

7.3.3 Leisure & Recreation

The types of leisure and recreational facilities provided / required vary greatly from area to area and from person to person ranging from active to passive activities. The Council recognises this fact and aims to provide for adequate leisure and recreational facilities throughout the County, which are capable of meeting the requirements of the resident population of all age levels. The importance of physical activity and the benefits it brings to a population from a health and recreational standpoint is recognised by both the Council and the Government at the national level.

In recognition of the growing importance for the provision of open space and associated facilities at the regional scale, the RSES under objective RPO 9.17 explicitly supports the creation of such provision and facilities.

Wicklow County Council has developed a Sports & Recreation Policy. This policy recognises the importance that sport and recreation contributes to the quality of life of individuals, communities and the County as a whole. It will be the overarching policy document that provides a strategic approach, which includes the identification of deficiencies, needs and priorities and the inclusion of underpinning principles of social inclusion and sustainable development framework. Its implementation will be carried out in partnership and co-operation, to enable all residents of the County to have equal access to sport and recreation facilities and opportunities for participating in the sport or recreation of their choice.

Children's Play

In addition to childcare facilities, pre-schools and after school services (dealt with previously) children also require opportunities to socialise, play and exercise. Wicklow County Council has responded to this need by preparing a Play Policy for County Wicklow. The purpose of the Play Policy is to change the culture of thinking on play and provide more opportunities for children to play. This play policy reflects the importance that Wicklow County Council places on the value of play in childhood and the importance of children in our society. It also recognises that changes in today's society are having an impact on children's opportunities to play. The policy makes a clear commitment to play as a right and to ensure that children and their needs are considered when it comes to policymaking and that provision is made to meet their needs.

Play is not just about the provision of facilities. It is also about creating the conditions that facilitate children's play, not only in playgrounds but in the wider environment. In addition, facilities for children's play do not always have to consist solely of the traditional playground equipment – they can be an interesting and natural environment with features such as a sensory garden, bushes, or an interestingly placed tree trunk. Research has shown that for children, a playground is their base for play, somewhere from which to safely explore their neighbourhood. This emphasises safe, enjoyable and attractive play environments. However, neighbourhood spaces, estates, parks, streets, libraries, community centres and gardens are as important as dedicated playgrounds.

Teenagers & Young Adults

Many teenagers and young adults feel disenfranchised in society, particularly with regard to the lack of facilities provided specifically to meet their needs. These young people are too old for playgrounds and while many are active in sports clubs, there is still a lack of facilities for socialising and relaxation. The RSES requires that the development plan '*provide for the development of dedicated youth spaces in key urban areas and the development of multifunction spaces in smaller communities / rural areas*'. Depending on the age, there are a number of facilities that are considered attractive to teenagers and young adults including Mixed-Use Games Areas (MUGAs), which would typically provide a hard-surfaced area allowing for basketball and other hard court sports, skate parks and youth clubs.

Older Persons

In recognition of the ageing nature of our population, it is more important than ever that we ensure that facilities are available for older persons to continue enjoying full and fulfilling social and community life, and in addition that we adapt our environments to provide for a variety of needs that come with ageing. There are many different ways in which people interact and move through spaces and different barriers that may impede the safe usage of these spaces. We must ensure that our community and recreation facilities are accessible and usable by all ages and abilities including the elderly.

Open Space

Access to good quality active and passive open space is an essential element of healthy placemaking. Such facilities should be within walking distance of residential communities to ensure their optimum usage. The development plan has an important role to play in protecting open space from inappropriate development and ensuring that new development incorporates high quality public and private open space and appropriate recreational infrastructure. Where this is not possible, for example on infill sites, the applicant will be required to make a financial contribution to the provision, development and enhancement of the wider overall open space network.

The need for high-quality open space is becoming increasingly necessary and important as a result of the increase in high-density residential development where private open space is limited. In recognition of the impacts that climate change is having on our environment the protection of our natural and open spaces is more important than ever. Similarly, with the ever-increasing need for residential development, the change in the receiving environment and the impacts on the natural flora and fauna that this represents can be significant. In light of these environmental impacts on habitats and the natural environment, the provision of greater protections for the need for more bio-diverse friendly design in our open spaces is a necessity.

The delivery of new sports and other outdoor community facilities and spaces is dependent on adequate 'open space' being reserved and developed. 'Open space' can take many forms but for the purpose of this plan is generally considered to be space designated for such use in Local Area Plans, Town Plans or Action Area Plans or land reserved or set out for active and passive uses and visual amenity purposes as part of new development of housing or commercial development. Open space can take a number of forms, with some use types overlapping:

1. Private open space – open space owned and/or dedicated to use of single individuals or small groups, for example, private gardens, terraces, yards, balconies or shared private spaces in apartment developments;

2. Residential Open Space - the open space generally provided in housing developments that is public in the sense that there are no barriers to access, but its function is to provide for use principally by the residents of that development. For land-use zoning purposes, as such spaces form an integral part of any residential zone; such space will normally be zoned 'RE – Existing Residential'.

3. (Active) Open Space[2] – space provided or designated for uses such as sports grounds, playing fields, hard-surfaced courts, parks and walkways, covered open spaces, playgrounds etc; (for the purpose of land-use zoning, two forms of such open space is designated - 'active open space' which is that space used/proposed for organised sports such as playing fields, courts etc whereas 'open space' is used to denote those existing / planned spaces that are intended for more casual usage such as parks and playgrounds);

4. Passive Open Space – these are lands that are not designated for 'active' use and generally are undeveloped natural areas such as flood plains, buffers zones along rivers, areas of natural biodiversity, where the general objective is to maintain the lands in their current undisturbed state.

Allotments & Community Gardens

Interest and activity continues to grow in the use of land for allotments and community gardens. Allotment gardens allow a number of people to cultivate their own vegetables in individual plots/land parcels on lands owned by another private individual or body. The individual size of a plot/parcel ranges between 200-400sqm and often the plots include a shed for tools and shelter. The individual gardeners are usually organised in an allotment association which leases the land from the owner who may be a public, private or ecclesiastical entity, provided that it is only used for gardening (i.e. growing vegetables, fruits and flowers), but not for residential purposes. Unlike allotments which are plots of land that that are worked on by individuals or families, a community garden is all about sharing – both the work and the harvest.

Public allotments and community gardens are becoming an increasingly important element of sustainable communities. They have a number of benefits including the promotion of healthy lifestyles, biodiversity and providing a cheaper local and sustainable source of food. The Council supports the provision and wider distribution of such facilities across the County.

Community Centres

Community centres provide an important function for all groups in society, by providing for an indoor space for active recreation and meetings/club use. While many 'outdoor' sports clubs also have indoor spaces, these may not be suitable for non-sport activities such as support group meetings, bridge clubs, mother-and-baby groups etc. In Ireland, there is a particular dependence on the use of function rooms in hotels and public houses for club or meeting use, which are often not ideal in design or size. Community centres provide a key social function within communities and can provide a range of extended services alongside their traditional existing uses.

As part of this key function, the use of our community centres and other such facilities needs to be universal and inclusive and in this regard there is a need for greater facilities within our community centres and civic buildings, for example the provision of 'Changing Places'. While this should include baby changing facilities there is also a need for the provision of adult changing facilities, which would provide for a safe and hygienic changing space for the user as well as whoever is assisting them. Examples of which may range from the inclusion of adult size changing table as well as a hoist to assist in safe lifting or any other such aids as may be required.

[2] For the definitions of 'Active Open Space' 'Open Space' and Passive Open Space' in each individual town / local area plan refer to the individual plan.

The needs of communities are constantly evolving and some of the new demands can be supported through the existing community centre infrastructure and any future community centres as part of their overall function. These functions can range from the provision of local services such as digital hubs for local businesses and community groups as well as facilitating local service provision such as delivery collection points through locker storage postal facilities such as those provided for by An Post at various locations around the country. In providing these modern services as part of our community services we ensure that community, as well as local business, is provided for within the community.

Swimming

Swimming is a sport that enhances safety on and near water and is a form of physical activity that is particularly well-suited to lifelong participation. It is one of the few sports that is accessible by all ages, genders and abilities, regardless of fitness levels or health status. The importance of swimming as a sport in its own right and as a gateway to other sports including surfing, rowing, canoeing and kayaking is recognised in the National Sports Policy 2018 – 2027. The expansion and improvement of indoor and outdoor swimming facilities will be supported.

7.3.4 Culture

Cultural facilities are places for the creation, production and dissemination of culture and include buildings and cultural sites.

Arts

Arts and cultural infrastructure include theatres, performance spaces, galleries, arts centres and outdoor event spaces. These facilities enhance town and village centres and significantly add to vitality and vibrancy. The Arts create opportunities for the cultural development of all the community. In addition, it offers all the community, young, old and minority groups, a creative outlet and an alternative to sport and active recreation.

In order to provide for the existing and future development of the Arts in County Wicklow, the Council has developed the Wicklow County Arts Plan. A number of objectives and actions have been identified in the Arts Development Plan and these will be reflected in increased resources and support to the arts community from Wicklow County Council, Statutory Agencies, Local Development Agencies, the private sector and the wider community.

Libraries

The purpose of the public library is to support the community's needs for education, information, recreation, arts and culture. The public library is a publicly funded resource providing a cost-effective means to equity of access. With thirteen branches throughout County Wicklow each providing free internet access, the Council recognises the library service as an important resource in promoting its policy on social inclusion and in providing public access to the Information Society. The library is a means to ensure support for literacy, independent learning and distance education.

Places of Worship & Burial

In many communities, churches, burial grounds and other places of worship form a focal point for the local population and often provide not only a religious service, but also meeting places and other cultural services.

7.4 Community Development Objectives

General

CPO 7.1 To consult and engage with prescribed bodies, National Governing Bodies of Sport, local community interest groups and individuals during the local plan-making process for towns and villages to determine community / social infrastructure deficiencies and needs in accordance with the provisions of the Planning and Development Act.

CPO 7.2 During the local plan-making process for towns and villages, to seek to facilitate community development and socially inclusive communities, through proper land-use zoning and transportation planning, phasing and the setting out of high standards of design in both streets and buildings.

CPO 7.3 To support and facilitate the delivery and improvement of community facilities in accordance with the 'Hierarchy Model of Community Facilities' prepared under the Development Levy Scheme (under Section 48 of the Planning and Development Acts) (as set out on Table 7.1 of this chapter). While the above 'Hierarchy Model of Community Facilities' provides an extensive list of community infrastructure, the Council recognises that needs may differ from area to area over time and therefore it is recognised that additional community infrastructure needs may arise and such facilities will be facilitated where considered appropriate.

CPO 7.4 To recognise the needs of those with disabilities throughout the County and to acknowledge their right to lead as enriching, fulfilling and independent lives as possible. In support of this, all policies, objectives and development standards of this plan have been proofed to ensure that not only do they not impede on the lives of people with disabilities but that they proactively assist and enable them.

CPO 7.5 Housing development shall be managed and phased to ensure that infrastructure is adequate or is being provided to match the needs of new residents.

New significant residential or mixed use development proposals (of which residential development forms a component)[3], shall be required to be accompanied by a **Social Infrastructure Audit**, to determine if social and community facilities in the area are sufficient to provide for the needs of the future residents. Where deficiencies are identified, proposals will be required to either rectify the deficiency, or suitably restrict or phase the development in accordance with the capacity of existing or planned services.

New significant residential or mixed use development proposals shall be required to be accompanied by a '**Accessibility Report'** that demonstrates that new residents / occupants / employees (including children and those with special mobility needs) will be able to safely access through means **other than** the private car
(a) local services including shops, schools, health care and recreational and sports facilities, and
(b) public transport services.

Where deficiencies are identified, proposals will be required to either rectify the deficiency, or suitably restrict or phase the development in accordance with the capacity/quality of existing or planned linkages.

[3] Being defined as developments in excess of 50 units of housing in any settlements in Levels 1-4 in the hierarchy, 25 units in Levels 5-10, and **all developments over 25 units** in excess of 500m distance to a public transport service, as well as other format / sizes / locations are may be deemed necessary by the Local Authority.

CPO 7.6 To require as part of any Social Infrastructure Audit process that the cumulative effects of similar large scale developments be appropriately factored as part of the audit when determining the capacity of the assessed infrastructure that will be affected by the increase in population. This is to ensure that the compounding effects of any such large scale increase to a local population will be adequately serviced with community infrastructure.

CPO 7.7 To require that as part of Social Infrastructure Audit the applicant submit supporting documentation from any social / community infrastructure providers, educational institutions, community organisations and other social service providers, verifying the assessment set out in the audit.

CPO 7.8 To promote and support Universal Design whereby all environments and facilities can be used to the greatest extent possible by all people, regardless of age, ability or disability.

CPO 7.9 To require that new social / community buildings provide for on-site child and adult changing facilities as appropriate.

Education & Development

CPO 7.10 To facilitate the provision of schools, by zoning suitable and adequate land in local plans, capable of meeting the demands of the projected population. Prior to the identification of lands for primary and secondary school provision, the Planning Authority shall consult with the Forward Planning and Site Acquisition and Management Sections of the Department of Education.

CPO 7.11 To ensure that lands zoned for and sites selected for educational development are highly accessible, pedestrian, cycle and public transport friendly locations.

CPO 7.12 Where lands are zoned for educational use, to facilitate the development of facilities that provide for linkages between schools types. For example, particular encouragement will be given to primary and secondary school campuses, the linking of pre-school services with primary schools and the linking of secondary schools with vocational training facilities.

CPO 7.13 Where lands are zoned for employment use, to facilitate the development of employment training facilities (privately and/or publicly funded).

CPO 7.14 Where practicable, education, community, recreational and open space facilities shall be clustered. However, schools shall continue to make provision for their own recreational facilities as appropriate. The need for schools to have access to local sports and swimming facilities is also recognised and will be taken into account when considering the need and planning and development of such facilities.

CPO 7.15 To facilitate the development and expansion of third level facilities within the County, in particular the further development of the Wicklow County Campus at Clermont, Rathnew including the development of full time tertiary vocational and academic courses on campus with a focus on developing research centres of excellence.

CPO 7.16 To seek the provision of dedicated facilities for adult and community education in recognition of the growing demand for life-long learning opportunities.

CPO 7.17 To facilitate and promote the use of education facilities after school hours/weekends and during the summer period, for other community, cultural and non-school purposes, where possible.

CPO 7.18 To support and promote the continuation and expansion of rural/village primary schools.

Health and Care

CPO 7.19 To facilitate the development of healthcare uses at suitable locations, in liaison with the appropriate health authorities. Health facilities will be considered at all locations and in all zones provided that:

- the location is readily accessible to those availing of the service, with a particular presumption for facilities in towns and villages and in areas of significant residential development. Isolated rural locations will not generally be considered except where it can be shown that the nature of the facility is such that demands such a location;
- the location is generally accessible by means other than private car, in particular by public transport services, or by walking/cycling; and
- the location is accessible to those with disabilities.

CPO 7.20 To facilitate the establishment of new or expansion of existing hospitals, nursing homes, centres of medical excellence, hospices, wellness/holistic health centres, respite care facilities or facilities for those with long term illness.

CPO 7.21 To allow for a change of use of all or part of an existing dwelling in a residential zone to health care usage, subject to normal planning considerations, paying particular regard to car parking availability, impacts on traffic flow and obstruction and impacts on residential amenities.

Residential & Day Care

CPO 7.22 To facilitate the development and improvement of new and existing residential and daycare facilities throughout the County.

CPO 7.23 To facilitate the development and improvement of new and existing supported living facilities throughout the County.

CPO 7.24 Residential and daycare facilities shall, in general, be required to locate in existing towns or villages where sustainable mobility is easily achieved, shall be located close to shops and other community facilities required by the occupants and shall be easily accessible to visitors, staff and servicing traffic. Locations outside of delineated settlement boundaries shall only be considered where:

- The site is located in close proximity to a settlement and would not comprise an isolated development;
- An alternative site within the settlement boundary is not available;
- There are excellent existing or potential to provide new vehicular and pedestrian linkages to settlement services; and
- The design and scale of the facility is reflective of the semi-rural location.

CPO 7.25 'Retirement villages', made up of a number of independent housing units, with limited / no on-site care facilities will be required to locate on residentially zoned land in settlements (or where no local area plan exists, within the defined boundary of the settlement).

CPO 7.26 Clinically managed/supervised dwelling units, such as 'step down' (i.e. post-acute care) accommodation or semi-independent housing provided as part of a medical facility, nursing home or other care-related facilities, will be considered strictly only on the following basis:

- The units are associated with an already developed and established medical facility, nursing home or other care-related facilities; the units are held in single ownership with the overall medical / nursing home / care facility; no provision is made for future sale or subdivision; and a strict management agreement is put into place limiting the use of such structures to those deemed in need of medical supervision or care;

- The number of such units on any such site shall be limited to 10% of the total number of hospital/ nursing/care home bedrooms unless a strong case, supported by evidence, can be made for additional units;
- Such units shall be modest in scale and limited to single bedroom units only and independent facilities such as car parking and gardens shall not be provided to each unit (in order to ensure such units are not rendered suitable for standalone use as private dwellings).

CPO 7.27 To provide for a new nursing home / residential care facility for the elderly at Kilmullen, Newcastle (c. 2ha) as shown on Map 7.01.

Childcare & Preschool

CPO 7.28 To facilitate the provision of childcare in a manner, which is compatible with land-use and transportation policies and adheres to the principles of sustainable development.

CPO 7.29 To facilitate the provision of a network of childcare facilities that reflects the distribution of the residential population in the County, in order to minimise travel distance and maximise opportunities for disadvantaged communities.

CPO 7.30 Where considered necessary by the Planning Authority, to require the provision of childcare facilities in all residential developments comprising 75 houses or more (including local authority and social housing schemes). In accordance with Department of Environment, Heritage & Local Government guidelines, childcare places shall be provided at a ratio of 20 places per 75 residential units, having regard to cumulative effects of permitted development, (unless it can be demonstrated that having regard to the existing geographic distribution of childcare facilities and the emerging demographic profile of the area that this level of childcare facilities is not required). Without substantial cause, it is the policy of the Planning Authority not to allow a change of use of these premises within five years.

CPO 7.31 While the Planning Authority does not encourage the provision of childcare facilities in rural areas consideration may be given subject to the following strict criteria:

- Existing infrastructural services (water supply, wastewater disposal, entrance and car parking arrangements) are adequate or can be upgraded to a standard suitable to meet the needs of the facility; and
- The scale of the facility (i.e. the number of children attending) shall be modest and appropriate to the rural location and will be required to be justified on the basis of the catchment of the facility, the proximity to other childcare facilities and the proximity to an existing towns or village, where land is zoned or available for childcare development.

Leisure & Recreation

CPO 7.32 Support the objectives of public health policy including Healthy Ireland, National Sports Policy and the National Physical Activity Plan.

CPO 7.33 To facilitate opportunities for play and support the implementation of the Wicklow County Council Play Policy and its objectives, including the collection of development levies.

CPO 7.34 In all new residential development in excess of 50 units, where considered necessary by the Planning Authority, the developer shall provide, in the residential public open space area, a dedicated children's play area, of a type and with such features to be determined following consultation with Community, Cultural & Social Development Office of Wicklow County Council. The location of any such proposal shall be situated within a centrally located area capable of being passively supervised by surrounding developments.

CPO 7.35 All new estates, streets, open spaces/parks and community facilities shall be designed with the needs and safety of children, the elderly and people with disabilities as a priority.

CPO 7.36 Subject to safety considerations, natural features (trees, streams etc) shall be retained in new developments.

CPO 7.37 In accordance with Objective CPO 7.5, where a deficiency in facilities for teenagers/young adults and/or indoor community space is identified in an area, the proposed development should include proposals to address this deficiency in consultation with young people and appropriate stakeholders.

CPO 7.38 All-new neighbourhood parks or active open space zones shall include a 'mixed-use games area' (MUGA) of an appropriate size and nature to be determined in, pre-consultation with the Community, Cultural & Social Development Office of Wicklow County Council.

CPO 7.39 New community buildings/facilities shall be designed to facilitate a wide range of uses including active uses (e.g. basketball, badminton, gymnastics/dance, martial arts etc), meeting/club use and the operation of youth clubs and youth services and such buildings / facilities shall be universally accessible.

CPO 7.40 To provide for the development of facilities that will contribute to the improvement of the health and well-being of the inhabitants of County Wicklow and facilitate participation in sport and recreation.

CPO 7.41 Facilities for sports shall normally be located on designated active open space, close to towns or villages where they are easily accessed by sustainable mobility options. All efforts shall be made to locate new sports facilities close to existing community facilities, schools or areas of dense residential development. The Council may consider providing sites for these purposes or may be prepared to make financial or other assistance available, subject to reasonable access being made available to the public and to reasonable safeguards for the continued use of the land as open space.

CPO 7.42 The redevelopment for alternative uses of open space and recreational lands whether owned by private recreational clubs or publicly owned, will normally be resisted by the Planning Authority unless suitable and improved alternative recreational facilities can be provided in a convenient location.

CPO 7.43 The development of new sports or active open space zones shall be accompanied by appropriate infrastructure including:

- Fully accessible changing rooms and drinking water fountains;
- Car parking with EV charge points;
- Pedestrian / cycling access and facilities; linkages to public transport.

CPO 7.44 To prioritise, facilitate and support the development of a community swimming pool facility and a sports complex within the western region of the County, so located to achieve maximum accessibility to the residents of West Wicklow.

CPO 7.45 To facilitate and support the development of multipurpose covered outdoor areas for all year round outdoor activities such as yoga, Pilates, tai chi etc.

Open Space

CPO 7.46 Through the local plan process, to designate suitable open space & covered open space in all settlements, commensurate with its needs and existing facilities, in accordance with the provisions of the Wicklow County Council Play, Sport & Recreation and Active Open Space policies.

CPO 7.47 To require open space to be provided in tandem with new residential development (in accordance with the standards set out in the Development & Design Standards Appendix).

CPO 7.48 In existing residential areas, the areas of open space permitted, designated or dedicated solely for the use of the residents will normally be zoned 'RE' as they form an intrinsic part of the overall residential development. Non-community uses on such lands will not normally be permitted.

CPO 7.49 To support and facilitate the development of allotments and community gardens, of an appropriate scale, on lands which meet the following criteria:

- land situated within or immediately adjacent to the edge of towns/villages;
- land that is easily accessible to the residents of a particular town or village;
- where an adequate water supply can be provided;
- where adequate road infrastructure and access exists/can be provided; and
- where adequate parking facilities can be provided.

CPO 7.50 To require proposals for open space to include in their layout and overall design that will enhance and create greater biodiversity, in accordance with the objectives of Chapter 17 and 18 of this plan and the standards set out in the Development & Design Appendix.

CPO 7.51 To support the development of regional-scale Open Space and Recreational facilities particularly those close to large or growing population centres within the Region.

CPO 7.52 All open spaces shall be provided with environmentally friendly lighting in order to ensure their safe usage after daylight hours, in accordance with Chapter 15 of this plan 'Light Pollution' and the standards set out in the Development & Design Appendix.

Arts & Culture

CPO 7.53 To facilitate opportunities for the provision and development of Arts projects.

CPO 7.54 To facilitate the creation and display of works of art at appropriate public locations, including appropriate locations within the streetscape, provided no unacceptable environmental, amenity, traffic or other problems are created.

CPO 7.55 To facilitate and support the development of the library service within the County.

CPO 7.56 To facilitate the development of new, improved or expanded places of worship and burial grounds including natural burial grounds at appropriate locations in the County, where the demand for the facility has been demonstrated.

CPO 7.57 To support and promote the development of a craft/design hub in Arklow, Co. Wicklow as a legacy to Arklow Pottery.

Social Enterprise

CPO 7.58 To encourage and facilitate the development of social enterprise hubs that foster and support social enterprise[4], social entrepreneurship and social innovation in the community.

[4] Social enterprises are businesses whose core objective is to achieve a social, societal or environmental impact. Like other businesses, social enterprises trade in goods or services on an ongoing basis. However, any surpluses generated by social enterprises are re-invested into achieving a social impact, rather than maximising profit for their owners (National Social Enterprise Policy for Ireland 2019 – 2022).



Community Development Objectives

Map No. 07.01

WICKLOW
ENDLESS OPPORTUNITIES

Legend

To provide for new nursing home / residential care facility for the elderly at Kilmullen, Newcastle (c. 2ha)

Scale 1:3,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council

CHAPTER 8
BUILT HERITAGE

8.0 Introduction

The purpose of this chapter is to set out strategies and objectives with regard to the built heritage of the County. The maps and schedules associated with this chapter are presented at the end of the chapter.

The built heritage of Wicklow refers to all man-made features, buildings or structures in the environment. This includes a rich and varied archaeological and architectural heritage to be found throughout the countryside and within the historic towns and villages of the County.

Archaeological sites, features and objects both above and below ground, or underwater, are evidence of human settlement from our earliest ancestors down to more recent centuries and provide information on how people in the area lived, worked and died.

The architectural heritage relates to visible structures or buildings above ground of special value locally, regionally, nationally or even internationally. It covers many different building types, such as domestic houses, churches and shop premises but also includes other built elements such as bridges, piers, roads, engine houses, railways, holy wells, boundary walls to large estates, millraces, sluices and street furniture.

The architectural and archaeological heritage of a town, village or place contributes greatly to the distinctive character of each local area. The Council is committed to safeguarding this heritage so that future generations may also enjoy this inheritance. This can be achieved by sensitively managing changes that occur to this heritage and by ensuring that significant elements, features or sites are retained.

Built Heritage Strategy

- To ensure that the protection and conservation of the built heritage of Wicklow is an integral part of the sustainable development of the County and safeguard this valuable, and in many instances, non-renewable resource through proper management, sensitive enhancement and appropriate development;
- To safeguard archaeological sites, monuments, objects and their settings above and below ground and water listed in the Record of Monuments and Places (RMP), and any additional newly discovered archaeological remains;
- To identify and protect archaeologically sensitive historic landscapes;
- To ensure the protection of the architectural heritage of Wicklow through the identification of Protected Structures, the designation of Architectural Conservation Areas, the safeguarding of designed landscapes and historic gardens, and the recognition of structures and elements that contribute positively to the vernacular and industrial heritage of the County; and
- To support the actions in the County Wicklow Heritage Plan, in order to enhance the understanding, appreciation and protection of Wicklow's built heritage.

8.1 Context

European Convention on the Protection of the Archaeological Heritage

The European Convention on the Protection of the Archaeological Heritage[1] relates to the protection of the setting and context of archaeological sites. The Framework and Principles for the Protection of the Archaeological Heritage (1999 DHGI) outlines guiding policies for the protection of the archaeological heritage of Ireland.

The Convention for the Protection of the Architectural Heritage of Europe

The Convention for the Protection of the Architectural Heritage of Europe (The Granada Convention), drawn up by the Council of Europe, was ratified by Ireland in 1997. The national legislative provision for the protection of architectural heritage was subsequently introduced and implemented in the form of the Planning & Development Act 2000. Part IV of the Act provides the legislative basis for the protection of architectural heritage.

This is important, as it reiterates the legal obligations of Irish planning law into a broader European context. This convention also includes the setting and context of archaeological sites as part of the archaeological heritage that requires protection. Ireland is a signatory of this Convention, and as such is legally bound by it.

Planning and Development Act 2000 (as amended)

Local Authorities are obliged to include the conservation and protection of archaeological sites as an objective within Development Plans.

It is stated in section 10, subsection 2 (c), that:

"a development plan shall include objectives for the conservation and protection of the environment including, in particular, the archaeological and natural heritage and the conservation and protection of European sites and any other sites which may be prescribed for the purposes of this paragraph"

Thus, it is mandatory for Local Authorities to include the conservation and protection of the archaeological heritage as an objective in all Development Plans.

In addition to this, the First Schedule, Part IV, Section 6 of the Act states that objectives which may be indicated in the Development Plan include:

"*Protecting and preserving (either in situ or by record) places, caves, sites, features and other objects of archaeological, geological, historical, scientific or ecological interest"*

The Act also confers a number of responsibilities on Local Authorities with regard to built heritage:

- Every development plan is required to include a record of protected structures which form part of our architectural heritage and which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest;
- The preservation of the character of architectural conservation areas;
- The control of development works on protected structures or the site of a protected structure; and
- The power to issue notices requiring certain works to be carried out to protect or restore an endangered protected structure and the power to acquire a protected structure.

[1] Valetta, 1992 - ratified by Ireland in 1997

Local Government Act, 2001

Section 69 (1) of the Local Government Act, 2001 requires Local Authorities to have regard to certain matters when exercising its functions under any enactment (e.g. their planning functions including adopting Development Plans and deciding on planning applications), and those matters include:

"policies and objectives of the Government or any Minister of the Government in so far as they may affect or relate to its functions"

The Department of the Environment, Heritage and Local Government (now the Department of Housing, Local Government and Heritage) set out policies in the 1999 publication *'Framework and Principles for the Protection of the Archaeological Heritage'*, and part of that policy is that archaeological considerations need to be taken full account of in the development process.

National Monument Acts

The National Monuments Acts 1930-2004 are the primary legislative framework for the protection of archaeological heritage in Ireland. Through the definition of monuments, historic monuments, and national monuments a wide range of structures and features fall under the remit of these Acts.

The Record of Monuments and Places (RMP) was established under Section 12 of the National Monuments (Amendment) Act 1994 and structures, features, objects or sites listed in this Record are known as Recorded Monuments. The term Monument refers to any artificial or partly artificial building or structure, that has been carved, sculptured or worked upon or which appears to have been purposely put or arranged in position. It also includes any, or part of any, prehistoric or ancient tomb, grave or burial deposit, or ritual, industrial or habitation site. Monuments that predate 1700 AD are automatically accorded the title Historic Monument. A 'National Monument' is defined in the National Monuments Acts (1930-2004) as a monument or the remains of a monument, the preservation of which is of national importance by reason of the historical, archaeological, traditional, artistic or architectural interest.

As well as extending protection to all known sites, now identified as Recorded Monuments, the National Monuments Acts 1930 – 2004 extends protection to all previously unknown archaeological items and sites that are uncovered through ground disturbance or the accidental discovery of sites located underwater. Where necessary, the Minister with responsibility for Heritage will issue preservation orders to ensure protection is afforded to sites believed to be under threat.

8.2 Archaeology

Our archaeological heritage includes structures, constructions, groups of buildings, developed sites, underwater sites, moveable objects and monuments of other kinds, as well as their context, whether situated on land or under water.

This Archaeological Heritage is comprised of:

- Recorded sites and features of historical and archaeological importance included in the Record of Monuments and Places as established under Section 12 of the National Monuments (Amendment) Act, 1994;
- Major sites of archaeological importance in State Ownership or Guardianship;
- National Monuments which are the subject of preservation orders;
- All previously unknown archaeology that becomes known (e.g. through ground disturbance, fieldwork, or the discovery of sites underwater).

Under the National Monuments Acts 1930-1994 all shipwrecks over one hundred years old, underwater archaeological structures, features and objects are protected. The quantification of the underwater archaeological resource is at a preliminary stage with the National Shipwreck Inventory currently being compiled. This source indicates areas of high archaeological potential within marine environments. The Record of Monuments and Places does not include all underwater archaeological sites. As a result the potential exists for development to impact negatively on our underwater cultural resource.

Many historic burial grounds in County Wicklow are included on the RMP; these are generally graveyards that are not in active use but which may retain considerable archaeological and historical significance.

Wicklow has a significant archaeological heritage, which provides a valuable cultural, educational and tourism resource. The Baltinglass hillfort complex in west Wicklow and Rathgall hillfort in south Wicklow are notable monuments of national importance, while Glendalough Monastic Settlement has been proposed for the tentative list as a UNESCO World Heritage Site due to its international significance. Wicklow County Council recognises the importance of preserving, protecting and fostering a greater public appreciation of the County's archaeological heritage.

8.3 Architectural Heritage

Wicklow has a wealth of architectural heritage, encompassing a wide spectrum from the grandeur of our well known estate houses, many of which, such as Powerscourt, Russborough and Killruddery, are now tourist attractions, to modest vernacular houses which evolved in the landscape over centuries and reflect locally available materials and skills. Architectural heritage makes a huge contribution to the distinctiveness of our towns and villages, examples being the characteristic Victorian seafront and terraces of Bray, the Arts and Craft style houses at Greystones, the fine Georgian Merchant houses of Arklow, the picturesque village of Enniskerry, the stonecutting tradition of Ballyknockan or the estate villages such as Shillelagh and Coolattin.

Wicklow also has a rich industrial heritage which is reflected in surviving buildings and structures associated with mining, shipbuilding, milling, weaving and railway transportation. The Military Road along with its associated purpose built barracks is a unique testament to County Wicklow's rebel history.

Taken as a whole, this architectural heritage contributes to the special character of the County and is a unique resource which, once lost or damaged, cannot be replaced.

8.3.1 Record of Protected Structures (RPS)

A 'protected structure' is any structure or specified part of a structure, which is included in the RPS. The purpose of the RPS is to protect structures, or parts of structures, which form part of the architectural heritage and which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. Every development plan shall include a record of protected structures, and shall include in that record every structure which is, in the opinion of the Planning Authority, of such interest within its functional area.

The placing of a structure on the RPS seeks to ensure that the character and interest of the structure is maintained and any changes or alterations to it are carried out in such a way as to retain and enhance that character and interest. The inclusion of a structure in the RPS confers certain responsibilities upon the owner of the structure and requires that planning permission be sought for any changes or alterations to the structure. The definition of a 'structure' or 'a specified part of a structure' for the purpose of the RPS includes "*the interior of the structure; the land lying within the curtilage of the structure; any other structures lying within the curtilage of that structure and their interiors; and all fixtures and features which form part of the interior or exterior of the structure*". From the date of notification of an intention to include a structure in the RPS, the owner has a duty to protect that structure from endangerment. The Council may, on receipt of a written request from the owner or occupier of a protected

structure, issue a declaration under Section 57 of the Planning and Development Act 2000 (as amended), outlining certain works it considers would not materially affect the character and interest of the protected structure and which are, therefore, exempted from the requirement for planning permission. Any works that would materially affect the character and interest of a structure require planning permission. In general works to a protected structure should comply with the guidelines as set out in the Architectural Heritage Protection Guidelines from the Department.

The key to protecting such structures (or groups of structures) is to find ways to protect their physical integrity and maintain their viability. In this regard, there will be presumption in favour of the active use of heritage buildings, even if this means some modern interventions, rather than preserving them forever in the past, which can ultimately result in the structure being unusable and falling into dereliction.

The Record of Protected Structures for County Wicklow is set out in the Appendix to this plan.

8.3.2 Vernacular Heritage & Other Structures / Items of Heritage Value

Scattered throughout the countryside and within the towns and villages of Wicklow is an extensive stock of historic buildings and structures dating mainly from the 18th, 19th and early 20th century. These modest cottages, houses, shops, farm complexes, outbuildings, mills, factories and forges were the homes and workplaces of the ordinary people built by local people using local materials and techniques.

While not all are included on the RPS, they are nonetheless of merit, making a positive contribution to the character of the landscape and to the distinctive character of a particular area. Damage to the vernacular building stock occurs through the loss of whole structures but can also be as a result of the gradual erosion of architectural details such as the replacement of roof coverings and windows with modern materials, removal of external render, inappropriate repointing and the addition of unsuitable extensions. Alterations to individual buildings can have a significant and cumulative effect on streetscapes and landscapes.

The Council seeks to safeguard vernacular heritage, and encourages the rehabilitation and appropriate reuse of the vernacular building stock in recognition of the vital role it plays in the sustainable development of the County.

8.3.3 Architectural Conservation Areas (ACAs)

In accordance with Section 81 of the Planning & Development Act, a development plan shall include an objective to preserve the character of a place, area, group of structures or townscape, taking account of building lines and heights, that

a) is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value, or
b) contributes to the appreciation of protected structures,

if the Planning Authority is of the opinion that its inclusion is necessary for the preservation of the character of the place, area, group of structures or townscape concerned and any such place, area, group of structures or townscape shall be known as an "Architectural Conservation Area".

ACAs contribute to the revitalisation of the fabric of towns, villages and rural areas by supporting their aesthetic value, giving them a distinctive identity, and thus make a positive contribution to local economies and tourist potential. The designation of an ACA does not prejudice innovative and contemporary design; on the contrary, in principle, design of a contemporary and minimalist style will be facilitated within ACAs provided it does not detract from the character of the area.

Applications for development within the Conservation Area should contain sufficient information to allow a detailed assessment by the Planning Authority, as to the likely impacts of the proposal on the ACA. The following is a brief outline of additional information which may be submitted with a planning application that aids the assessment of the application: - fully rendered, scaled, elevation drawings; photomontages relating the proposal to its setting and material samples such as colour charts, brick and roofing materials brochures. In general, developments within the ACA should comply with the guidelines as set out in the Architectural Heritage Protection Guidelines from the Department.

In an ACA, the carrying out of works to the exterior of a structure will be exempted development only if those works would not materially affect the character of the area. This is in addition to the requirement under Section 4 (1) (h) of the Planning and Development Act 2000 that for works to be exempted, they must be consistent with the appearance of the structure itself and neighbouring structures.

The following ACAs have been identified and adopted throughout the County:

Table 8.1 Existing Architectural Conservation Areas (Maps 8.03 A, B, C, D & E)

Settlement	Location
Blessington	Town centre
Enniskerry	Town centre
Tinahely	Town centre
Dunlavin	Town centre
Rathdrum	(1) Main Street
	(2) Low Town
Delgany	Village centre
Greystones	(1) Church Road
	(2) Killincarrig village
	(3) The Burnaby
	(4) Blacklion
	(5) Greystones Harbour
Wicklow Town	(1) Town centre[2]
	(2) Leitrim Place
	(3) Bachelors Walk and Church Street
	(4) Bay View Road
	(5) Brickfield Lane
Donard	Village centre

[2] The description of this ACA is set out alongside the Wicklow Town ACA map at the end of this chapter. This description replaces the description in the Wicklow Town – Rathnew Development Plan 2013 – 2019. For all other ACAs descriptions refer to each individual plan.

8.4 Historical & Cultural Heritage

Wicklow has a wealth of structures, items and places of historical and cultural heritage that do not fall neatly into the categories of 'architectural' or 'archaeological' heritage. A number of examples would be:

- structures and items associated with Wicklow's industrial heritage;
- historical mining works;
- Wicklow's Military Road; and
- places and items associated with local history and folklore such as mass rocks and holy wells.

Industrial heritage refers to such structures as mills, watermills, windmills, roads, bridges, railways, canals, harbours, dams and features associated with utility industries such as water, gas and electricity. It is an important part of Wicklow's socio economic history and contributes greatly to the interest of the Wicklow landscape.

County Wicklow has a long and rich heritage of mining, starting in the Bronze Age and continuing until the 20th century. This mining was principally for copper and lead, as well as lesser amounts of sulphur, iron, ochre, gold, silver and zinc. The main areas of mining activity were the Avoca Valley, Glendalough and Glendasan Valleys and in Glenmalure. Much evidence remains at each of these sites of former mining activity in the form of engine houses, machinery, adits, spoil heaps and drainage channels.

A particularly unique piece of Wicklow heritage is the Military Road, a feat of engineering developed to open up rebel territory, previously remote and only accessible with great difficulty. This road, which ran from Rathfarnham in south County Dublin to Aghavannagh in the south of County Wicklow, and with a spur running from Glencree to Enniskerry, took nine years to complete between 1800-1809. Security was a priority and barracks were constructed along the route of the road to ensure public safety and transport security.

8.5 Built Heritage Objectives

Archaeology Objectives

CPO 8.1 To secure the preservation of all archaeological monuments included in the Record of Monuments and Places as established under Section 12 of the National Monuments (Amendment) Act, 1994, and of sites, features and objects of archaeological interest generally. In the development management process, there will be a presumption of favour of preservation in-situ or, as a minimum, preservation by record. In securing such preservation, the Planning Authority will have regard to the advice and recommendations of the National Monuments Service of the Department of Housing, Local Government and Heritage.

CPO 8.2 No development in the vicinity of a feature included in the Record of Monuments & Places (RMP) or any other site of archaeological interest will be permitted which seriously detracts from the setting of the feature or which is seriously injurious to its cultural or educational value.

CPO 8.3 Any development that may, due to its size, location or nature, have implications for archaeological heritage (including both sites and areas of archaeological potential / significance as identified in Schedules 08.01 & 08.02 and Maps 8.01 & 8.02 of this plan) shall be subject to an archaeological assessment.

CPO 8.4 To require archaeological assessment for all developments with the potential to impact on the archaeological heritage of riverine, intertidal or sub tidal environments.

CPO 8.5 To facilitate new or improved public access to and erection of appropriate interpretive signage at National Monuments, archaeological sites, castles, sites of historic interest and archaeological landscapes in State or private ownership, as identified in Schedule 08.02 and Map 8.02 of this plan, in co-operation with landowners.

CPO 8.6 To protect the integrity of Baltinglass Hills archaeological landscape including identified monuments and their wider setting by resisting development that may adversely impact upon the significance and understanding of this important landscape.

CPO 8.7 To support the inscription of Glendalough to Ireland's tentative UNESCO World Heritage Site list and promote a conservation led approach to facilitating visitor access and enjoyment of this internationally significant landscape.

CPO 8.8 To protect and promote the characteristics of historic towns in County Wicklow identified as zones of archaeological potential in the Record of Monuments and Places (RMP), ensuring that cognisance is given in relevant development proposals to retaining existing street layout, historic building lines and traditional plot widths where these derive from medieval or earlier origins.

CPO 8.9 To protect and promote the conservation of historic burial grounds (those that are generally no longer in use but which may contain sites and features on the Record of Monuments and Places (RMP) and/or RPS) and support greater public access to these where possible.

Architectural Heritage Objectives

CPO 8.10 To protect, conserve and manage the built heritage of Wicklow and to encourage sensitive and sustainable development to ensure its preservation for future generations.

CPO 8.11 To support the work of the National Inventory of Architectural Heritage (NIAH) in collecting data relating to the architectural heritage, including the historic gardens and designed landscapes of the County, and in the making of this information widely accessible to the public and property owners.

CPO 8.12 To have regard to *'Architectural Heritage Protection: Guidelines for Planning Authorities'* (Department of Arts, Heritage and the Gaeltacht, 2011) in the assessment of proposals affecting architectural heritage.

Record of Protected Structures Objectives

CPO 8.13 To ensure the protection of all structures, items and features contained in the Record of Protected Structures.

CPO 8.14 To positively consider proposals to alter or change the use of protected structures so as to render them viable for modern use, subject to architectural heritage assessment and to demonstration by a suitably qualified Conservation Architect / or other relevant expertise that the structure, character, appearance and setting will not be adversely affected and suitable design, materials and construction methods will be utilised.

CPO 8.15 All development works on or at the sites of protected structures, including any site works necessary, shall be carried out using best heritage practice for the protection and preservation of those aspects or features of the structures / site that render it worthy of protection.

CPO 8.16 To support the re-introduction of traditional features on protected structures where there is evidence that such features (e.g. window styles, finishes etc) previously existed.

CPO 8.17 To strongly resist the demolition of protected structures or features of special interest unless it can be demonstrated that exceptional circumstances exist. All such cases will be subject to full heritage impact assessment and mitigation.

Other Structures & Vernacular Architecture Objectives

CPO 8.18 To seek (through the development management process) the retention, conservation, appropriate repair and reuse of vernacular buildings and features such as traditional dwellings and outbuildings, historic shopfronts, thatched roofs and historic features such as stonewalls and milestones. The demolition of vernacular buildings will be discouraged.

CPO 8.19 Development proposals affecting vernacular buildings and structures will be required to submit a detailed, true measured survey, photographic records and written analysis as part of the planning application process.

CPO 8.20 Where an item or a structure (or any feature of a structure) is considered to be of heritage merit (where not identified in the RPS[3]), the Planning Authority reserves the right to refuse permission to remove or alter that structure / item, in the interests of the protection of the County's architectural heritage.

Architectural Conservation Area Objectives

CPO 8.21 Within Architectural Conservation Areas, all those buildings, spaces, archaeological sites, trees, street furniture, views and other aspects of the environment which form an essential part of their character, as set out in their character appraisals, shall be considered for protection. The repair and refurbishment of existing buildings within the ACA will be favoured over demolition/new build in so far as practicable.

CPO 8.22 The design of any development in Architectural Conservation Areas, including any changes of use of an existing building, should preserve and / or enhance the character and appearance of the Architectural Conservation Area as a whole. Schemes for the conservation and enhancement of the character and appearance of Architectural Conservation Areas will be promoted. In consideration of applications for new buildings, alterations and extensions affecting Architectural Conservation Areas, the following principles will apply:

- Proposals will only be considered where they positively enhance the character of the ACA.
- The siting of new buildings should, where appropriate retain the existing street building line.
- The mass of the new building should be in scale and harmony with the adjoining buildings, and the area as a whole, and the proportions of its parts should relate to each other, and to the adjoining buildings.
- Architectural details on buildings of high architectural value should be retained wherever possible. Original features, which are important to a building's character such as window type, materials, detailing, chimneys, entrances and boundary walls, both within and outside the architectural conservation area, should be retained where possible.
- A high standard of shopfront design relating sympathetically to the character of the building and the surrounding area will be required.

[3] The National Inventory of Architectural Heritage can sometimes be utilised as a source of information with regard to the architectural value of any such items or structures.

- The materials used should be appropriate to the character of the area. Planning applications in ACAs should be in the form of detailed proposals, incorporating full elevational treatment and colours and materials to be used.
- Where modern architecture is proposed within an ACA, the application should provide details (drawings and/or written detail) on how the proposal contributes to, or does not detract from, the attributes of the ACA.

CPO 8.23 To consider the designation of further ACAs for towns and villages in County Wicklow, when preparing future local plans, and as deemed appropriate.

CPO 8.24 To establish, where it is considered appropriate, "Areas of Special Planning Control", if it is considered that all or part of an Architectural Conservation Area is of special importance to the civic life or the architectural, historical, cultural or social character of a town or village in which it is situated.

Historical & Cultural Heritage Objectives

CPO 8.25 To protect and facilitate the conservation of structures, sites and objects which are part of the County's distinct local historical and cultural heritage, whether or not such structures, sites and objects are included on the RPS.

CPO 8.26 To facilitate access to and appreciation of areas of historical and cultural heritage, through the development of appropriate trails and heritage interpretation, in association with local stakeholders and site landowners, having regard to the public safety issues associated with such sites.

CPO 8.27 To facilitate future community initiatives to increase access to and appreciation of railway heritage, through preserving the routes of former lines free from development.

CPO 8.28 Any road or bridge improvement works along the Military Road shall be designed and constructed with due regard to the history and notable features of the road (in particular its original support structures, route and alignment), insofar as is possible and reasonable given the existing transport function of the road.



Built Heritage

Map No. 08.01

WICKLOW
ENDLESS OPPORTUNITIES

Legend

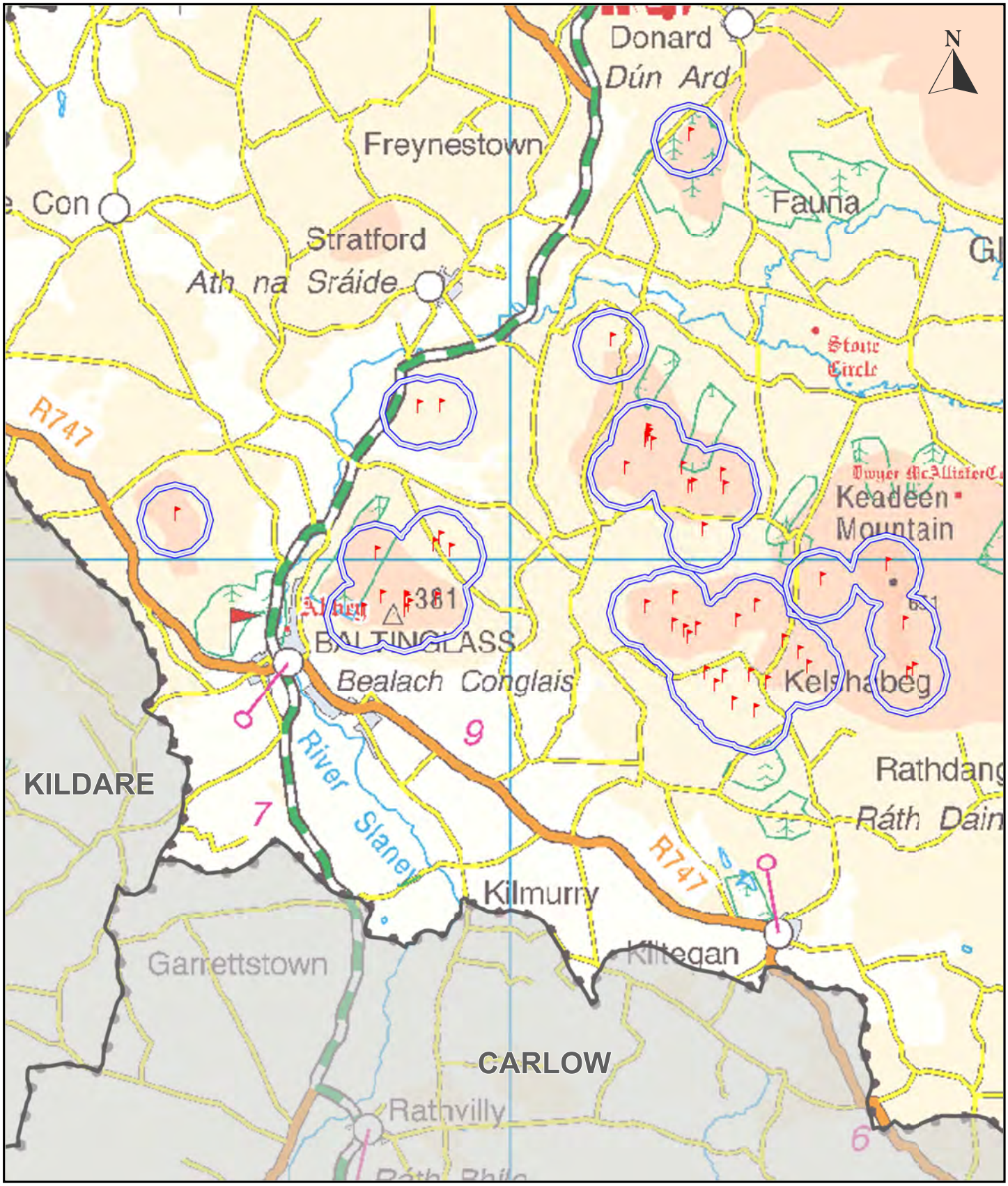
Areas of Archaeological Potential or Significance

188 Scale 1:300,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Built Heritage

Map No. 08.01A

WICKLOW
ENDLESS OPPORTUNITIES

Legend

Baltinglass Historic Landscape

Clusters of Prehistoric Hilltop Sites (500m)

Prehistoric Monuments

189 Scale 1:75,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council

Schedule 08.01 Areas of Archaeological Potential and Significance

ID	Location	Description
1	Burgage, Blessington	Deserted Medieval Borough
2	Macreddin (Carysfort)	Site of one of the few 17th century Plantation Towns established in Leinster
3	Donaghmore	Deserted Anglo-Norman Borough
4	Dunlavin	Example of Anglo-Norman Borough
5	Ennisboyne, Brittas	Example of deserted Anglo-Norman Borough
6	Hollywood	Example of deserted Anglo-Norman Borough
7	Killickabawn, Kilpedder	Example of deserted Anglo-Norman Borough
8	Mulsoes Court (Powerscourt)	Example of deserted Anglo-Norman Borough Powerscourt
9	Newcastle	Example of deserted Anglo-Norman Borough
10	Glendalough	Monastic Settlement
11	Baltinglass Hills	Megalithic Hillfort Complex
12	Arklow Town	Zone of archaeological potential
13	Bray	Zone of archaeological potential
14	Wicklow Town	Zone of archaeological potential



Built Heritage

Map No. 08.02

WICKLOW
ENDLESS OPPORTUNITIES

Legend

▲ Major Sites of Archaeological Importance in Wicklow in State Ownership or Guardianship

191 Scale 1:300,000 @A4

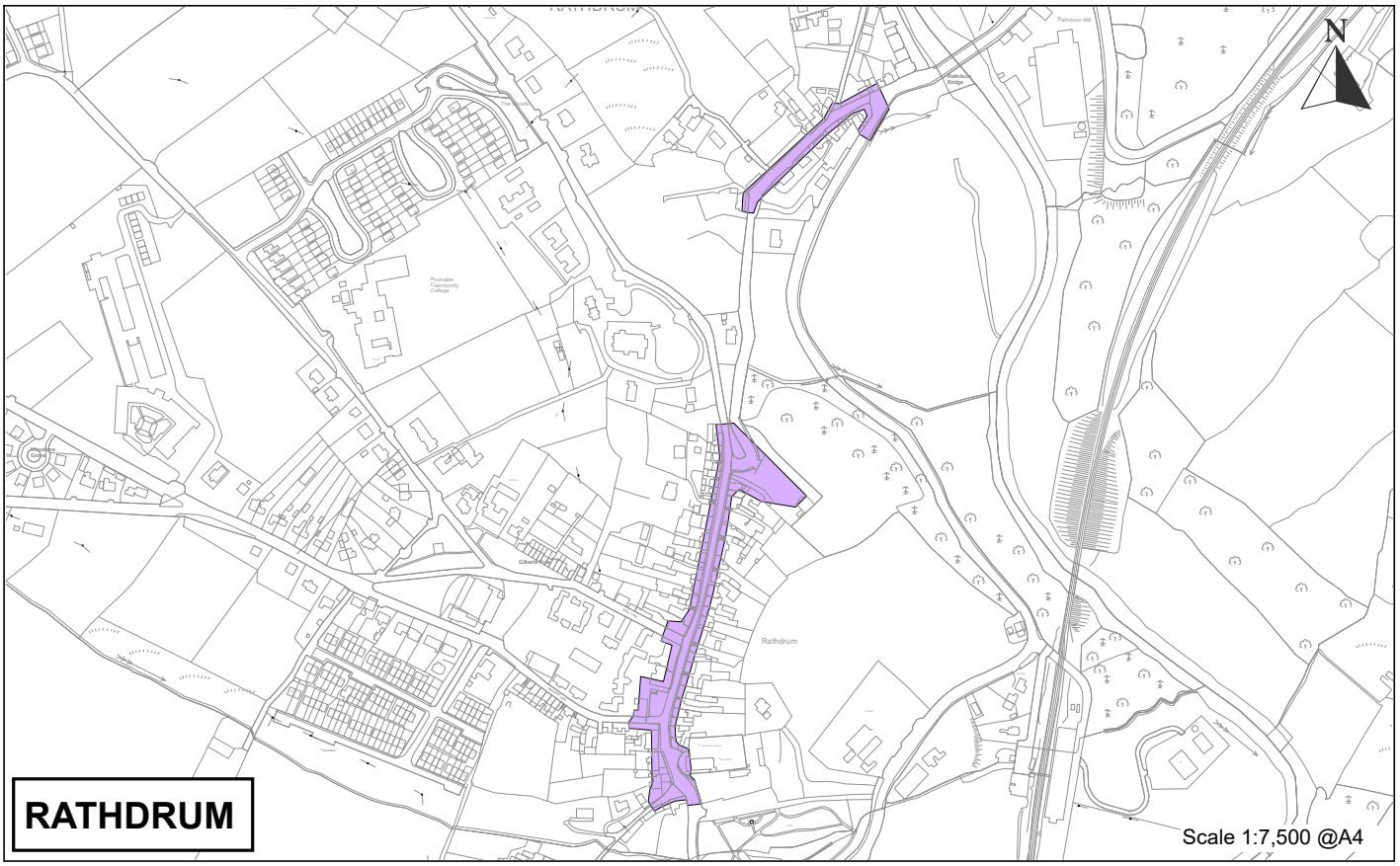
WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

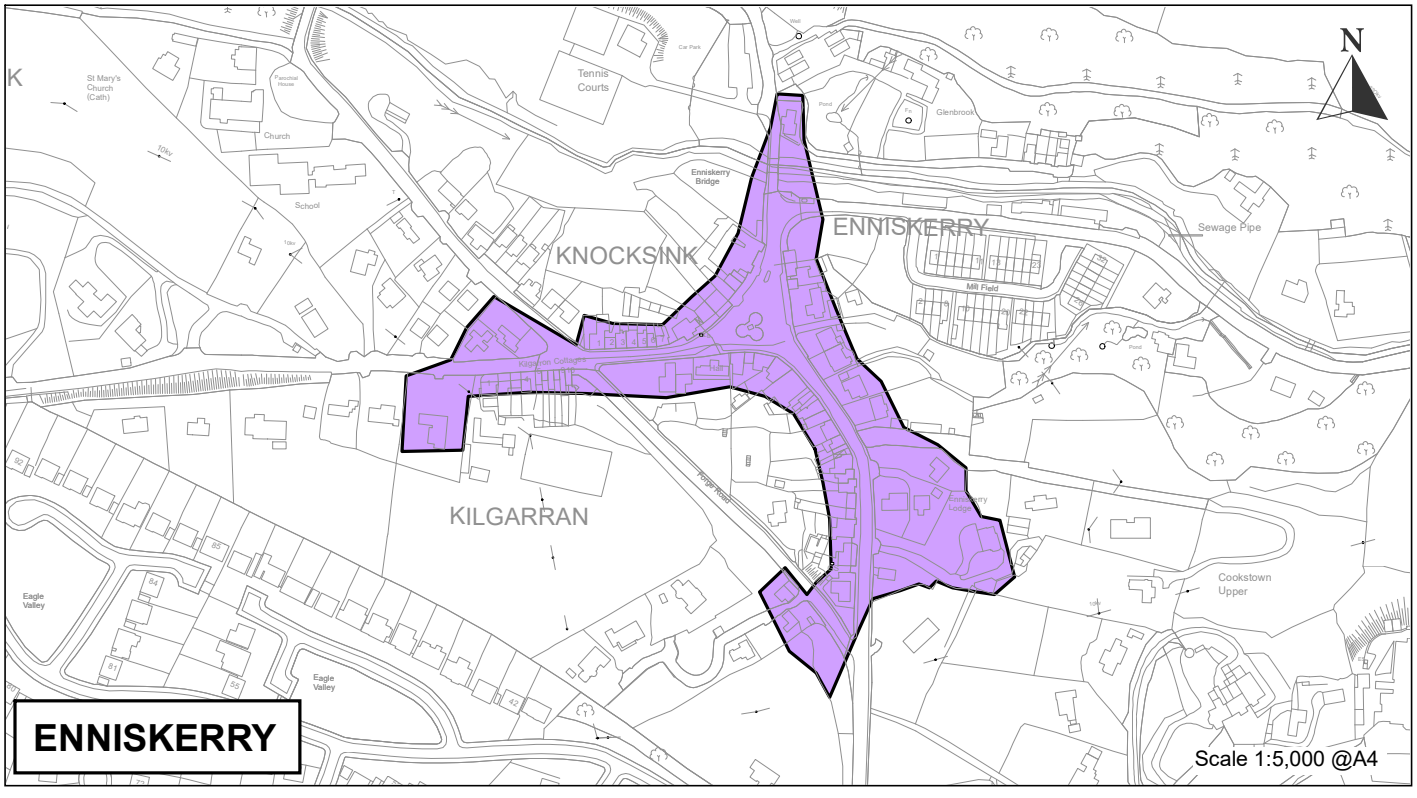
Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council

Schedule 08.02 Major Sites of Archaeological Importance in Wicklow in State Ownership (O) or Guardianship (G)

ID	Monument	Town land	Monument Number	Status
1	Church, Cross	Aghowle	137	O
2	Piper's stone (stone circle)	Athgreaney	416	G
3	Baltinglass Abbey (Cistercian)	Baltinglass East	230	O
4	Crossoona Ringfort & Ogham Stone	Boleycarrigeen	418	G
5	St. Mark's Cross	Burgage More	280	O
6	Motte	Castleruddery Lower	442	O
7	Stone Circle	Castleruddery Lower	441	O
8	Ogham Stone	Castletimon	304	G
9	Rath Turtle Moat	Deerpark	662	O
10	Dwyer McAllister Cottage	Derrynamuck	449	O
11	St. Valery's Cross	Fassaroe	337	G
12	Glendalough (Cathedral, Round Tower, Churches, Priory, Stone Crosses, Ringfort, hut site & cave (St. Kevin's)	Brockagh, Camaderry, Derrybawn, Lugduff	134	O
13	Church	Kilcoole	267	O
14	Church	Kilcroney	417	G
15	Kindlestown Castle	Kindlestown	323	O
16	Motte	Lemonstown	419	G
17	Wedge-shaped gallery grave (Lubbanasigha)	Moylisha	368	G
18	Church (Raheen an Chluig, Bray Head)	Newcourt	262	O
19	Baltinglass Hill (passage tomb & hillfort)	Pinnacle, Coolinarrig Upper, Tuckmill Hills	328	G
20	Rathgal Hill Fort	Rath East	422	G
21	Seefin Passage Grave	Scurlocksleap	317	G
22	Castle	Threecastles	491	O
23	Tornant Ringfort & Barrows	Tornant Upper	531	O
24	St. Mary's Church	Woodlands	135	O





Built Heritage

Map No. 08.03A

WICKLOW
ENDLESS OPPORTUNITIES

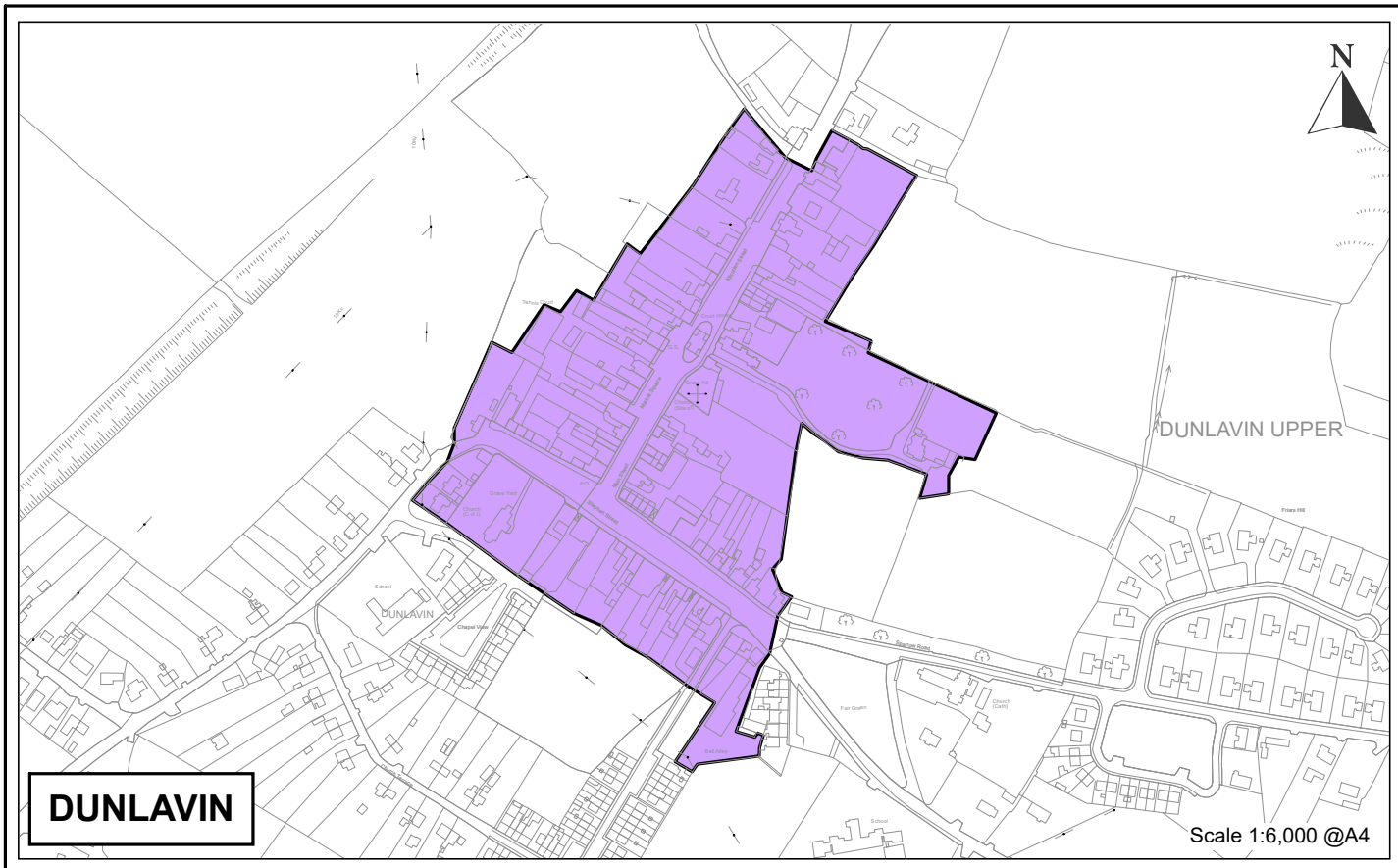
Legend

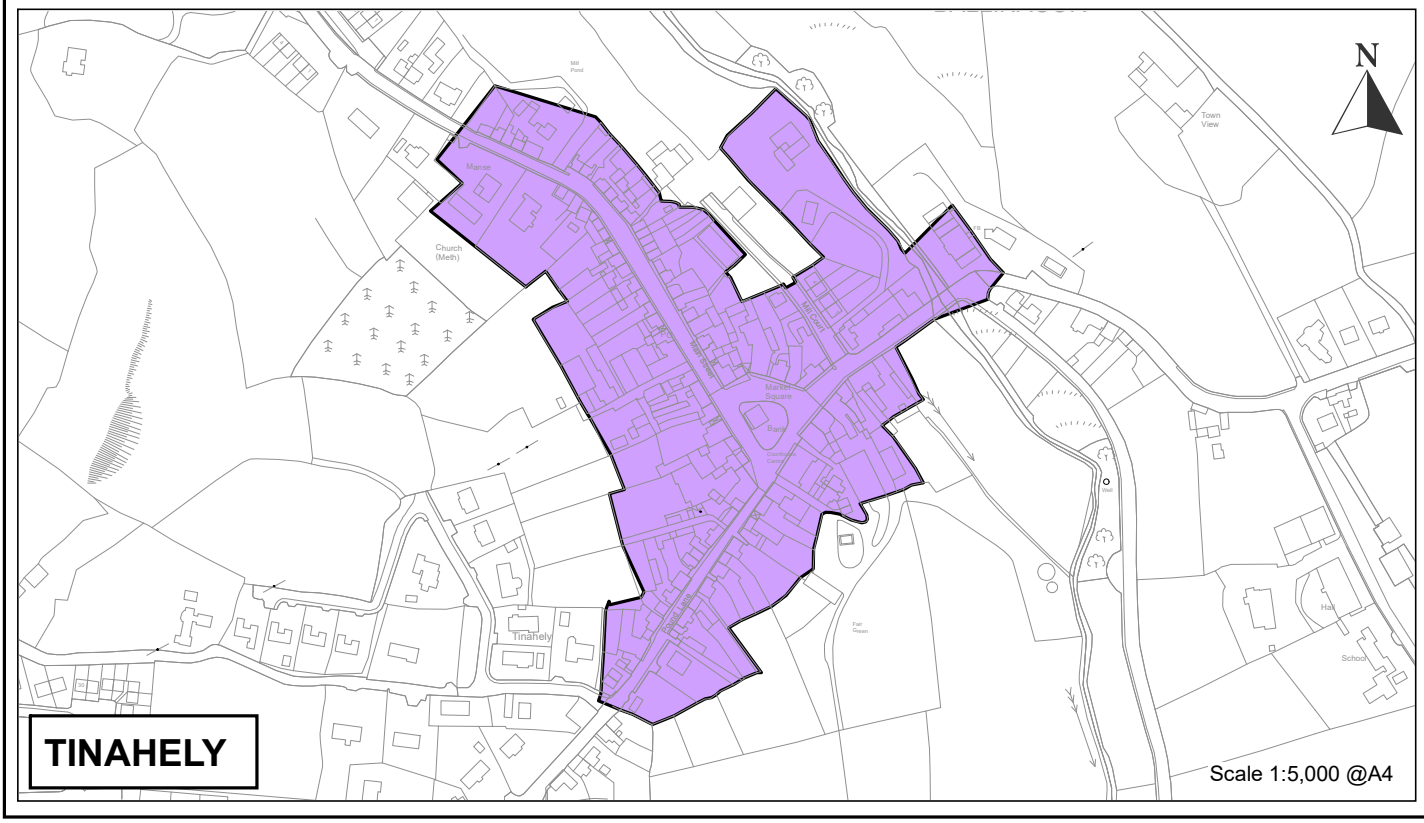
Architectural Conservation Areas

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council





Built Heritage

Map No. 08.03B

WICKLOW
ENDLESS OPPORTUNITIES

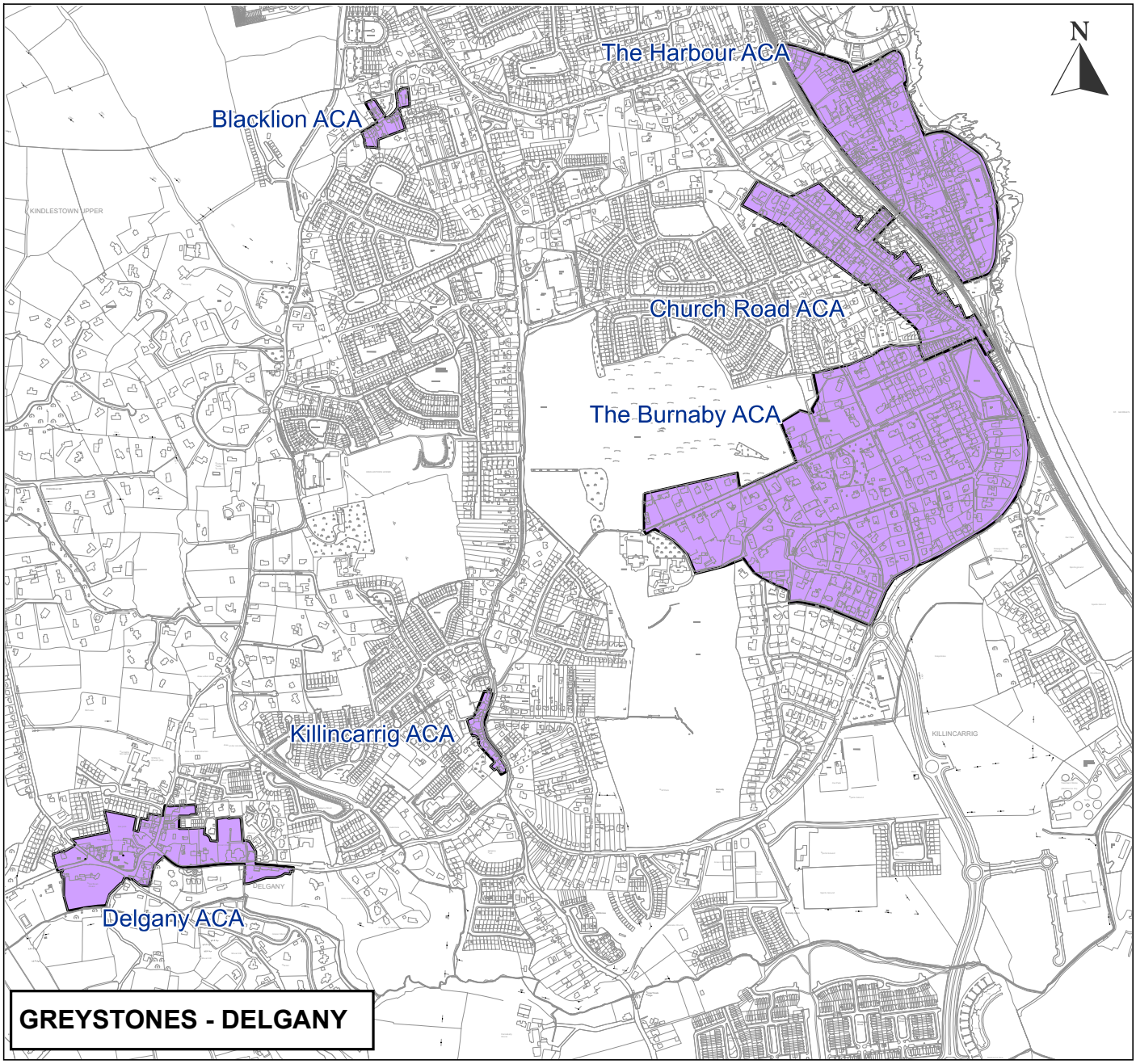
Legend

Architectural Conservation Areas

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Built Heritage

Map No. 08.03C

WICKLOW
ENDLESS OPPORTUNITIES

Legend

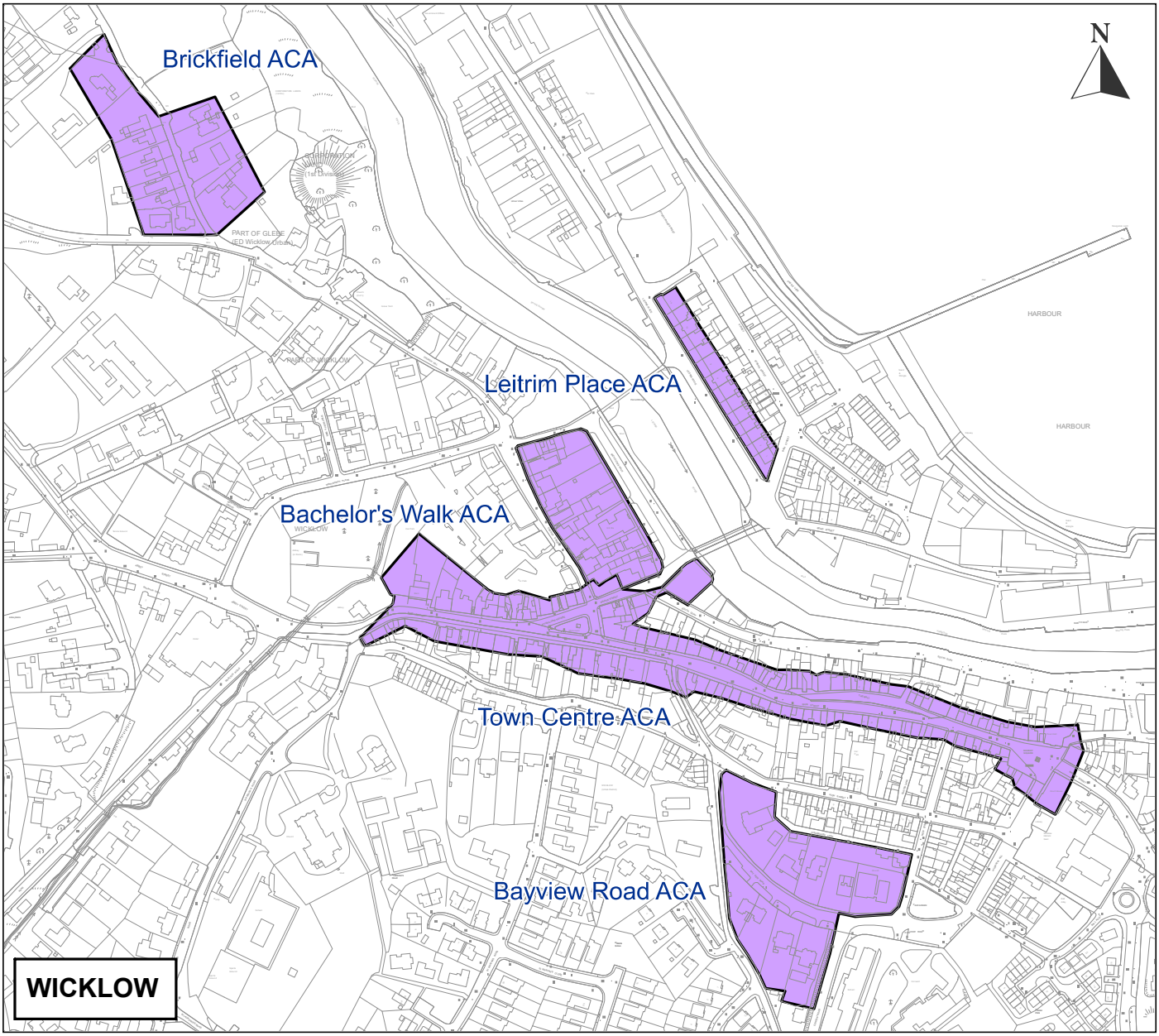
Architectural Conservation Areas

195 Scale 1:15,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Built Heritage

Map No. 08.03D

WICKLOW
ENDLESS OPPORTUNITIES

Legend

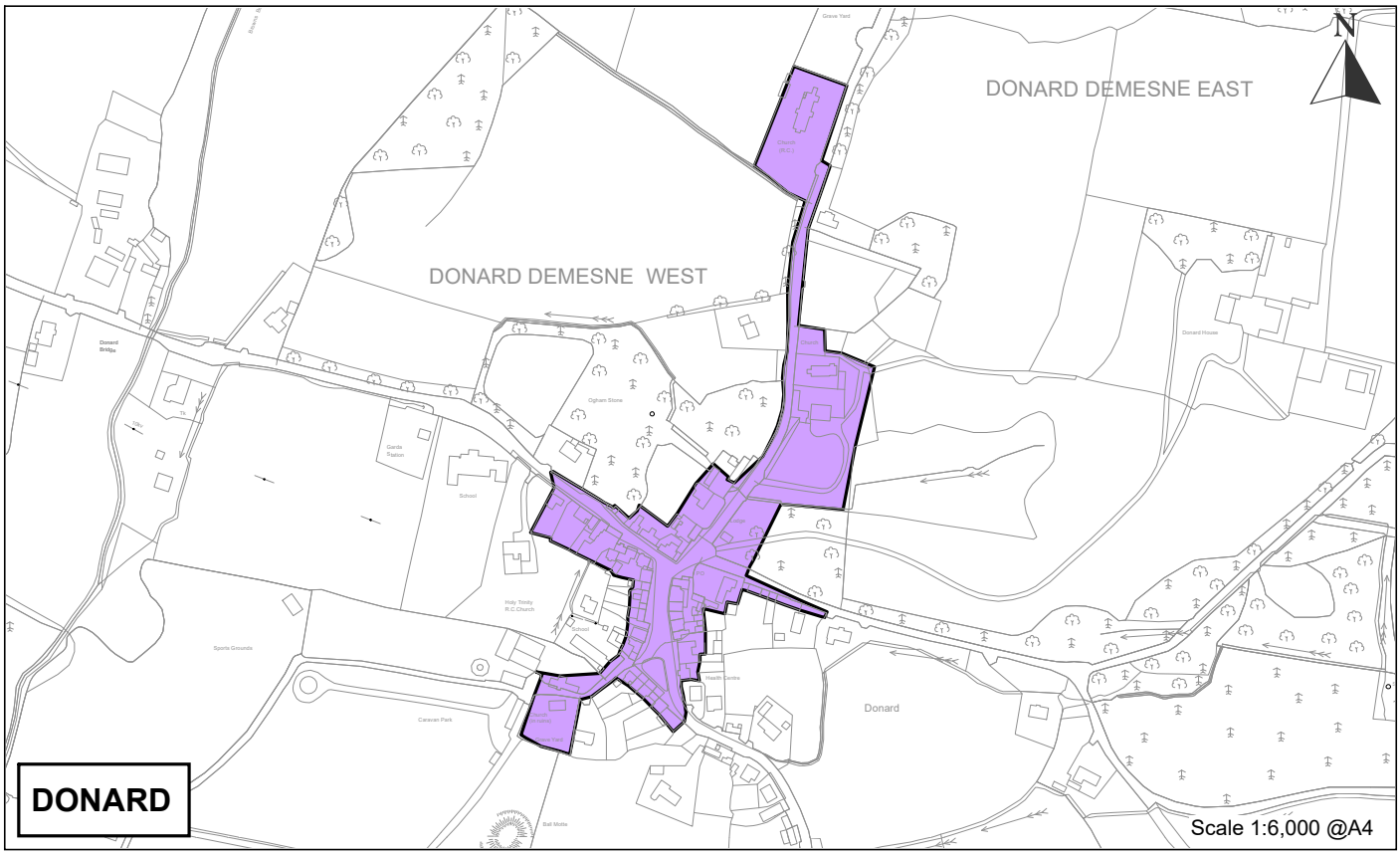
Architectural Conservation Areas

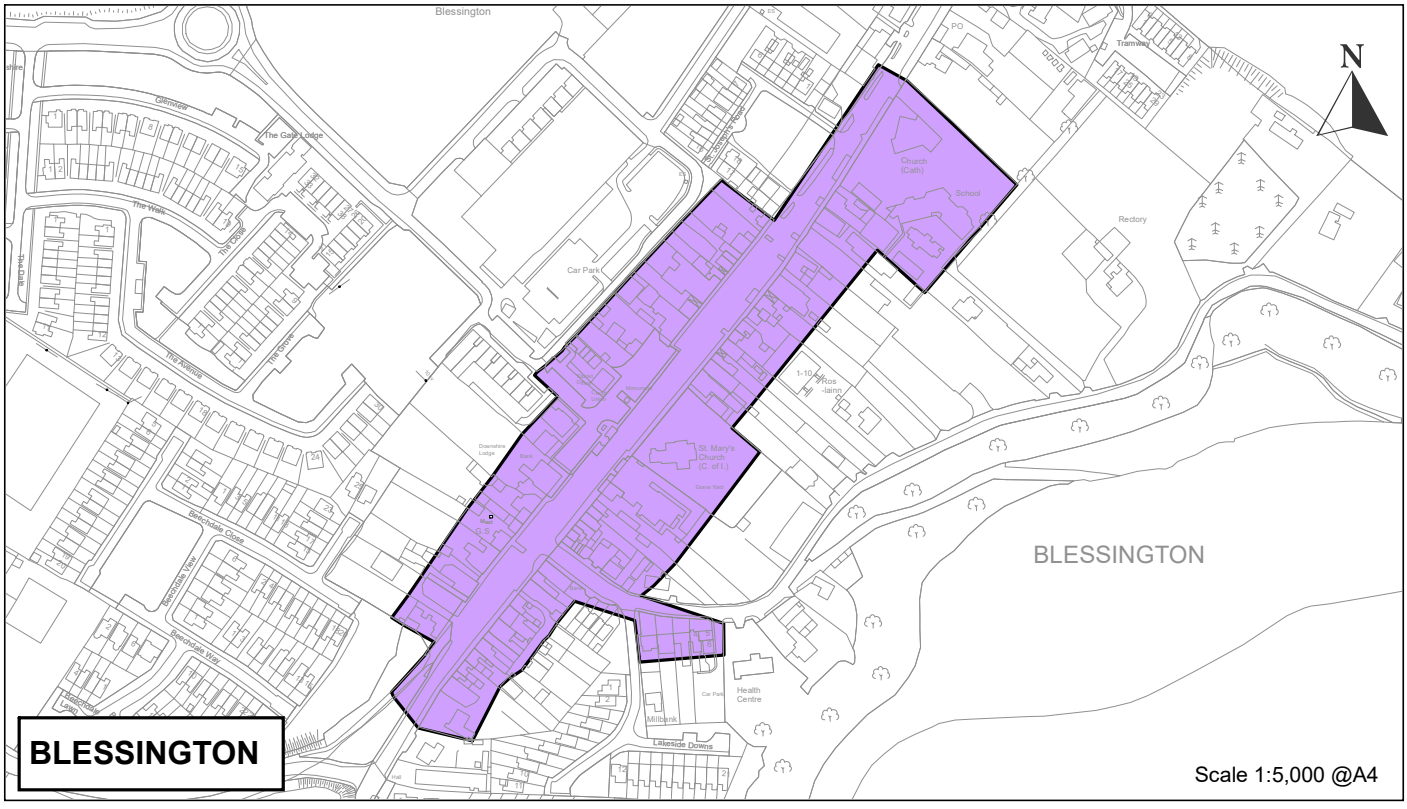
196 Scale 1:5,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council





Built Heritage

Map No. 08.03E

WICKLOW
ENDLESS OPPORTUNITIES

Legend

Architectural Conservation Areas

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council

Schedule 08.03 Wicklow Town ACA

Wicklow Town

Town Centre ACA

This description replaces the description in the Wicklow Town – Rathnew Development Plan 2013 – 2019. For all other ACAs descriptions refer to each individual plan.

Location

This ACA extends along the main street of Wicklow Town from the AIB / dental surgery on Abbey Street to 'Heels' on Fitzwilliam Square, the Bridge Tavern on Bridge Street and to 'Tá Sé's' / Courthouse on Market Square. This is the town centre of Wicklow and is also the main thoroughfare through the town. The tight clustering of buildings within the town lends a distinct and strong town character. Fitzwilliam Square and Market Square are the two significant public open spaces in the ACA.

Character

The character of Wicklow Town is of historical interest containing many historical buildings and features. The town is also of considerable social and cultural interest within the County of Wicklow as a distinctive and attractive place. The main street of Wicklow sits on the slopes down to the Leitrim River with the eastern side of the main street obviously built on different levels with the presence of 'The Mall' retaining wall in the centre of the road and the southern row of buildings built at a significant height to the northern side of the road. The memorials commemorating two noted Wicklow men, Billy Byrne, hero of the 1798 Rebellion, and Captain Robert Halpin (1836-1894), responsible for laying an estimated 41,800 km of underwater telegraph cable, are of artistic and historical interest and are representative of local civic pride.

The Town Centre ACA has been designated based upon its architectural, historical and cultural importance. It has been designated based upon the following characteristics:

- Uniform building line
- Building height range of between two, three and four storeys
- Buildings constructed in the period 1750 to 1900
- Its role as the historic commercial and civic core of the town
- Plot widths dating from the medieval period in the range 5 to 7.5 metres
- Existence of design features that contribute to a harmonious visual environment including: traditional shopfronts; timber sash windows; smooth render building finishes; vertical emphasis fenestration; wood/timber doors
- Fitzwilliam Square and Market Square public open spaces with associated memorials.

The preservation of the character of the Town Centre ACA is essential to safeguarding the identity of the town and maintaining continuity with its development history. The collection of buildings and spaces within the ACA represent a unique aspect of Wicklow Town's built heritage and contribute to its attractiveness.

CHAPTER 9
ECONOMIC DEVELOPMENT

9.0 Introduction

This chapter will set out the objectives of the County Development Plan for the sustainable development of Wicklow's economy that are relevant to and implementable through a land-use plan. Economic opportunity is identified as one of the over-arching and cross cutting themes that informs the County Development Plan. Economic development and employment is one of the key elements in delivering sustainable communities.

In accordance with the National Planning Framework (NPF), the Eastern and Midland Region will accommodate around 320,000 additional people in employment by 2040. It is important that the objectives in the County Development Plan are sufficiently agile to accommodate new employment opportunities in the County thereby improving resilience and reducing the number of people undertaking daily long distance commutes.

The land-use objectives of this plan aim to support the strategies of the Wicklow Local Economic and Community Plan and the Wicklow Local Enterprise Office, all of which have a wider remit than the County Development Plan in the area of economic development.

Sustainable economic development requires balance in terms of location and diversity of economic activity, as well as the protection of the environment and people's quality of life. In this regard, it is intended that this chapter will clearly articulate where the Council will promote and support proposals for new or expanded employment generating development, what type of development will be facilitated in various locations and what criteria will be used to evaluate such proposals. The Council's requirements with respect to the design, layout, servicing etc of new or expanded developments are set out in the Development & Design Standards in the Appendix.

9.1 Strategic Context

9.1.1 National & Regional Policy

Policy drivers with respect to economic development from the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES) are set out in detail in Chapter 2 of this plan. The national and regional strategies highlight the importance of aligning population growth with employment development to ensure the delivery of sustainable self-sustaining communities and to reduce reliance on unsustainable commuting. The legacy of rapid growth in commuter settlements needs to be addressed by facilitating jobs growth.

In accordance with NPO 5 of the NPF it is important that we develop our key towns and self-sustaining growth towns that are of sufficient scale and quality to compete internationally and to be drivers of national and regional growth, investment and prosperity. The RSES sets out guiding principles for investment prioritisation. Among these is the need to consider the capacity of places having regard to implications of commuting on quality of life.

The preferred Economic Strategy set out in the RSES promotes smart specialisation strategies based on identified strengths and competitive advantages, combined with cluster policies that promote economies of scale and network effects in certain locations. The Strategy should also support diversification of local economies and development of innovation and entrepreneurial ecosystems for sustained national growth that can withstand external shocks.

The RSES identifies economic growth as a growth enabler for the region. This entails harnessing opportunities for economic growth by supporting synergies between talent and place, building on identified assets to strengthen enterprise ecosystems and provide quality jobs. It will involve re-intensifying employment within existing urban areas, complemented by strategic employment growth in the right locations and diversification of local and rural economies to better withstand economic shocks and sustain national growth.

The NPF notes that placemaking is critical to economic prosperity. The RSES identifies placemaking as one of the 5 key principles for economic opportunity. The other principles include smart specialisation, clustering, orderly growth and future proof & risk management.

Table 9.1 Key Principles for Economic Opportunity

Key Principles for Economic Opportunity	
Smart Specialisation:	Smart specialisation is part of the EU's cohesion policy and the Europe 2020 Strategy that focuses on each region's strengths and the activities that support these strengths. As a place-based approach, it is characterised by the identification of strategic areas for intervention based both on the analysis of the strengths and potential of the economy and on an Entrepreneurial Discovery Process (EDP) with wide stakeholder involvement. The Industrial Development Agency (IDA), Enterprise Ireland (EI), Local Enterprise Offices (LEOs), Science Foundation Ireland (SFI) and other enterprise agencies, as well as Regional Enterprise Plans (REPs) and Local Economic and Community Plans (LECPs), ensure industry, education institutions and communities play a key role in this entrepreneurial discovery process. Smart specialisation focuses on boosting productivity, regaining lost competitiveness, increasing export intensity and diversity of markets, taking measures to improve our attractiveness as a location for investment either national or foreign, and to increase our entrepreneurial activity. Smart specialisation also recognises that supporting strong and dynamic enterprises and investing in Science, Technology and Innovation will accelerate the economic and societal return on investment. Strengthening enterprise engagement with academic research and driving more commercialisation of publicly performed research is an essential component of supporting an innovative and enterprising economy.
Clustering	These are initiatives that create, maintain, or upgrade an economic stronghold, by strengthening linkages or facilitating collective action to improve the cluster-specific business environment. Modern cluster policies aim to put in place a favourable business ecosystem for innovation and entrepreneurship in which new players can emerge and thus support the development of new industrial value chains and emerging industries. Clusters are more a reflection of cross-industry linkages and 'related diversification' than of narrow specialisation. Clusters in the vast majority of cases are not 'created', rather they emerge, because different locations provide different types of opportunities for specific companies to invest, succeed and grow. Clusters are the result of a cumulative process, take a long time to develop and are inherently unpredictable. Nevertheless, the State can play a facilitative and supportive role. There is potential to further strengthen collaboration and clustering activities between foreign and Irish owned enterprises, and between enterprises, Higher Education Institutions (HEIs), and the research base.
Orderly Growth	Through the identification of locations for strategic employment development in line with the RSES Growth and Settlement Strategy, compact growth will be achieved. This involves managing and facilitating the growth of Dublin and to increase the scale of the Regional Growth Centres to be able to provide the range of functions to their hinterlands. This needs to be facilitated by appropriate, effective and sustainable infrastructure development in these centres, and at the same time avoid sprawl. This encompasses connectedness aimed at facilitating a network of skills and talent living in our settlements. It requires a support network of infrastructure - including broadband - in order to make the Region more connected and competitive. This will help to deliver high quality jobs that are well-paid and sustainable.
Placemaking	From an enterprise development perspective, investment in the creation of place is key to realising regional potential. Business leaders and entrepreneurs make the decision about where to establish, invest or expand. Internationally, and in Ireland, the trend is increasingly toward urban areas of scale and concentrations of economic activity. The global environment has become increasingly competitive – not only in terms of attracting Foreign Direct Investment (FDI), but also in terms of

	the challenges facing our Irish owned enterprises as they aim to gain a foot-hold in, or diversify their export markets. Entrepreneurs and Irish owned enterprises are increasingly mobile and they are making location choices in a global context. Indeed, many now face international competition on their doorstep, reinforcing the imperative to innovate and to invest in areas of the business that improve competitiveness. In addition and in line with RSO 2 of Compact Growth and Urban Regeneration, there is a need to reduce consistent poverty rates and deprivation indices in the Region and to avoid depopulation of the smaller towns and rural areas. Similarly, region-wide unemployment blackspots require attention by identifying and addressing their causes. In general, companies are attracted to invest in locations where they can access human capital (skills and talent), higher education institutes and lifelong learning prone environments, where people will want to live and work and where the surrounding infrastructures are supportive of business. It is a combination of factors, such as innovation capacity in the location, continuous flow of infrastructure investments to ensure connectivity, competitive services and amenities, property solutions, housing, quality of life and access to trade and markets, that delivers efficiencies, economies of scale and wider societal benefits. The Smart City concept (see section 6.6) plays to our strengths in ICT and our small international scale, and in this respect constitutes an opportunity to develop a differentiated offering, to attract mobile talent, entrepreneurship, FDI, and to stimulate innovation across all enterprise.
Future Proof and Risk Management	With emerging global development and challenges, such as Brexit, tax developments, trade wars, it is important to constantly foresee and scan the horizon to identify unforeseen challenges and be ready to act upon them accordingly.

Source: EMRA RSES

The RSES identifies **Bray** and **Wicklow – Rathnew** as 'key towns' in the region. In accordance with RPO 4.27, *'Key Towns shall act as economic drivers and provide for strategic employment locations to improve their economic base by increasing the ratio of jobs to workers'*.

The RSES recognises that the 'Core Region' contains a strong network of county and market towns that have a good level of local employment, services and amenities, which serve not just their resident populations but a wider catchment area, including towns such as **Arklow**. It is recognised that these towns have capacity for continued commensurate growth to become more self-sustaining and to attract high quality knowledge based employment at strategic accessible locations.

The regional ports are recognised in the RSES as important centres of economic activity, and the RSES seeks to protect and support the role of regional ports, including Wicklow and Arklow, as economic drivers for the Region.

Key Town: Bray	The RSES recognises that Bray has a highly concentrated and diversified employment base and provides employment for its residents and surrounding towns as far as Wicklow, Arklow and Gorey. Due to Ardmore Studios, the town has been at the centre of the Irish Film Industry for 60 years. The town aims to attract major employment generating investment in the retail, services and industrial sectors with a particular focus on promoting Bray as a destination for high value investment in people-based industries, at locations accessible by public transport. There is also scope for employment growth at Fassaroe to improve the local employment base in Bray.

Key Town: Wicklow – Rathnew	The RSES recognises that 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, delivering the functions of local government from Wicklow County Council, the provision of 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. 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 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.

Source: Section 4.6 RSES

The Metropolitan Area Strategic Plan (MASP) that forms part of the RSES identifies a number of large-scale employment and mixed-use development areas within the metropolitan area, which should be developed in co-ordination with the sequential delivery of infrastructure and services.

In Wicklow, the identified strategic locations are:

Strategic Corridor	Strategic Employment Locations	Employment Potential
North-South corridor (DART)	Bray, extension to Fassaroe	Re-intensification of commercial town centre functions and new mixed-use district.
	Greystones	Redevelopment of IDA strategic sites at Greystones to strengthen employment base for North Wicklow

Source: Table 5.1 RSES

Realising our Rural Potential: The Action Plan for Rural Development 2017 aims to unlock the potential of rural Ireland through a framework of supports at national and local level which will ensure that people who live in rural areas have increased opportunities for employment locally, and access to public services and social networks that support a high quality of life.

The Plan contains 276 actions across five key pillars. The five pillars are:

i) Supporting Sustainable Communities,
ii) Supporting Enterprise and Employment,
iii) Maximising our Rural Tourism and Recreation Potential,
iv) Fostering Culture and Creativity in Rural Communities, and
v) Improving Rural Infrastructure and Connectivity.

The Commission for the Economic Development of Rural Areas (CEDRA) was established in 2012 in recognition of the economic challenges facing rural Ireland. The subsequent ***CEDRA Report 2014*** – '*Energising Ireland's Rural Economy*' recognised that the changing nature of rural areas means that rural economic development is not amenable to single sector strategies but requires new integrated approaches to economic development. The report acknowledges that '*there is an abundance of natural, physical, human and capital resources and a wide variety of high quality, including dormant assets in many rural communities that could be leveraged to support national economic growth and the development of these communities*'.

The RSES (Section 6.4) notes that '*the smaller towns and the rural economy are an important part of the social fabric of the Region*'. It acknowledges the need for promotion in rural places of new economic opportunities arising from digital connectivity and indigenous innovation and enterprise as well as more traditional natural and resource assets (e.g. food, energy, tourism), underpinned by the quality of life offering. It further notes that new business formation and innovation in rural areas depend on drivers such as the presence of human capital, proximity and access to higher education institutions, ICT infrastructure including broadband, transport infrastructure and the presence of a wide sectoral mix.

9.1.2 Local Context

Wicklow Local Economic & Community Plan (LECP)

The Local Government Reform Act 2014 provides a stronger and clearer role for local government in economic and community development. This process is driven by the provision of the **Local Economic and Community Plan (LECP)** which aims to set out, for a six-year period, the objectives and actions needed to promote and support the economic development and the local and community development of each local authority, both by itself directly and in partnership with other economic and community development stakeholders.

Wicklow LECP was adopted in 2016, and includes objectives and actions promoting and supporting economic development and the local and community development of the County. The LECP identifies 10 overarching goals for economic and community development within County Wicklow. With regard to economic development the following goals are relevant:

LECP Goals	
Goal 6	*Develop infrastructure and measures that are positive and supportive to investment, enterprise, innovation and knowledge creation in strategic locations.*
Goal 7	*Sustain existing enterprise and develop quality employment and income opportunities for the wide range of employment needs in the County, with possibilities for reversing commuting patterns.*
Goal 8	*Capitalise on Wicklow's unique attributes and proximity to the Dublin market, excellent quality of life, human capital, tourism, landscape, marine, agricultural and forestry resources.*
Goal 9	*Support a shift towards low carbon and climate change resilient economic activity, reducing energy dependence, promoting the sustainable use of resources and leading in the Smart Green Economy.*
Goal 10	*Harness efficiently the full resources of the County and promote interagency collaboration.*

With regard to economic development and opportunity the LECP identified a number of objectives as follows:

LECP Economic Objectives	
7.1	*Stimulate and support the development and expansion of micro-enterprises and SMEs facilitating the growth of economic activities, development of innovative sectors, promotion of business engagement and the creation of new employment opportunities, decent jobs and sustainable, meaningful livelihoods.*
5.2	*Develop training and education programmes based on alignment of employer needs / employment trends.*

6.1	*Support inward investment and promote the creation and expansion of new and existing employment opportunities in the County to drive economic development within the County.*
6.2	*Support and develop the Wicklow County Campus to allow it to reach its full potential as a centre of learning and innovation in the County.*
6.3	*Support the provision of high quality infrastructure throughout the County that will facilitate and support economic expansion.*
6.4	*Enhance the attractiveness of town centres and retail premises across the County.*
7.2	*Harness the County's existing assets and encourage collaborative opportunities and business engagement amongst sectors to develop new markets and initiatives, maximising opportunities for business development and employment creation.*
8.1	*Promote and direct the tourism development of the County in a sustainable manner that conserves, promotes, protects and enhances the County's natural, built and cultural heritage and derives optimal economic benefit from visitors to the County.*
8.2	*Capitalise on the immediate and future economic opportunity in the Film and Television Industry and support the expansion of the sector in the County.*
8.3	*Realise the potential benefits of the County's maritime assets.*
8.4	*Support the rural economy and promote rural economic diversification.*
8.5	*Maximise the economic development in the County through improved and strategic branding and marketing.*
9.1	*Support the development of renewable energy and a low energy future for Wicklow.*

The implementation of the objectives of the LECP and higher order national and regional economic strategies is ongoing, with particular focus on key sectors including film the maritime sector, the food industry and tourism.

The role of the County Development Plan is not to duplicate the LECP (which has a much wider remit in the area of economic development), but rather to provide the land-use framework that will support the achievements of these goals and objectives.

9.2 Analysis of Employment Trends in County Wicklow

An overview of Wicklow's economic profile is set out in Chapter 2.

The updated socio-economic analysis carried out as part of the LECP process found that County Wicklow's industrial profile correlates, in spatial terms, with its occupational profile. Furthermore, the County's economic geography also correlates with its socio-economic profile. The northeast of the County, and in particular the Greystones MD, has a higher proportion of resident workers, who are employed in professional occupations and who, by extension, belong to the higher socio-economic groups. In contrast, the south and west of the County – in both urban and rural communities – have higher proportions of persons who are in manual occupations and who belong to the lower socio-economic groups. The data highlights the importance of promoting economic diversification in these parts of County Wicklow, in tandem with socially oriented interventions – supporting integrated human capital and economic development.

Employment growth has not been commensurate with population growth in many towns throughout the County. Census 2016 revealed that almost 40% of the County's working population (23,451) are travelling outside the County for work. Of these 19,008 are travelling to Dublin city and suburbs for work[1]. The north of the County has high levels (>50% in most EDs) of commuting to the Greater Dublin Area (GDA) and commuting to the GDA is manifestly more significant than travel to any other destination. Proximity to the GDA shapes the socio-economic

[1] https://www.cso.ie/en/releasesandpublications/ep/p-cp6ci/p6cii/p6www/

profile of much of North Wicklow, particularly Greystones and its wider environs. The M11 from Bray to Wicklow – Rathnew and the N81 from Tallaght to Blessington are very significant transport and economic corridors. Movement along both corridors is predominantly by private modes of transport, thus posing challenges for County Wicklow in respect of environmental degradation and energy security. Long-distance commuting also affects communities, as County Wicklow responds to spillover effects from the GDA, particularly in respect of housing. There are also quality-of-life considerations for commuters and their families.

Census 2016 – Commuting in County Wicklow

- Nearly 6,300 workers travelled from Bray to work in Dublin city and suburbs. 60% travelled by car, 20% took the train and 10% used the bus. The average travel time of these commuters was 41 minutes and the average age was 41 years.
- Nearly half of Greystones workers commuted to Dublin city and suburbs and 25% of them travelled by train, 66% travelled by car. Three quarters of these workers left before 8am and their average travel time was 50 minutes.
- Almost 4 in 5 of Wicklow town's commuters to Dublin city and suburbs travelled by car. Almost 30% of these left for work between 6:30 and 7am. Their average travel time was 58 minutes.
- In Blessington, 84% of commuters into Dublin city and suburbs travelled by car. Half of these left for work before 7:30 am and the average journey time was 45 minutes.

Source: https://www.cso.ie/en/releasesandpublications/ep/p-cp6ci/p6cii/p6www/

The Council commissioned the County Wicklow Commuter Study in 2019[2]. The Study found that County Wicklow commuters at work are highly educated with 53% holding a third-level or higher qualification, compared to 52% for the State. They are also over-represented in the construction, information, communications & finance industries, with 27% of commuters travelling to work in these industries compared with 24% for the state. 37% of those who completed the commuter survey were working in the business or financial sector. The survey carried out as part of the study revealed that 70% of commuters who work outside County Wicklow indicated that they would be likely or very likely to consider switching to a job in County Wicklow if one were available and 33% said that they would be likely or very likely to consider a lower salary if it meant they could work in County Wicklow.

Census 2016 was the first census for which data on the 'daytime population' of areas was published. The daytime population includes everybody who indicated they worked or studied in the area, along with persons in that area who do not work or study (and so are there during the day). Wicklow's daytime population was 123,125 persons which was significantly lower than the night time population of 142,425. This highlights the high number of people that leave the County for work or education during the day.

This data can be mapped at an ED (electoral district) level, as shown below, which provides a clear spatial picture of locations where daytime population is lower or higher than night-time population. This data may assist in identifying locations where existing high levels of daytime employment should be supported and enhanced, as well as locations where the focus should be the development of new employment opportunities, linked to the overall Core Strategy.

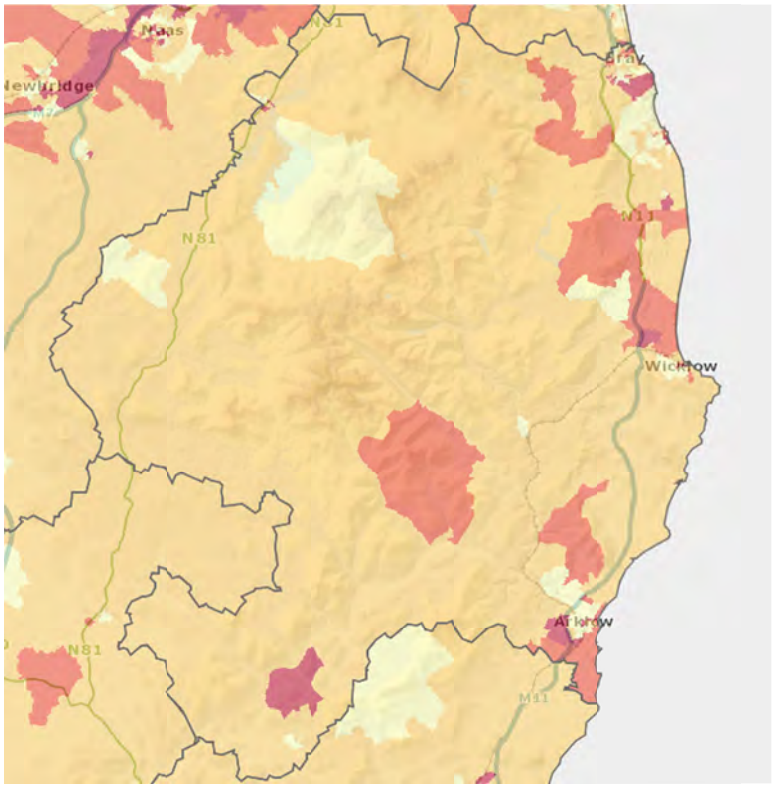
The data indicates that the key town of Bray and many other settlements are under performing in terms of employment opportunities for residents leading to unsustainable commuting patterns.

By undertaking an analysis of the Census 2016 database it is possible to develop a profile of both the number of resident workers and the actual number of local jobs (known location and excludes mobile workers and blank destinations) in all areas. The NPF and EMRA RSES used this approach to identify the ratio of resident workers to

[2] https://www.wicklow.ie/Portals/0/Documents/Business/Business-Environment/Wicklow-Facts-Figures/Commuter%20Study%20Report.pdf

local jobs. According to Census 2016, there are 58,247 resident workers in County Wicklow relative to 32,551 jobs. This gives a ratio of 0.55. This compares very positively with the 2011 jobs ratio which was 0.42. However it is still below the regional average which is 0.63. In accordance with national and regional policy to create self-sustaining settlements and improve quality of life, it is the aim of Council to increase the 'Jobs Ratio'[3] to 0.7 by 2031. The RSES notes that a ratio of 0.7 plus indicates a strong economic function.[4]

Figure 9.1 Workplace Zones[5]



[3] The 'jobs ratio' is the ratio between the number of jobs in the County to the number of people in the workforce resident in the County.
[4] https://emra.ie/dubh/wp-content/uploads/2019/06/Appendices-EMRA-RSES.pdf
[5] https://www.cso.ie/en/releasesandpublications/ep/p-cp11eoi/cp11eoi/dtpn/

9.3 The Role of Land Use Planning in Economic Development

(i) To set out a spatial planning framework for economic development.

Through the policies and objectives, the County Development Plan outlines the appropriate locations for economic development. The objectives for economic development must sit within the overall planning framework (Core Strategy and Settlement Strategy) set out in Chapters 3 and 4 and must be consistent with the NPF and RSES.

Table 9.2 to follow sets out the economic hierarchy, detailing the function and type of economic activity that will be promoted and facilitated at each level in the settlement hierarchy. The larger towns of the County clearly have the most potential to deliver larger scale and a wider range of employment developments and these locations should act as the key economic drivers within the County, with smaller towns and villages focusing on the micro/local economy. Enablers of enterprise development include availability of human capital, proximity to a third level institution, transport infrastructure, broadband infrastructure and a diverse local sectoral mix.

The RSES identifies Bray and Wicklow – Rathnew as 'key towns' in the region. In accordance with RPO 4.27, *'Key Towns shall act as economic drivers and provide for strategic employment locations to improve their economic base by increasing the ratio of jobs to workers'*.

Relevant Regional Policy Objectives for Economic Development in Wicklow's Key Towns	
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 Bray 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 in Bray, 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 4.54	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.

The RSES identifies guiding principles to identify locations for strategic employment development. In this regard the following locations are considered appropriate for strategic employment development – Bray, Wicklow-Rathnew, Arklow, Greystones and Blessington.

Guiding Principles to Identify Locations for Strategic Employment Development

Planning to accommodate strategic employment growth at regional, metropolitan and local level should include consideration of:

- Location of Technology and Innovation Poles - Institutes of Technology (IoTs) and Universities, as key strategic sites for high-potential growth of economic activity.
- Current employment location, density of workers, land-take and resource/infrastructure dependency, including town centres, business parks, industrial estates and significant single enterprises.
- Locations for expansion of existing enterprises.
- Locations for new enterprises, based on the extent to which they are people intensive (i.e. employees/customers), space extensive (i.e. land), tied to resources, dependent on the availability of different types of infrastructure (e.g. telecoms, power, water, roads, airport, port etc.) or dependent on skills availability.
- Locations for potential relocation of enterprises that may be better suited to alternative locations and where such a move, if facilitated, would release urban land for more efficient purposes that would be of benefit to the regeneration and development of the urban area as a whole, particularly in metropolitan areas and large towns.
- Within large urban areas where significant job location can be catered for through infrastructure servicing and proximity to public transport corridors.

Source: EMRA RSES

(ii) Ensuring an adequate supply of zoned and serviced land for employment

In accordance with national and regional policy the focus of all new development including economic development should be on regeneration and redevelopment of brownfield lands and infill sites within or adjacent to the town centres. Additional greenfield lands will also be zoned, where deemed necessary, in town plans and local area plans to facilitate economic growth that cannot be accommodated on town centre sites or within the existing built up area. The amount of land to be zoned will be determined on a case by case basis having regard to the particular characteristics of a settlement, the need for new employment opportunities and the availability of brownfield lands or infill sites.

a) Determination of appropriate amount of zoned employment land

It is the aim of the Council to increase the 'Jobs Ratio'[6] to c. 70% by 2031. The 'jobs ratio' target for each settlement will be calculated having regard to the existing jobs ratio and the position of the town in the settlement hierarchy. On the basis of that target, the target number of new jobs will be derived, having regard to the overall population target for that town / area.

In accordance with sustainable planning principles, the priority location for new jobs growth shall be the existing town centres and existing developed lands (such as brownfield lands). In circumstances where the total jobs growth cannot be met within the existing town centre / brownfield lands or where certain uses are not suitable to locate in existing built up areas, this growth will be targeted to occur in 'greenfield' locations.

The amount of undeveloped 'greenfield' land zoned for employment use in any settlement shall be determined on a case by case basis, having regard to the particular characteristics of the settlement and the strategy for job creation, and shall include an assessment of the likely employment type and density that would be suitable at each location.

[6] The 'jobs ratio' is the ratio between the number of jobs in the County to the number of people in the workforce resident in the County.

b) Land use zoning principles

New employment development shall be required to locate on suitably zoned / designated land in settlements.

The priority for new employment development shall be in the designated 'town' and 'village' / 'neighbourhood centres' or 'primary zone' in settlements with development plans, or in the historic centre of villages, through densification of the existing built up area, re-use of derelict or brownfield sites, infill and backland development. In doing so, particular cognisance must be taken on respecting the existing built fabric and residential amenities enjoyed by existing residents, and maintaining existing parks and other open areas within settlements.

In acknowledgement of the challenges presented by such sites, and taking into account that certain employment types, such as large scale manufacturing facilities, may require large sites and separation from residential areas, new employment development shall also be permitted on greenfield lands that are zoned / designated for employment.

The zoning / designation of greenfield land for new employment shall adhere to the following principles:

- application of the 'sequential approach' whereby zoning extends outwards from centres, contiguous to the existing built up part of the settlement;
- promotion of a sustainable land use and transportation pattern, whereby 'people intensive' employment forms are located close to public transport routes (mostly relevant to larger towns such as Bray and Greystones), in centres and mixed use areas or within easy accessibility of residential areas, whereas 'goods based' employment types shall have good access to road transport corridors;
- lands already or easily serviced by appropriate standard of roads, a gravity fed water supply and waste water collection system;
- cognisance will be taken of the need to provide upmost protection to the environment and heritage, particularly of designated sites, features and buildings; and
- the need to maintain the rural greenbelt between towns.

The development of zoned / designated land should generally be phased in accordance with the sequential approach:

- Development should extend outwards from centres with undeveloped land closest to the centres and public transport routes being given preference, i.e. 'leapfrogging' to peripheral areas shall be discouraged;
- a strong emphasis should be placed on encouraging infill opportunities and better use of under-utilised lands; and
- 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.

(iii) Resilient Town Centres and Retail Development

It is no longer feasible to rely solely on retail as the economic focus of town centres. There is significant potential in Wicklow to expand the role of towns and villages and to develop as enterprise hubs, becoming viable and attractive alternatives to major employment centres (refer to Chapter 5). These smaller settlements have a comparative advantage to the large cities in terms of lower costs. Wicklow boasts a highly skilled workforce and this is a significant asset for towns and villages particularly in terms of making them attractive to new employers. Technological advances are making it easier to work remotely. There is potential to greatly expand the provision of shared / remote working hubs.

The retail strategy for County Wicklow is set out in Chapter 10 of this plan. Town Centres will continue to be the primary location for retail development. The development and expansion of town centres/core areas within local area/town and settlement plans facilitates the achievement of a strong retail sector which in turn supports local employment.

Where feasible all local area/town or settlement plans will identify key opportunity sites capable of achieving the objectives of the retail strategy. The development and expansion of these areas will be supported wherever possible, as this is viewed as key to supporting local job growth within each designated settlement.

(iv) Promoting and facilitating an overall improvement in the quality of life in all parts of the County

Making a place attractive for both employers and employees as a place to live, work and do business is fundamental to attracting new employers to the County. Specific actions to improve quality of life include:

- Promoting and facilitating high quality residential development with supporting social and community facilities;
- Ensuring town centres are vibrant with high quality public realm and a good range of retail and retail services;
- Creating an attractive urban and rural environment to facilitate residency and recreational needs of the projected labour force; and
- Increasing and improving the range of quality recreational, amenity and cultural facilities.

Within the settlements situated within Levels 1-6 of the Employment Hierarchy (Table 9.2) Local Area and Town Plans shall address the above actions in a targeted manner capable of maximising the individual assets and potential of each of these areas.

(v) Supporting education facilities and the knowledge economy

The promotion and facilitation of educational facilities, in particular third level and further educational facilities, is recognised as a key catalyst for future economic activity within the County. The presence of Wicklow County Campus at Clermont House, Rathnew offers significant opportunities for the development of a centre of excellence for higher education and research, capable of establishing partnerships with wider industry, creating jobs, addressing social challenges and driving economic growth within the County.

The objectives of this plan promote and facilitate the future development of further education throughout the County with a particular focus on the future development of the Wicklow County Campus. The Council will support and encourage opportunities to strengthen links with third level institutions and investigate opportunities in relation to climate change, biodiversity and developing a carbon neutral economy.

(vi) Facilitating and promoting entrepreneurial activity

Wicklow has a higher percentage of professionals (8.6%) than the state average (8.1%). Wicklow also has a higher proportion of managerial and technical professionals (31.8%), which is higher than the average for the State (28.1%) and the Eastern and Midland region (29.8%). The number of persons educated to third level or higher in Wicklow is also slightly higher than the national average[7].

The data suggests that County Wicklow residents have the skills, abilities and education to run businesses, to establish new enterprises and to be innovators and entrepreneurs, but they are for the most part not doing so in the County. A key challenge will be to put in place an environment and a framework that encourages Wicklow residents to establish businesses in the County and in particular within the County's identified key urban centres.

[7] Census of Population, 2016

Entrepreneurial activity will be supported and facilitated wherever possible, for example, by facilitating developments / applications engaged in training and education, and business start-up and incubator facilities. Supporting small scale, start-up developments in rural areas, town / village centres and in suitable residential areas, will be supported wherever possible, as this is seen as key stepping stone to the development of a larger enterprise.

The Council will support and facilitate the development of Tech Hubs. These are co-working spaces that provide desk and office space, a co-working community, and the supports and networks that technology entrepreneurs and businesses need to start, internationalise, and grow their business. It is an objective of the Department of Enterprise, Trade and Employment and Department of Rural and Community Development to build a network of innovative co-working spaces in the Mid East.

(vii) Supporting employment growth around Wicklow's natural resources

The role the rural economy can play in fuelling the economic recovery is recognised and it is acknowledged that there are certain scenarios where it is practical and sustainable to facilitate the provision of rural orientated enterprises in the open countryside. In this regard the objectives for the rural economy set out in this plan are focused on addressing the challenges and facilitating new opportunities. The objectives will aim to support existing resource based industries, including agriculture, forestry, fishing, food and the extractive industry, while also promoting the diversification of the rural economy.

In addition, the natural and man-made assets of Wicklow create significant opportunities for the expansion of the tourist and recreational sectors. While these areas already make a significant contribution to the County's economy, further opportunities exist to increase this offering. The objectives set out in Chapter 11 of this plan aim to facilitate the expansion and further development of this sector over the lifetime of the plan in a sustainable manner.

(viii) Supporting key sectors for growth

Through the research and analysis undertaken for the LECP and the data gathered by Census 2016, it is clear that certain sectors / industries have great potential in County Wicklow, above other locations. While this plan will support the development of all sectors/industries within the County subject to normal planning criteria, the following key sectors have been identified, with this plan setting out particular policy supports for the future growth of these areas.

The key sectors identified within the County include:

Film Industry	▪ Wicklow is an important centre for film making, based largely on the presence of Ardmore Studios in Bray and Ashford Studios located on the outskirts of the town of Ashford. The industry contributes significantly to direct and indirect employment and also contributes to the international image of the County. The RSES (RPO 6.9) supports the development of the Mid-East as a hub for the Screen Content Creation Sector. It is envisaged that the development of the film industry cluster will enable the County to realise the potential value from film making directly, plus film tourism, accommodation services and other support services.
Food Sector	▪ Within Wicklow there is an established cluster of artisan / SME Food processing companies, estimated to be in excess of 50 companies, with potential for growth. In addition there is vibrant food service industry in the County, many being customers of the artisan segment. There is potential to develop a food incubation hub in the County. Such a development would provide a unique environment for food companies, greatly enhancing their research and innovation capacity and ability to innovate. ▪ 'Wicklow Naturally' was launched in 2019. It has been created as part of the ongoing

	implementation of the Wicklow Food and Beverage Strategy, will champion local producers, their products and the businesses which sell and serve those products. It also aims to boost tourism by highlighting Wicklow as a leading "foodie" destination in Ireland's Ancient East.
Bioeconomy	▪ The bioeconomy uses renewable, biological resources sourced sustainably from land and sea such as crops, forestry, fisheries, aquaculture, micro-organisms and animals and converts these resources and waste streams into value-added bio-based products including proteins, feeds, fertilizers, plastics and energy. The National Planning Framework highlights the potential of the bioeconomy in terms of Ireland's future economic and environmental wellbeing. Ireland has numerous renewable biological resources with the potential for the creation of high value products. These include agricultural products and by-products, food residues and processing side streams, forestry and forestry by-products, municipal and industrial waste, waste water and marine and marine by-product resources. Our largest indigenous industry, the agri-food sector, provides significant co-processing streams in the food and beverage industries. In terms of marine resources, Ireland has rich resources in one of the largest sea beds in Europe (10 times our landmass). ▪ The National Bioeconomy Forum was launched in October 2020 to promote, support and advocate for the sustainable development of the bioeconomy in Ireland. The bioeconomy has the potential to create new, sustainable opportunities for farmers and high-quality, green jobs in rural and coastal areas. It can play a significant role in meeting our climate change targets. ▪ The National Policy Statement on the Bioeconomy was published in March 2018. It sets out a framework to strengthen the bioeconomy in Ireland. There is significant potential to expand the bioeconomy in County Wicklow.
Tourism & recreation	▪ Tourism and recreation make a positive contribution to the economic and social wellbeing of County Wicklow. In 2016, there were 272,000 overseas visitors to Wicklow who spent €86 million. There were 329,000 domestic visitors who spent €71 million[8]. This represents 33% of the domestic nights spent in the East and Midlands region and 4% of the total nights in Ireland, which compares well with Wicklow's 23% (regional) and 3% (national) share of the bed stock. ▪ The County's tourism and recreational attractions are important assets, which form the basis of the County's tourism industry and which are fundamental to the enjoyment of the County by both visitors and residents. Attractions range from areas of scenic beauty, which provide attractive natural bases for outdoor pursuits, such as the Wicklow Mountains, which comprise mountain peaks, valleys, rivers and lakes, the coastline with long stretches of sandy beaches and dunes and the numerous woodlands. The County has a rich heritage of archaeological and historical sites, manor homes and gardens, and attractive towns and villages. In addition, there are a number of golf and resort hotels, and adventure centres, which are within driving distance of Dublin that are attracting increasing numbers of visitors and business related events.
Maritime	▪ The marine economy is a key enabler of effective economic growth. The maritime sector in Wicklow benefits from a host of assets and activities capable of expansion and development including: shore-side services, shipping services, repair and maintenance, fishing, tourism and leisure, servicing of the off-shore renewable energy industry, maritime financial services etc. Established ocean and coastal economic sectors include seafood related enterprise, such as commercial fishing and aquaculture, products of marine biotechnology and bio-discovery, marine tourism, energy exploration and production, maritime transport, shipbuilding and ship leasing. Wicklow County Council supports the identification and realisation of the economic opportunities within this sector. ▪ Off-shore wind energy is a significant opportunity area for the County. The County has

[8] Wicklow Tourism Strategy & Marketing Plan

	already established itself as a location for off-shore wind. There are further opportunities for employment and skills development through the development of Operations and Maintenance bases. This is a significant opportunity for the redevelopment of brownfield harbour lands. There is potential to develop synergy between the off-shore wind and industry and third level institutes. ▪ In the future, Wicklow could face significant changes with the potential development of marine renewable energy, more specifically wind, following the identification of the Assessment Zone 2 – Wind and Tidal in the Strategic Environmental Assessment (SEA) of the Offshore Renewable Energy Development Plan (OREDP). The Government is committed to generating at least 80% of energy from renewable sources by 2030. There are 3 major offshore wind projects at various stages of planning off the County Wicklow Coast. The Arklow Bank Project is proceeding under an extant permission. The Codling Bank and the Dublin Array have been designated as Relevant Projects which allows them to proceed to develop planning applications in advance of the adoption of the Marine Planning and Development legislation. ▪ The aims of the County Wicklow Maritime Business Development Group are to develop a Maritime Strategy for County Wicklow and to progress proposals for the major development of port facilities in the County. The Wicklow coastline has four harbours and Wicklow Harbour is designated as a Port of Regional Significance. All four offer many opportunities to enhance and expand the local economy in a sustainable manner as well contribute to the county, regional and national economy. The coastal area of Wicklow supports and sustains important social, economic and environmental functions. ▪ The blue economy is an important pillar of the County's economic development strategy and realising the potential of the County's maritime assets is of prime importance. Rapid urbanisation, coastal erosion and the need to accommodate varied needs and interests have put significant pressure on the coastal area. It is now recognised that there should be a coordinated approach and integration of sectoral interests to achieve the sustainable development of the coastal and maritime area while fostering blue growth. ▪ The Local Economic Community Plan (LECP) recognises the need to prepare a maritime strategy for County Wicklow as a means to promote the County's marine assets in a sustainable manner. Several actions contained in the plan particularly aim at harnessing the potential of the County's marine assets, either built or natural. It specifically seeks to build on the potential of the County's ports and harbours to deliver improved marine commercial, tourism and leisure activities. As a result of this, Wicklow County Council has appointed consultants to assist the Council in delivering a Maritime Strategic Review for County Wicklow. There are 4 main strategic recommendations for developing County Wicklow's Marine Assets; i. Establishing a strong offshore wind offering to ensure that County Wicklow takes maximum advantage of this emerging sector; ii. Exploring the feasibility of constructing a new outer harbour near Wicklow Port to attract international business and to larger scale industrial users such as offshore wind iii. Develop a plan for supporting aquaculture development; iv. Develop a dedicated marketing strategy for marine tourism.
Forestry	▪ The national forest estate is still expanding and has now reached 11% of the total land area, with a wide variety of forest types present. The total forest area has increased from 697,842ha in 2006 ha to 770,020ha in 2017. Wicklow has the largest proportionate forest cover by county with over 44,500ha, equivalent to almost 22% of the land area in forestry. ▪ Over half (50.8%) of forests in Ireland are in public ownership and 378,663ha (49.2%) are in private ownership. The total growing stock volume of Irish forests is estimated to be over 116 million m^3. The national forest estate is important for carbon sequestration. Based on the National Forestry Inventory data, Ireland's forests have removed an average of 3.8 Mt of

	carbon dioxide equivalents per year from the atmosphere over the period 2007 to 2016. There is also an important biodiversity resource within Irish forests, with many non-tree plant species and lichens found across the forest estate.
Wholesale, retail trade, transportation and storage	▪ This sector forms the largest industrial group within the County. In regard to wholesale and retail sector significant opportunities to develop this area arise from the identified expenditure outflows from the County in particular to Dublin. Measures specifically addressing this sector are set out in the County Retail Strategy contained in this plan. ▪ From a transportation and storage sector perspective the locational strengths of Wicklow offer significant opportunities for the expansion of this sector. The County's positioning along the east coast 'strategic transportation corridor', made up of the N11 / M11 and the Dublin to Rosslare rail line creates excellent connectivity between ports within the County and between the County and the ports in Dublin and Rosslare. These connections ensure Wicklow's role as a key entry point to the Greater Dublin Region with the potential to facilitate the expansion of existing or create new spin off industries within this sector. ▪ The promotion of the Leinster Outer Orbital Route connecting the N11 and the east of the County (Arklow town/port) to the west of the County and the major national primary routes within Kildare namely the M9 and M7 create further potential for the expansion of this sector with ease of accessibility to the north and south of the Greater Dublin Region.
Information & communications technology	▪ The information and communications sector forms the second largest industrial group in Wicklow. With Ireland being a technology hub of choice for many when it comes to attracting the strategic business activities of ICT companies, significant opportunities exist to develop this sector with the County. ▪ The presence of Clermont Campus and its envisaged expansion as a third level centre of excellence alongside Wicklow's highly educated workforce further enhance the attractiveness of the County to prospective new companies within the ICT sector maximising the potential of the County. In addition, a number of large scale data centres are either under construction or have permission in the County.

9.4 Economic Development Hierarchy

In accordance with the Settlement Hierarchy and the Economic Development hierarchy, the towns of Bray, Wicklow-Rathnew, Arklow, Greystones-Delgany and Blessington are the key focus for economic growth within the County.

The key trends within these settlements highlight the significant leakage of Wicklow's educated workforce predominantly into Dublin City and the south/south west Dublin areas. In this regard this plan must place an emphasis on creating the right environment within each of these settlements to ensure that they are capable of attracting potential employers to appropriately zoned lands and thus increase employment within the County. The local plans crafted for these settlements shall address these challenges in a targeted manner.

While a significant focus should be placed on the further development of Wicklow's towns, Wicklow's vast open countryside, mountainous areas and coastline offer further significant opportunities to enhance and expand Wicklow's rural economy in a sustainable manner. The key areas within Wicklow's rural economy that present these opportunities fall within the agriculture, food and forestry sectors and to a lesser extent within the maritime / fishing and extractive industry.

Table 9.2 County Wicklow Economic Development Hierarchy

Settlement Level	Settlement Type	Town	Economic Function	Investment Target
1	Metropolitan Key Town	Bray	Main attractor for major investment	Foreign direct investment 'People' intensive, knowledge based industries
2	Core Region Key Town	Wicklow - Rathnew	Main attractor for major investment	Foreign direct and local investment 'People' and 'product' intensive industries.
3	Self Sustaining Growth Town	Arklow Greystones - Delgany Blessington	Subsidiary attractor for inward investment	Foreign direct and local investment 'People' and 'product' intensive industries.
4	Self Sustaining Town	Baltinglass Newtownmountkennedy Enniskerry Kilcoole Rathdrum	Attractor for substantial investment	Local investment 'Product intensive' industries, with some 'people' emphasis
5	Small Towns (Type 1)	Ashford Aughrim Carnew Dunlavin Tinahely	Attractor for investment	Local investment 'Product intensive' industries, with some 'people' emphasis
6	Small Towns (Type 2)	Avoca Donard Kilmacanogue Newcastle Roundwood Shillelagh	Attractor for investment	Local investment 'Product intensive' industries, with some 'people' emphasis
7 & 8	Villages		Small rural-based enterprises	Local investment Generally small scale non-intensive industry
9 & 10	Rural Nodes & Rural Areas i.e. any location outside the development boundary of any settlement in Level 1-8		Objectives set out in this chapter for rural employment and economic development	

9.5 Objectives for Economic Development

General

CPO 9.1 To support all forms of employment creation, especially where this can mitigate long distance commuting, subject to the proper planning and sustainable development of the area and compliance with all other objectives of this plan. Strategic employment development will be directed into the towns of Bray, Wicklow-Rathnew, Arklow, Greystones and Blessington.

CPO 9.2 To support and encourage proposals that maximise economic opportunities and strengthen the economic structure of the south and west of the County by facilitating economic diversification and new enterprise development including remote working opportunities.

CPO 9.3 To normally require new employment generating developments to locate on suitably zoned or identified land in settlements. Proposals in settlements with no zoning plan should be assessed on the basis of their individual merits, taking into consideration the objectives set out in this chapter of the plan and all other matters pertaining to the proper planning and sustainable development of the area, including ensuring that the proposal is appropriately sited in a location so that it enhances, complements, is ancillary to or neutral to the existing land uses in the area. All other proposals for employment generating developments outside of settlements will be assessed on the 'Objectives for Wicklow's Rural Economy'.

CPO 9.4 To protect employment zoned land from inappropriate development that would undermine future economic activity or the sustainable development of such areas.

CPO 9.5 To permit proposals for employment generating development where it can be demonstrated that the development complies with the relevant development standards and is not detrimental to residential amenity or to environmental quality, and is acceptable with regard to its impact on the character and visual amenity of the area. Regard will be paid to ensuring that existing or planned infrastructure can acceptably accommodate a proposed development. Developments that result in a high level of traffic generation that cannot be accommodated by the local road network in the vicinity, that are detrimental to residential amenity, the character or visual amenity of an area or to existing service infrastructure will not be permitted.

CPO 9.6 To promote the development of employment generating uses at locations which comply with sustainable transportation objectives i.e.

- promoting the development of 'product' intensive industries (typically manufacturing and logistics based uses) at locations that are accessible to strategic roads infrastructure;
- promoting the development of 'people' intensive industries (typically office, services and start-up entrepreneur based uses) at locations that are accessible by public transport networks and substantial residential areas, served by cycle networks and walking routes;
- promoting the intensification of existing employment land uses that are in proximity to good public transport facilities; and
- where appropriate, promoting the integration of employment uses with other land uses, including residential, tourism and retail uses, in an effort to provide mixed use developments, which can reduce the need to travel.

CPO 9.7 To support and facilitate the development of digital / remote working hubs and enterprise / innovation hubs in town centres. Such hubs should also be considered in village centres where it is demonstrated that there is a need for such a facility and where the development will have a positive impact on commuting patterns.

CPO 9.8 To promote and facilitate the development of employment generating uses that maximise Wicklow's locational strengths along the east coast 'strategic transport corridor' and the potential of the 'Leinster Outer Orbital Route'.

CPO 9.9 To promote locations for new State agencies, Departments and enterprises in County Wicklow to support the Government's regional development objectives.

CPO 9.10 To encourage the redevelopment of brownfield sites for enterprise and employment creation throughout the County 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.

CPO 9.11 To facilitate the development of childcare facilities at places of employment, and in particular at 'people' intensive places of employment (see Chapter 7).

CPO 9.12 To promote and support the enhancement of the built, natural and social environment to attract and sustain employment creation initiatives.

CPO 9.13 To facilitate the provision of a mix of ancillary services such as a shop or food outlet, crèche etc on large sites zoned for employment at peripheral locations where a detailed justification/need for such facilities has been demonstrated and where it has been demonstrated that the provision of such facilities does not impact on existing facilities, in particular, town centre or local neighbourhood centre activities.

CPO 9.14 To require employment based developments to be of the highest standard of architectural design and layout and comply with the Development & Design Standards set out in this plan.

CPO 9.15 To provide for employment development at the following locations as shown on maps 09.01, 09.02 09.03 and 09.04).

Location	Map No.	Size (ha)	Zoning Objective
Mountkennedy Demesne, Kilpedder	09.01	34.7	To provide for a data centre facility9 and associated related industries set in open parkland with extensive landscaping, a high architectural standard of layout and building design with low site coverage. Employment types other than those strictly related to data storage shall show a clear process related requirement to locate in proximity to a data centre.
Kilpedder Interchange	09.02	27.7	To provide for employment uses including industrial, transport, distribution and warehouse developments of good architectural design, layout and landscaping including substantial screening from N11. The provision of transport and warehouse facilities will not be at the expense of facilities in existing settlements. Any redevelopment of the (former)

[9] A data centre is a facility used to house computer systems and associated components, such as telecommunications and storage systems. It generally includes redundant or backup power supplies, redundant data communications connections, environmental controls (e.g., air conditioning, fire suppression) and security devices.

			Dan Morrissey / SM Morris sites shall include significant proposals to address the unsightly appearance of these sites. In addition, any development on these lands shall: ▪ Maintain and improve the surface of the Drummin mass path along its historic established route as shown on Map 09.02 ▪ Provide that access to the lands to the north of the Farrankelly Road be from the roundabout only; ▪ Provide a continuous footpath from the Farrankelly Road to Drummin Lane along both sides of the access road serving employment lands to the north of the roundabout. ▪ Connect the footpath from Greystones towards the pedestrian bridge at Kilpedder.
Inchanappa South and Ballyhenry, Ashford	09.03	60	To provide for the development of and expansion of the existing film studios in Ashford in accordance with the following requirements: (i) the development of these lands shall be strictly limited to facilities for the production of film, TV, animation etc including any directly associated spin offs such as visitor facilities; however, residential development or other non film related commercial activities are not to be permitted; (ii) the location and design (density, height, building format etc) of any development on these lands shall take into account the prevailing landscape pattern, the rural nature and character of the area and shall ensure that impacts on visual, residential and rural amenities are minimised and ameliorated to the greatest extent possible; (iii) the agreement of a master plan for the entire area which shall include: (a) a detailed phasing plan which shall be linked to the conclusions and recommendations of a Traffic and Transport Assessment, which shall clearly set out the traffic generation model for the entire development and its constituent phases, and a detailed evaluation of the capacity of all roads serving the site, including all N11 junctions and the N11 itself and their abilities to accommodate the development without impacting on the carrying capacity of the national road for strategic inter-County traffic; (b) sequence of development, that shall be generally from south to north; (c) the infrastructure plans for the servicing of the site; (iv) this zoning shall be for the lifetime of this plan only.
Coolbeg Cross, (M11 Exit 18)	09.04	3.96	To provide for a Motorway Service Area at 'The Beehive', Coolbeg cross (M11 Exit 18)

Specific Objectives for Employment Types

Seveso Sites

CPO 9.16 The Seveso Directive 96/82/EC as amended by Directive 2003/105/EC and more recently by Directive 2012/18/EU is concerned with the prevention of major accidents that involve dangerous substances and the limitation of their consequences for humans and the environment. It applies to establishments where dangerous substances are produced, used, handled or stored. This EU directive seeks to ensure the safety of people and the environment in relation to major industrial accidents involving dangerous substances.

The European Communities (Control of Major Accident Hazards Involving Dangerous Substances) (the "COMAH Regulations", (S.I. No. 209 of 2015) implement the Seveso III Directive (2012/18/EU) and are the main regulations that give effect to this Directive in Irish law. The National Authority for Occupational Safety Health (i.e. the Health and Safety Authority – HSA) has been designated as the central competent authority for enforcement of these regulations.

There are two Seveso sites in County Wicklow (as of Nov 2021), located at Sigma Aldrich Fine Chemicals, Arklow and Zoetis Belgium SA, Laragh Road, Rathdrum.

In relation to the Prevention of Major Accidents (Control of Major Accident Hazards Involving Dangerous Substances) legislation, it is the objective of the Council to:

- comply with the Seveso III Directive in reducing the risk and limiting the potential consequences of major industrial accidents;
- where proposals are being considered for the following: (i) new establishments at risk of causing major accidents, (ii) the expansion of existing establishments designated under the Directive, and (iii) other developments proposed near to existing establishments; the Council will require that applicants must demonstrate that the following considerations are taken into account:
    a) prevention of major accidents involving dangerous substances,
    b) public health and safeguarding of public health, and
    c) protection of the environment;
- ensure that land use objectives must take account of the need to maintain appropriate distances between future major accident hazard establishments and residential areas, areas of substantial public use and areas of particular natural sensitivity or interest; and
- have regard to the advice of the Health and Safety Authority when dealing with proposals relating to Seveso sites and land use plans in the vicinity of such sites.

Large-Scale Employment Generating Developments

CPO 9.17 To support engagement with the IDA with a view to providing sizeable investments in County Wicklow and especially west of a line from Manor Kilbride to Arklow.

CPO 9.18 To promote and facilitate the development of large-scale employment generating developments, including industrial, knowledge, high-technology, office and service based and science space developments, at appropriate locations.

Knowledge, High-Technology and Service Based Industries

CPO 9.19 To encourage and facilitate the development of knowledge, high-technology and service[10] based specialist industries at appropriate locations, in accordance with the relevant development and environmental standards, and to support and strengthen the capability and quality of research and development functions in the County. The Council will promote the clustering of these type industries and other inter-related industries.

Office Developments and Small-Scale Service Industries

CPO 9.20 To encourage and facilitate the provision of office developments and small-scale service industries at appropriate locations. The most suitable location for local or small-scale office developments and small-scale service industries is generally in above-ground floor commercial premises at appropriate locations in town / village centres and neighbourhood centres[11]. The development of these types of uses in neighbourhood centres can reinforce the existing service function of these centres, as well as create new opportunities for local employment in locations that are accessible to residential areas. The Council will permit office development in appropriate employment zoned locations that are deemed suitable with regard to sustainable traffic and land use considerations.

Green Industry

CPO 9.21 To encourage and facilitate the 'circular economy' and the development of 'green' industries, including industries relating to renewable energy and energy-efficient technologies, material / waste recycling and conservation.

CPO 9.22 To encourage and facilitate the development of off-shore wind operation and maintenance bases which will create new opportunities for employment and skills development. Such development is particularly suited to the redevelopment of brownfield harbour lands.

Small and Medium Enterprises[12]

CPO 9.23 To encourage and facilitate the development of small to medium scale indigenous industries and services at appropriate locations within all Level 1-8 settlements. The Council will require the provision of incubator/starter units in all major planning applications on employment zoned land.

The Council acknowledges that the development of small scale projects with long term employment potential are important in sustaining both urban and rural settlements in County Wicklow and as such, the Council will adopt a proactive and flexible approach in dealing with applications on a case-by-case basis.

[10] Service Based Industry includes software development, data processing and electronic commerce, technical and consulting service, commercial laboratory services, administrative centres, co-ordination and headquarters services, research and development services, media, multimedia and recording services, entertainment and leisure services, training services, publishing services, international financial services, healthcare services, construction related services, environmental services, logistics management services.

[11] This objective does not relate to the use as an office, as set out in Class 2 of 'Part 4, Exempted Development-Classes of Use' of the 2001 Planning and Development Regulations.

[12] The term small enterprise refers to an individual business/enterprise, which employs less than 10 persons, and the term medium enterprise refers to those, which employ up to 50 persons.

Home Based Economic Activity

CPO 9.24 To encourage, where appropriate, home-based economic activity[13] including the provision of small-scale individual enterprises. Proposals which involve the change of use and/or new development for purposes of home-based employment will generally be considered favourably where it can be clearly demonstrated that:

- the nature of the proposed process or activity to be carried out shall be appropriate to and compatible with the character and amenity of the adjoining area;
- the proposed development is of an appropriate scale for its location;
- there is no adverse environmental, health and safety impacts; and
- the development is not detrimental to residential amenity.

In dealing with applications for such developments, the planning authority will have regard to the following:

- the nature and extent of the work;
- the effects on the amenities of adjoining properties particularly as regards hours of operation, noise and general disturbance;
- the anticipated level of traffic generation; and
- the generation, storage and collection of waste.

Permissions for change of use shall be temporary for a period of five years, to enable the Planning Authority to monitor the impact of the development. Permission will not normally be granted for such changes of uses in apartments.

The Planning Authority will determine the appropriate number of employees that will be permitted at a development. In certain cases, it may be appropriate that a development is restricted to owner-operator use only, and no other employees will be permitted. In any case, no more than three people, including the owner-operator will be permitted to be employed at such a development.

Wicklow County Campus, Clermont House

CPO 9.25 It is the objective of the Council to further develop Wicklow County Campus, Clermont House in conjunction with the Carlow Institute of Technology and other stakeholders as a third level education facility and as a centre of excellence for enterprise development, education, training, research and development.

Film Industry

CPO 9.26 To facilitate and support the film industry in the County, including the development of production facilities at appropriate locations and the use of the County for film locations, including the erection of temporary structures and services.

Port Activities

CPO 9.27 To support and facilitate existing and future commercial port activities within the County and to resist developments that would undermine the commercial potential of these areas.

CPO 9.28 To support and facilitate regeneration and renewal of lands within and adjacent to the County's ports that will serve to diversify and strengthen the role of the ports.

[13] Home based economic activity is defined as small scale commercial activity carried out by residents of a house which is subordinate or ancillary to the use of the dwelling as a place of residence.

Food Sector

CPO 9.29 To support and facilitate the development and expansion of the food sector which has benefits for urban and rural areas.

CPO 9.30 To support and facilitate the development of a food incubation hub to provide a unique environment for food companies, greatly enhancing their research and innovation capacity and ability to innovate.

Postal Facilities

CPO 9.31 To support the provision of new postal facilities and the enhancement of existing facilities at suitable locations in the County subject to proper planning and sustainable development.

9.6 Objectives for Wicklow's Rural Economy

The objectives in this section are focused on the forms of rural development that are employment and wealth generating (other than tourism, which is addressed separately in Chapter 11 of this plan). Improving the rural economy is only one strand that needs to be addressed in order to result in a strong rural community that is socially, economically and environmentally sustainable. The issues of social wealth and environmental protection are addressed in Chapters 7, 15 and 17 of this plan, and therefore these objectives should be considered dually with the objectives set out in this chapter.

Economic Development in a Rural Area

The objectives set out in this section shall be applied to all forms of economic development proposals that are located in the rural area, and where relevant, shall be considered jointly with the objectives set out below that specifically relate to agriculture, food, forestry, fishing and the extractive industry, with the following exceptions:

- applications pertaining to proposals for commercial waste facilities shall be assessed on the basis of objectives set out in Chapter 15 Waste and Environmental Emissions; and
- applications pertaining to proposals for commercial tourist related developments shall be assessed on the basis of objectives set out in Chapter 11 Tourism & Recreation.

Strategic Objective To preserve the amenity, character and scenic value of rural areas, and to generally require employment-generating development to locate on zoned / designated land within existing settlements. Notwithstanding this, it is the objective of the Council to enhance the competitiveness of rural areas by supporting innovation in rural economic development and enterprise through the diversification of the rural economy into new sectors and services including those addressing climate change and sustainability and through the development of appropriate rural based enterprises, which are not detrimental to the character, amenity, scenic value, heritage value and environmental quality of a rural area.

Rural Employment Objectives

CPO 9.32 To permit the development of employment generating developments in rural areas, where it is proven that the proposed development requires to be located in a rural area (e.g. dependent on an existing local resource) and will have a positive impact on the location.

CPO 9.33 Enhance the competitiveness of rural areas by supporting innovation in rural economic development and enterprise through the diversification of the rural economy into new sectors and services, including ICT-based industries and those addressing climate change and sustainability.

CPO 9.34 To support proposals to maximise economic opportunities and strengthen the economic structure of the south and west of the County by facilitating economic diversification and new enterprise development including remote working opportunities.

CPO 9.35 To permit the development of small-scale commercial / industrial developments in rural areas that are not dependent on an existing local resource, subject to compliance with all of the following criteria:

- The proposed development shall be a small-scale industrial / commercial scheme or service and the number employed shall be appropriate in scale to the location and its characteristics, including proximity to the workforce and customers;
- the proposed development shall be located on the site of a redundant farm building / yard or similar agricultural brownfield site; and
- the nature and scale of the proposed development and the proposed process or activity to be carried out, shall be appropriate to and compatible with, the character of the rural environment of the site at which the development is proposed, and shall not be detrimental to the rural amenity of the surrounding area. In the assessment of planning applications, cognisance shall be taken of the location of the site vis-à-vis the proximity of the site to the national and regional road network.

CPO 9.36 To encourage, where appropriate, home-based economic activity[14] in rural areas including the provision of small-scale individual enterprises. Proposals which involve the change of use and/or new development for purposes of home-based employment will generally be considered favourably where it can be demonstrated that the nature and scale of the proposed development and the proposed process or activity to be carried out, shall be appropriate to and compatible with the character of the rural environment.

Agriculture

Strategic Objective To encourage the continued operation of farming and its associated uses where it already exists, and to facilitate the diversification of the agricultural economy through the support of appropriate alternative farm enterprise sources.

CPO 9.37 To facilitate the development of environmentally sustainable agricultural activities, whereby watercourses, wildlife habitats, areas of ecological importance and other environmental assets are protected from the threat of pollution, and where development does not impinge on the visual amenity of the countryside. Developments shall not be detrimental to archaeological and heritage features of importance.

CPO 9.38 To encourage and facilitate agricultural diversification into suitable agri-businesses. Subject to all other objectives being complied with, the Council will support the alternative use of agricultural land for the following alternative farm enterprises:

- Specialist farming practices, e.g. organic farming, horticulture, specialised animal breeding, deer and goat farming, poultry, flower growing, forestry, equine facilities, allotments, bio-energy production of crops and forestry, organic and speciality foods; and
- suitable rural enterprises.

[14] Home based economic activity is defined as small scale commercial/industrial activity carried out by the residents of a house which is subordinate or ancillary to the use of the dwelling as a place of residence.

CPO 9.39 To protect agricultural or agri-business uses from incompatible uses, which are more suited to being located within an urban settlement.

CPO 9.40 To ensure that agricultural developments do not cause increased pollution to watercourses. Developments will be required to adhere to the Nitrates Directive (91/676/EC), the Nitrates National Action Programme and the EC (Good Agricultural Practice for Protection of Waters) Regulations 2009 (as amended), with regard to storage facilities, concerning the protection of waters against pollution caused or induced by nitrates from agricultural sources. Developments will be required to comply with relevant measures, which operate to protect water quality from pollution by agricultural sources. The disposal and storage of agricultural waste shall comply with the standards required by Council.

CPO 9.41 To permit the development of new, appropriately located and designed agricultural buildings, which are necessary for the efficient and environmentally sound use of the agricultural practice. New buildings will generally only be permitted in cases where there are no suitable redundant buildings on the farm holding which would accommodate the development and where the Council is satisfied that the proposal is necessary for the efficient operation of the farm. Developments shall be compatible with the protection of rural amenities, and should not create a visual intrusion in the landscape or be the cause of an environmental nuisance.

CPO 9.42 To encourage proposals for farm shops[15] where it can be clearly demonstrated that:

- the products to be sold are primarily produce grown on the farm holding;
- the scale and scope of the retailing proposed will not harm the viability or retail facilities in any nearby town or village; and
- the proposed shop is operated by the owner of the farm and is ancillary to the main use of the property for agricultural activities.

Forestry

Strategic Objective To promote state and private afforestation, to a scale and in a manner which maximises its contribution to the County's economic and social well being on a sustainable basis and which is compatible with the protection of the environment.

CPO 9.43 To facilitate afforestation in appropriate locations, in accordance with the 'Wicklow Indicative Forestry Strategy' (Wicklow County Council, 2002), and in co-operation with forestry operators and the Forest Service. The Wicklow Indicative Forestry Strategy was produced by the Council in 2002, in consultation with the Forest Service. The Strategy is intended to be a tool of assistance to planners in dealing with proposals for forestry applications. The Strategy includes a list of areas that are preferred for afforestation and a list of areas where afforestation would be inappropriate by virtue of landscape, soil type, settlement or environmental grounds. The Strategy also includes a series of objectives which are intended to guide planning decisions. The Council will have particular regard to developments that are located in the areas included in 'Table 3: Areas Sensitive to Afforestation', and as per the Strategy, should be consulted on all forestry grant applications in these areas.

[15] Farm shops refer to premises primarily for the sale of produce originating from the farm holding or the local area.

CPO 9.44 To promote afforestation in co-operation with relevant agencies, including the Forest Service (Department of Agriculture, Food and the Marine) and forestry operators and to ensure that afforestation is undertaken in a manner that is consistent with the principle of 'sustainable forest management'. The Council will only permit development that complies with the following:

- The development is compatible with the protection of the environment, and does not cause pollution or degradation of wildlife habitats, natural waters or areas of ecological importance;
- the development does not have a negative visual impact on the scenic quality of the countryside, and is of an appropriate nature and scale to the surrounding area;
- the development is not detrimental to archaeological or other historic/heritage features; and
- the Council will permit forestry development where it is considered that the roads infrastructure (in terms of design, width, surfacing etc.), which is to serve the development, can accommodate the proposed development. No development will be permitted that will result in damage to roads infrastructure or undue nuisance to other road users. The Council may apply a special financial levy to certain developments for works that are required to be undertaken to the road network.

CPO 9.45 To promote the use of forests for appropriate recreation purposes and to facilitate the development of appropriate recreation facilities at suitable locations. The recreational use of forests will only be permitted where it can be demonstrated that the recreational use is compatible with the other forest objectives, functions and values of the forest, such as timber production, sensitive habitats and important archaeology. Developments will only be permitted that are acceptable in terms of other planning considerations, including the provision of acceptable infrastructure such as roads, car parking, water and sewerage infrastructure.

CPO 9.46 To promote County Wicklow as a 'centre of excellence' in the forestry research and management field. The Council will facilitate the development of forestry research / interpretative centres, at appropriate locations.

CPO 9.47 To promote the use of native hardwood species using seed of native provenance where possible in afforestation schemes. The use of native species or a broadleaf / conifer mixture and age class diversity can enhance the visual impact and biodiversity of forests.

CPO 9.48 To encourage the development of farm forestry as a means of promoting rural diversity and strengthening the rural economy.

CPO 9.49 To encourage the development of forestry for timber biomass, which can be used as a renewable energy source (see also Chapter 16).

Fishing

Strategic Objective To promote the development of the County's sea and river fishing industry, to a scale and in a manner, which maximises its contribution to the County's economic and social well-being on a sustainable basis and which is compatible with the protection of the environment.

CPO 9.50 To support the sustainable development of the fisheries and aquaculture industry in co-operation with the Department of Agriculture, Food and the Marine and the Inland Fisheries Ireland. The Council will not permit development that has a detrimental impact on the environment; in particular, development that has a detrimental impact on the environmental/ ecological/ water quality of seas, rivers and streams, will not be permitted.

CPO 9.51 To facilitate the provision of infrastructure which is necessary for the development of the fishing and aquaculture industry. Infrastructure and buildings in coastal or riverbank locations should be located in proximity to existing landing facilities and shall be of a design that is compatible with the area. Any development, which by reason of its nature or scale is detrimental to the character or amenity of an area, will not be permitted. Any development in the coastal zone shall comply with the objectives of this plan, as set out in Chapter 19.

Extractive Industry

Strategic Objective To support and facilitate the exploitation of County Wicklow's natural aggregate resources in a manner, which does not unduly impinge on the environmental quality, and the visual and residential amenity of an area (see Map 09.05, Crushed Rock Aggregate Potential).

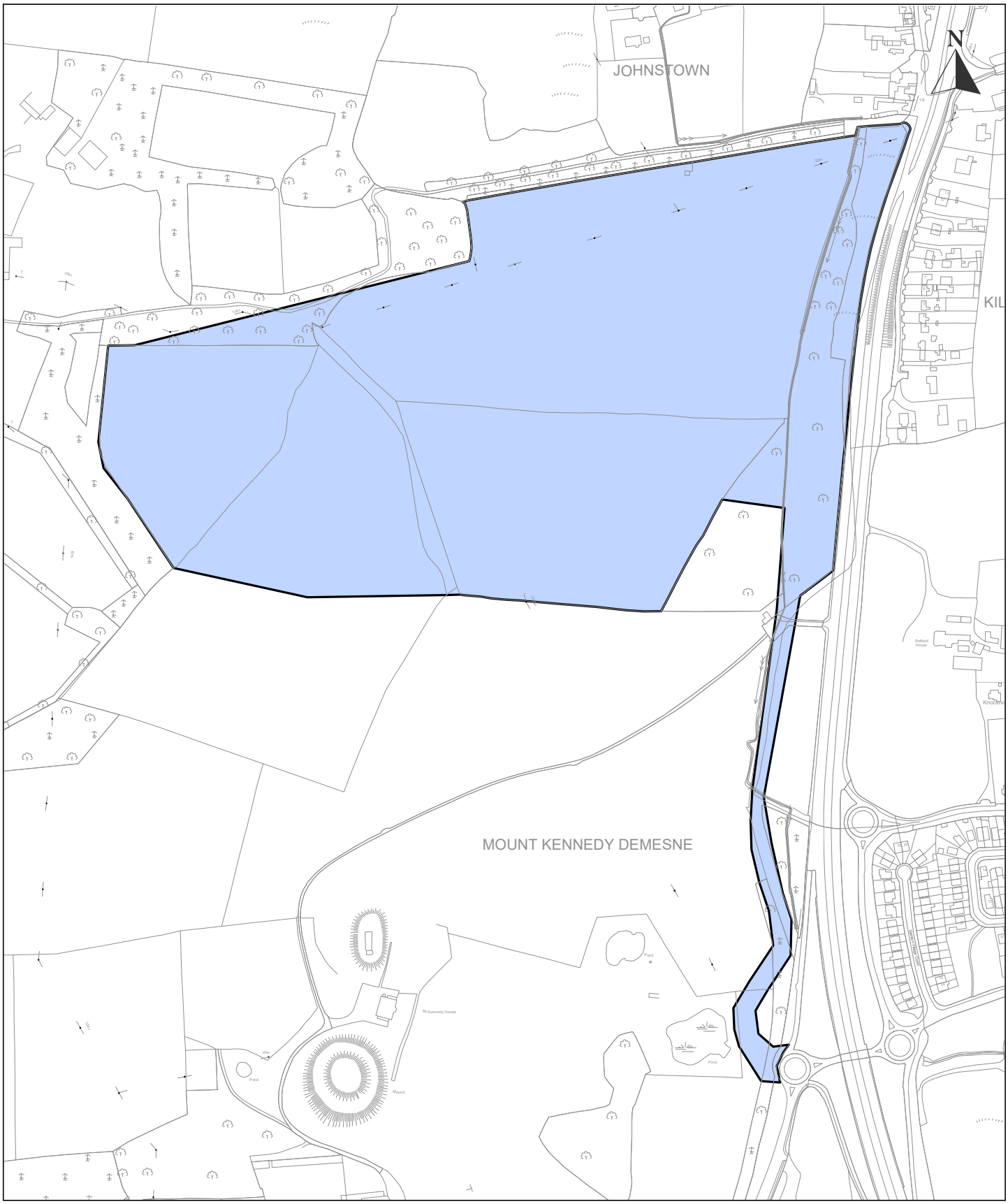
CPO 9.52 To facilitate and encourage the exploration and exploitation of minerals in the County in a manner, which is consistent with the principle of sustainability and protection of residential, environmental and tourism amenities.

CPO 9.53 To encourage the use, development and diversification of the County's indigenous natural dimensional rock industry, particularly where it can be shown to benefit processing, craft or other related industries.

CPO 9.54 To support and facilitate the development of related and spin-off industries of the extractive industry such as craft and monumental stone industries and the development of the mining and industrial tourism heritage. Consideration will be given to the development of such related industries within or in association with existing operations of worked out mines or quarries, at locations such as the disused granite quarries at Ballyknockan, where this does not conflict with other objectives and objectives of the plan.

CPO 9.55 To have regard to the following guidance documents (as may be amended, replaced or supplemented) in the assessment of planning applications for quarries and ancillary facilities:

- 'Quarries and Ancillary Activities: Guidelines for Planning Authorities' (2004, DoEHLG);
- 'Environmental Management Guidelines – Environmental Management in the Extractive Industry (Non Scheduled Minerals)', EPA 2006;
- 'Archaeological Code of Practice between the DoEHLG and the Irish Concrete Federation' 2009;
- 'Geological Heritage Guidelines for the Extractive Industry', 2008; and
- 'Wildlife, Habitats and the Extractive Industry – Guidelines for the protection of biodiversity within the extractive industry', NPWS 2009.



Employment Zoning: Mountkennedy Demesne, Kilpedder

Map No. 09.01

WICKLOW
ENDLESS OPPORTUNITIES

Legend

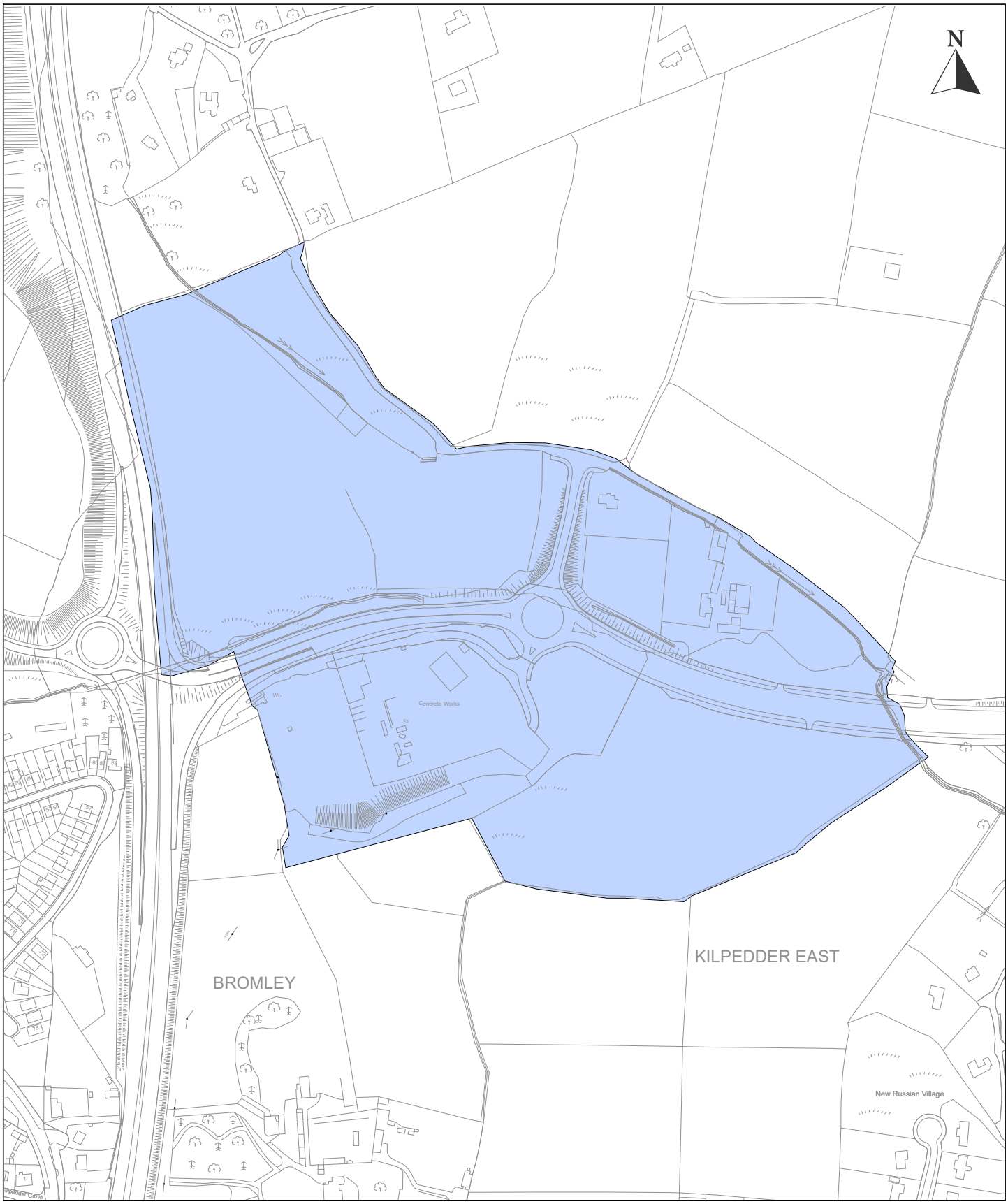
Employment Zoning

Scale 1:6,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Employment Zoning: Kilpedder Interchange

Map No. 09.02

WICKLOW
ENDLESS OPPORTUNITIES

Legend

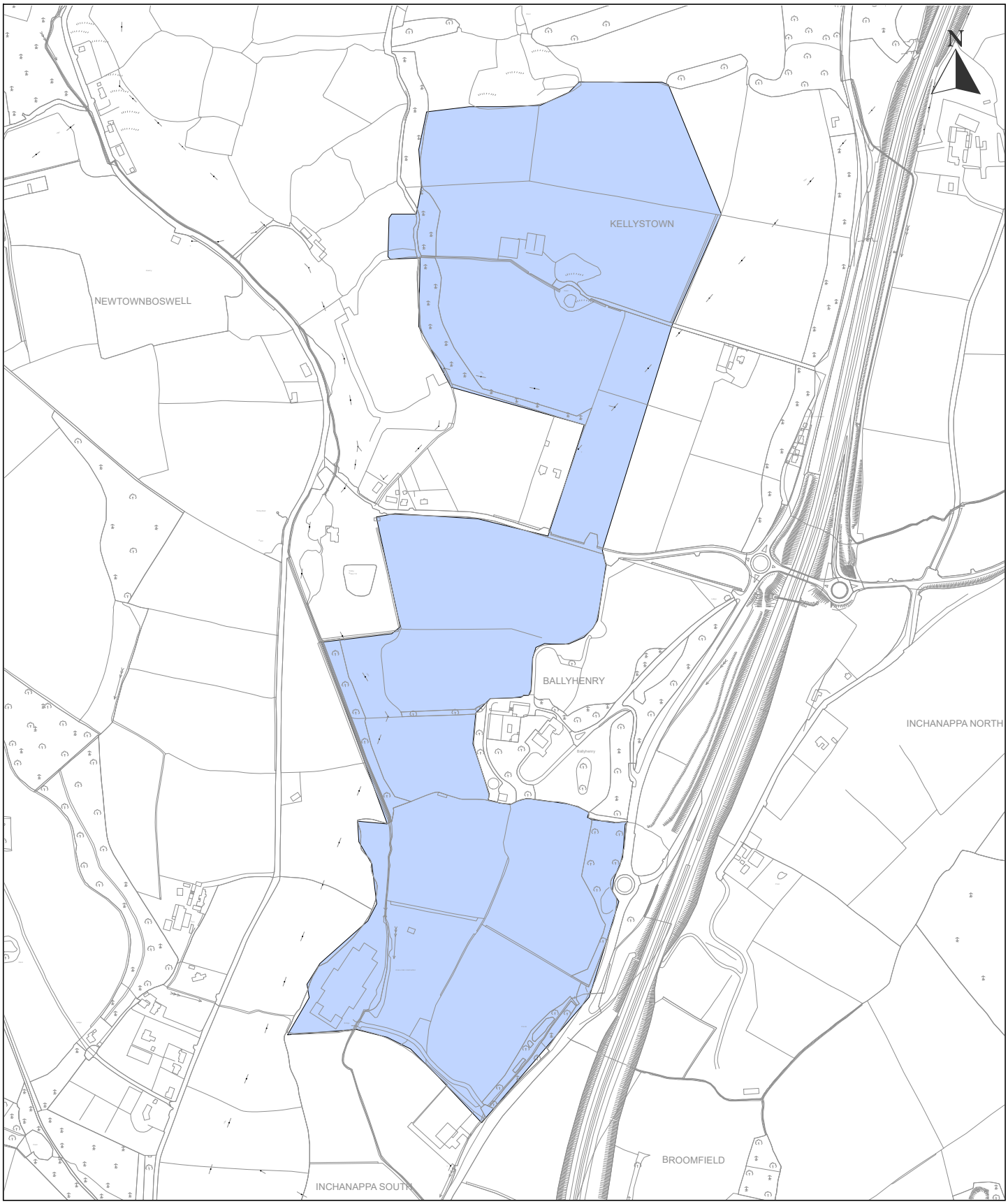
Employment Zoning

Scale 1:5,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Employment Zoning: Inchanappa South and Ballyhenry, Ashford. Map No. 09.03

WICKLOW
ENDLESS OPPORTUNITIES

Legend

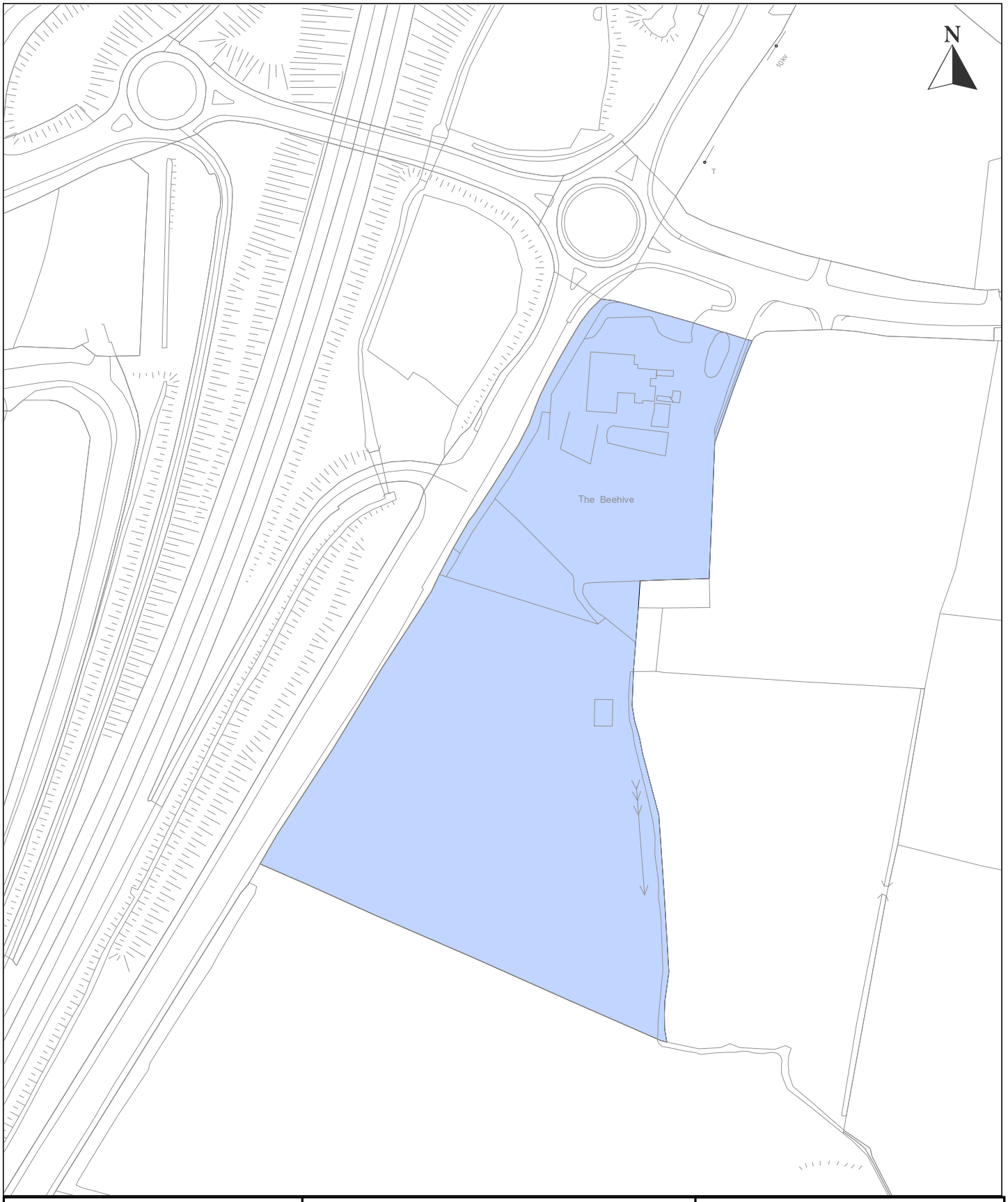
Employment Zoning

Scale 1:9,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Employment Zoning: 'The Beehive', Coolbeg Cross

Map No. 09.04

WICKLOW
ENDLESS OPPORTUNITIES

Legend

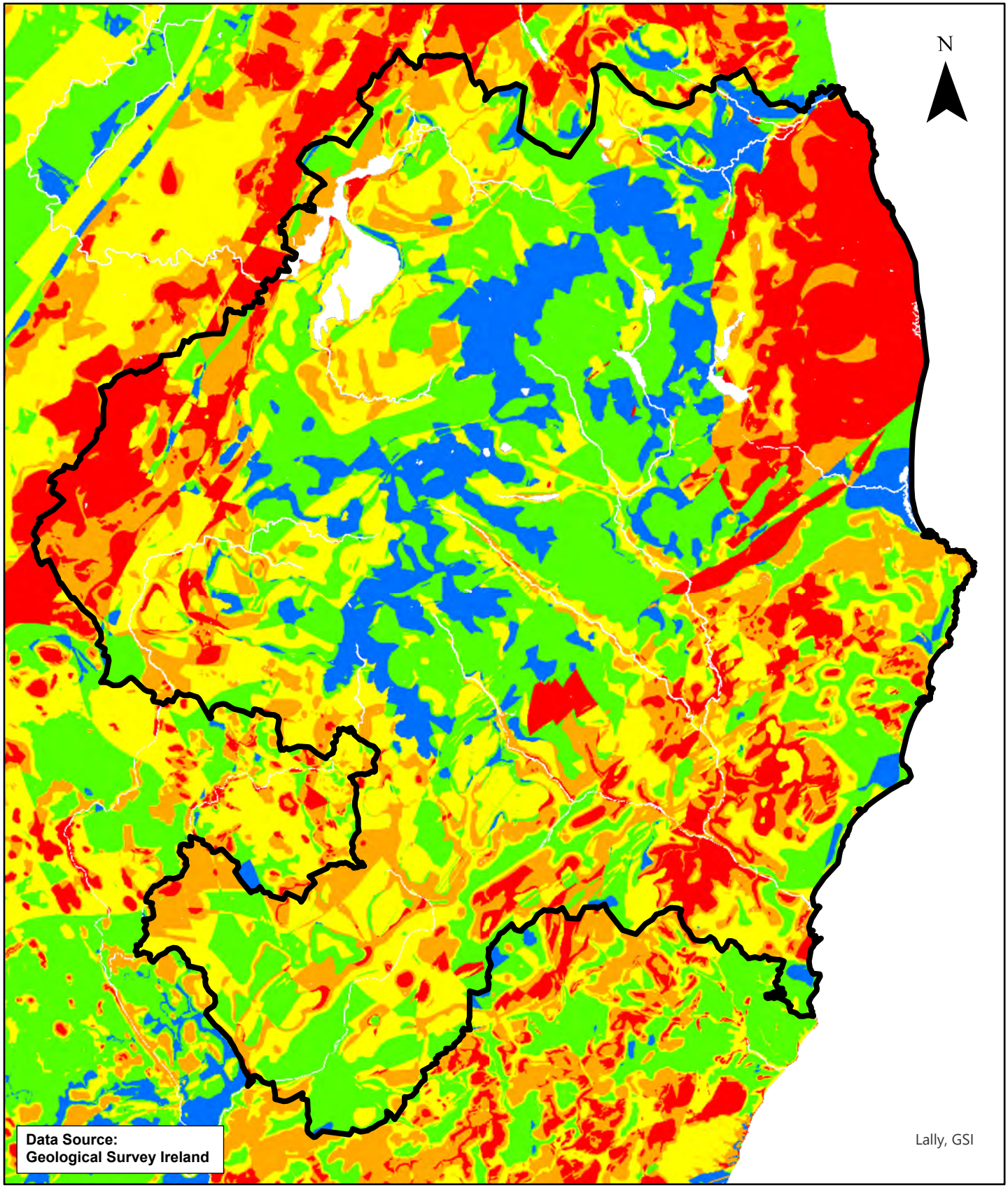
Employment Zoning

Scale 1:9,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Crushed Rock Aggregate Potential

(Geological Survey Ireland)

Map No. 09.05

WICKLOW
ENDLESS OPPORTUNITIES

Legend

- Wicklow County Boundary

Crushed Rock Aggregate Potential

- Very High potential
- High potential
- Moderate potential
- Low potential
- Very Low potential

Scale: 1:300,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council

CHAPTER 10
RETAIL

10.0 Introduction

Retailing is a fundamental element of town and village centre activity and it is important that town and village centres retain retailing as a core function. Apart from direct and indirect employment, retailing plays an important role in attracting people to town centres thus contributing to overall vitality.

Retail is a key element of the economy in terms of economic activity, employment, and the success of our towns and villages. The retail sector is the largest private sector employer in the country, employing over 13% of the workforce and indirectly supporting jobs in other areas such as logistics and distribution. The retail sector is facing many challenges including the increase in online retail and the impacts of the Covid-19 pandemic.

The Development Plan must outline the level and form of retail activity appropriate to the various level of settlement and define by way of a map the boundaries of the core shopping areas. The plan must include appropriate objectives to allow for the expansion of the retail sector in a manner which protects and improves the vitality and viability of the town and village centres.

With reference to the **National, Regional and County Objectives** set out in Chapter 2 of this plan, the enhancement of the retail sector will contribute to numerous goals across the three pillars of 'sustainable healthy communities', 'climate action' and 'economic opportunity' by:

- Supporting the role of town and village centres as the heart of communities, where people of all backgrounds, ages and abilities can avail of services and interact within their communities;
- Enhancing the built environment by maintaining activity and driving regeneration in our town and village centres; this will promote sustainable re-use of underutilised and brownfield sites, reduce demand for greenfield development and will generate economic confidence and make settlements more attractive for employers and a skilled workforce;
- Supporting and facilitating sustainable mobility by ensuring that retail services are available locally, and can be accessible by means other than private car;
- Supporting local employment growth.

10.1 Retail Policy Context

10.1.1 Retail Planning Guidelines (DoECLG, 2012)

The Retail Planning Guidelines aim to ensure that the planning system continues to play a key role in supporting competitiveness and choice in the retail sector commensurate with promoting the vitality and viability of town centres. The Guidelines note the major role that shopping plays in attracting people to cities, towns and villages, emphasising that it is therefore important that these centres retain retailing as a core function and provide a diversity of shopping choice, and high quality services and amenities, for residents and visitors alike, thereby supporting their ongoing role as the focus of their regions and rural hinterlands.

These Guidelines identify five key policy objectives:

- Ensuring that retail development is plan-led;
- Promoting city/town centre vitality through a sequential approach to development;
- Securing competitiveness in the retail sector by actively enabling good quality development proposals to come forward in suitable locations;

- Facilitating a shift towards increased access to retailing by public transport, cycling and walking;
- Delivering quality urban design outcomes.

The objectives set out in this Plan have been prepared having regard to the guidance set out in the 'Retail Planning Guidelines for Planning Authorities' (DoECLG, 2012).

10.1.2 Retail Design Manual (DoECLG, 2012)

The Retail Design Manual notes that achieving a high quality of architecture and urban design in new retail development can be a key ingredient in delivering sustainable development in urban places: generating direct and indirect employment, stimulating investment and economic activity, enhancing social vibrancy and vitality, increasing consumer choice and value, reducing car dependency for everyday trips, and stimulating spin-off development including service functions and housing. The manual sets out 10 key principles of urban design to inform new retail development and to promote a step-change in the quality of new retail development. The Guidelines and the Manual stress that design that is inappropriate for its context, or that fails to realise the opportunity to improve the character and quality of an area or a site, should not be accepted.

10.1.3 EMRA Regional Spatial & Economic Strategy (RSES)

The RSES recognises that the retail sector is a significant employer and economic contributor in the Region and plays a key role in placemaking. The Strategy also acknowledges that as a significant attractor it enables the creation of strong mixed-use commercial cores and can play a key role in the regeneration of areas. The RSES outlines the retail hierarchy for the region.

Relevant Regional Policy Objectives	
RPO 6.10	EMRA will support the preparation of a Retail Strategy / Strategies for the Region in accordance with the Retail Planning Guidelines for Planning Authorities 2012, or any subsequent update, to update the retail hierarchy and apply floorspace requirements for the Region.
RPO 6.11	Future provisions of significant retail development within the Region shall be consistent with the Retail Planning Guidelines for Planning Authorities 2012, or any subsequent update, and the retail hierarchy for the Region, expressed in the RSES, until such time as this hierarchy is updated.

The RSES provides the basis for the integration of land use and transport planning in the Region. In conjunction with the NTA and other agencies the RSES identifies Guiding Principles for the Integration of Land Use and Transportation. With regard to retail the following principle applies: '*larger scale, trip intensive developments, such as high employee dense offices and retail, should in the first instance be focused into central urban locations*'.

10.1.4 Retail Strategy for the Greater Dublin Area (GDA)

The Retail Strategy for the Greater Dublin Area (GDA) for the period from 2008 to 2016, which Wicklow forms part, has not been updated. With regard to the Retail Strategy for the Greater Dublin Area, the RSES states *'it is recognised that the floorspace thresholds detailed in the GDA strategy were prepared in a different economic climate and in many cases are still to be reached. In this regard, EMRA will support and drive the preparation of a new retail strategy for the Region under the requirements of the Retail Planning Guidelines for Planning Authorities 2012, or any subsequent update, to update this hierarchy and apply floorspace requirements for the Region*'.

Section 3.7 of the Retail Planning Guidelines indicates that for development plans which are outside joint or multi-authority retail strategies, it is sufficient to state the general retail function appropriate to each settlement and a general statement of additional retail development requirements. In the absence of a new Retail Strategy for the GDA, this approach has been taken for the Wicklow County Development Plan.

10.2 Retail Hierarchy & Strategy

The RSES outlines the retail hierarchy for the region and the County Development Plan must be consistent with this. Wicklow's retail hierarchy expands upon the hierarchy set out in the RSES to include Wicklow's towns, villages and neighbourhood centres. New retail provision should be made in line with the retail hierarchy set out in Table 10.1. Retail development should be appropriate to the scale and function of the settlement it is located in.

New retail development should support the high order retail function of **Bray** and **Wicklow Town.** Where an application is made within the town centres of Bray and Wicklow Town (as defined by the zoning), it will not always be necessary to demonstrate the quantitative need for retail proposals in assessing such proposed developments. In setting out and evaluating the retail impact of any development in Bray and Wicklow Town the assessment should primarily focus on how the scheme will add/detract from the quality of the town centre - both in relation to improving retail, urban design, integration with the built fabric and quality of life in the town/centre. Quantitative and qualitative need must, however, be examined as part of any proposed application which would be in an edge or out of centre location and/or not in accordance with retail strategy hierarchy alongside a full sequential test of the proposed location.

10.2.1 Analysis of Retail in the County since the last Development Plan

A review of planning applications carried out in November 2020 indicated that since November 2016, permission has been granted for c. 4,500 square metres retail floor space gross.

As part of the review it was also noted that 13 permissions have been granted for changes of use from retail to other uses including residential, offices and restaurants. This results in an incremental reduction in the extent of retail within our town centres. The challenge remains for planning authorities to protect the retail core of our town centres while simultaneously allowing development that will ensure the continued vitality and vibrancy of town and village centres.

10.2.2 Future Retail Requirements

The Retail Strategy for the Greater Dublin Area (2008) found that the Mid East is a net exporter of consumer retail expenditure and thus there is scope for clawing back retail expenditure, both in comparison and convenience goods shopping. Given the limited amount of new retail development which has been permitted in County Wicklow, it is considered reasonable to assume that Wicklow is still a net exporter of retail expenditure and it will continue to be the policy of the Planning Authority to address this and reduce leakage to other counties.

In the absence of an up-to-date Retail Strategy for the GDA, regard is had to Section 3.7 of the Retail Planning Guidelines which requires the development plan to include a general statement of additional retail development requirements.

There is a high level of uncertainty with regard to future retail requirements having regard to the changing nature of retail and the ongoing impact of the Covid-19 pandemic. The CSO retail sales index[1] indicated that the volume of retail sales decreased by 35% in April 2020 when compared to March 2020 as a result of the pandemic. This was the largest monthly decrease since January 2009. The exception to this decrease was the Food, Beverages and Tobacco sector which showed a volume increase of 1.6% (non specialised stores including supermarkets). As was to be expected, online sales increased. The volume of retail sales increased by 1.5% in September 2020 when compared to August 2020 on a seasonally adjusted basis[2].

[1] The Retail Sales Index (RSI) is the official short-term indicator of changes in the level of consumer spending on retail goods. It measures the trend in the level of average weekly sales for each month, after allowances are made for calendar composition. The RSI is compiled and published every month by the Central Statistics Office.
(CSO).https://www.cso.ie/en/releasesandpublications/er/rsi/retailsalesindexapril2020/

[2] https://www.cso.ie/en/releasesandpublications/er/rsi/retailsalesindexseptember2020/

The continual rise in online shopping combined with the impact of Covid-19 on shopping patterns makes it difficult to determine with accuracy what the County's retail requirements will be. Notwithstanding this, retail is a key function of town centres and essential for their vitality and vibrancy in conjunction with other uses. It is therefore essential that new retail development should be facilitated and encouraged in town centres.

As a County, Wicklow needs to improve the quality of its retail offer to maintain market share and competitiveness and to ensure that good quality retail is provided in locations that are local, accessible by foot and/or can be served by public transport. The movement restrictions introduced as part of the Government's response to Covid-19 highlighted the importance of having a good quality retail offer within the County and within each neighbourhood, and not being dependent on retail facilities located outside the County.

The limited new retail development would suggest that there is scope for all settlements in Wicklow to facilitate additional retail development. This should be directed into the town and village centres where it can have the greatest impact in terms of town and village vitality.

10.2.3 Retail Strategy Strategic Objectives

Wicklow's retail strategy is informed by the following key objectives:

- to reduce leakage of retail expenditure from County Wicklow to other counties;
- to expand the level of convenience floorspace within the County, to meet the convenience shopping needs of existing and future residents up to 2031;
- to expand the amount and range of comparison floorspace within the County, which will provide for a significant amount of the comparison shopping needs of existing and future residents up to 2031;
- to enable each centre to perform in accordance with its role and function as identified in the Retail Hierarchy and to allow a healthy level of competition between centres whilst ensuring that the role and function of each centre is not undermined;
- to promote and encourage the major enhancement of retail floorspace, primarily comparison goods and town centre functions in Bray and Wicklow Town, to sustain their competitiveness and importance as Key Towns / Major Town Centres;
- to strengthen the retail core areas by addressing vacancy and capitalising on the opportunities presented by derelict sites and underutilised sites;
- to promote the expansion of retail floorspace first and foremost within the core retail areas / existing town and village centre areas and thereafter in accordance with the sequential approach to retail development;
- to ensure that town and village centres are attractive places to live in, to work in and to visit, easy to get to, easy to walk and cycle within and are competitive places to conduct business; and
- to promote a high quality of design in all centres.



Table 10.1 Retail Hierarchy & Strategy for County Wicklow

Level 1 Metropolitan Centre	
Dublin City Centre	As per the RSES
Level 2 Major Town Centres & County Town Centres	
Bray	Bray is a key town and Wicklow's largest settlement. Bray should provide for a high level retail function serving a wide catchment. It is therefore envisaged that Bray will provide a full range of all types of retail from newsagents to specialist shops and boutiques, large department stores, foodstores of all types, shopping centres and high levels of mixed uses including the arts and culture to create a vibrant living place. The town will be a focus for medium and higher quality comparison goods. The centre should be well connected and served by high quality public transport. Bray should provide for the 'big shop' convenience needs of its residents and other settlements in the vicinity including Enniskerry, Kilmacanogue and Shankill. The centre has the opportunity to provide for the comparison shopping needs of a much wider catchment beyond its more immediate environs, particularly extending south and north to other settlements along the N11. Residents and visitors should have access to a range of quality leisure and cultural activities. Having regard to the above, it is the priority of the Planning Authority to: ▪ promote and encourage the major enhancement of retail floorspace, primarily comparison goods and town centre functions in Bray to sustain its competitiveness and importance as a Major Town Centre; ▪ facilitate the significant expansion in the amount and range of comparison floorspace, particularly floorspace for middle and higher order comparison goods; ▪ facilitate the delivery of a large scale retail development within the core retail area on the 'Bray Town Centre' (formerly known as 'Florentine') development site; ▪ facilitate the delivery of a large scale retail development on the former Golf Club lands; and ▪ facilitate the extension of the Luas to Bray. Bray seafront area shall be a vibrant and attractive seafront area, which functions as the primary tourist, recreational and leisure centre of the town. It is a priority to rejuvenate the seafront area through the expansion of retail and non-retail services, particularly targeted at the visitor market and tourism products. The town centre is located some distance from the seafront area and does not benefit from spin-off associated with the uptake of leisure activities on the seafront. Taking account of this, it is of major importance that the centre carves out a significant role for itself in the provision of quality shopping facilities which act as a draw for people into the centre. Bray is well connected by a high quality public transport system, centred at the Bray DART Station. The town suffers severe traffic congestion at times. While improvements have been made to make the central area more pedestrian friendly, the town would benefit from further improvements. It is a priority of the Planning Authority to facilitate development that contributes to the improvement of the overall appearance of the area around Bray Railway Station, to increase the density and mix of uses in this area and to provide clear pedestrian/cyclist links between this area and the town centre and seafront area. This area is the gateway and transportation hub of this major town and the general appearance, aesthetic appeal and range of uses promoted in this area should be reflective of this significant role. The quality of shopfronts within Bray Main Street and surrounding side streets is relatively poor. In addition, some parts of the centre have suffered from high degrees of vacancy. It is a priority of the Planning Authority to facilitate development that would contribute to the improvement of the overall appearance and aesthetic appeal of the streetscape, including for example shopfront improvements, regeneration of vacant sites and public realm

	improvement schemes. Within the expansion area of Fassaroe, the Planning Authority will facilitate the provision for the development of appropriately scaled retail provision, which provides for the immediate needs of residents and employees of the area but does not undermine the role of Bray town centre as the principal shopping destination in the settlement. While the target population and retail catchment of Fassaroe is more akin to a Level 3 centre (5,000-15,000 people), it is envisaged that Fassaroe will provide the function more akin to a Level 4 Neighbourhood Centre. This is in order to ensure that the area does not undermine the role of Bray town centre as the principal shopping destination in the settlement.
Level 2 Major Town Centres & County Town Centres	
Wicklow Town	Wicklow Town should provide for a high level retail function serving a wide catchment reflecting its status as a Core Region Key Town in the settlement hierarchy. Wicklow Town provides for the 'big shop' convenience and comparison needs of a wide catchment including Rathnew, Ashford, Glenealy, Roundwood, Rathdrum and a significant rural population. It is therefore envisaged that Wicklow Town will provide a full range of all types of retail from newsagents to specialist shops and boutiques, large department stores, foodstores of all types, shopping centres and high levels of mixed uses including the arts and culture to create a vibrant living place. The town will be a focus for medium and higher quality comparison goods There is a need for significant enhancement and expansion of retail floorspace and town centre activities to provide for the needs of the substantial resident and working population in the town and surrounding catchment. While the town is located along the train route and benefits from a bus service, generally speaking, most trips to the town are made by car, with the exception of local residents within walking distance. Notwithstanding this, traffic congestion is generally not a significant issue and there is good provision of public parking facilities. In addition, the town is a relatively comfortable centre to walk around and benefits from a large number of pedestrian crossings. That said, it is a priority of the Council to facilitate improvements in public transport infrastructure. The town centre has a strong, defined and attractive streetscape of heritage value. It is a priority to further improve the quality of the streetscape to ensure that it is sustained as an attractive centre. It is an objective of the Planning Authority to develop the retail role of Rathnew at a 'local centre' scale, commensurate with its local catchment and its development as an employment and education hub (having regard to its role vis-à-vis Clermont Campus).
Level 3 Town and/or District Centres & Sub-County Town Centres (Key Service Centres)	
Greystones **Arklow** **Blessington** **Baltinglass** **Rathdrum** **Newtownmountkennedy**	These centres will vary both in the scale of provision and the size of catchment, due to proximity to a Major or County Town Centre, i.e. Bray or Wicklow Town. Generally where the centre has a large catchment (e.g. market town in a rural area) and is not close to a larger centre, there will be a good range of comparison shopping, though no large department stores or shopping centres, with a mix of retail types benefiting from lower rents away from larger urban sites, leisure / cultural facilities and a range of cafes and restaurants. Addressing vacancy on Main Streets, increasing vibrancy and footfall is a key concern for many of these towns. There is potential to increase the range of independent retailers within the retail core areas. Supermarkets and smaller scale department stores are required to meet local needs. It would be expected that financial and other services (banks and building societies) would be located alongside other retail services creating an active and busy centre. They should have high quality access from public transport where the centres are

within the built up area; and also strong links to the built fabric so that walking and cycling to the centre from the immediate catchment is an attractive option. Where the centre is close to an existing major centre (as is the case with Greystones), the scale of retail and mixed provision is lower, with the town / centre range of shops meeting more basic day to day needs and only small scale range of comparison units trading.

Such towns / centres would generally range in size from 10-25,000sqm of lettable retail space catering for a population of 10,000- 40,000.

This level is broken into two tiers for the purpose of this strategy, as the five towns in this level are not uniform in their size or function, but yet all are appropriately located in Level 3. Arklow, Blessington, Baltinglass and Rathdrum, while being very different in size, are all similar in the sense that they serve a wide catchment and are sufficiently distant from Bray or Wicklow Town, so as to make them the principal shopping destination in their areas. These towns are somewhat different from Greystones and Newtownmountkennedy, which are both within reasonable distance of Bray and which serve more localised catchments, but due to their planned growth, require a high level of retail provision.

Arklow

Arklow is the main centre located in the south of the County. The centre provides for the service needs of its residents and a large geographical catchment extending to Avoca, Aughrim, Redcross, a significant rural population, and to some extent to Tinahely/Shillelagh/Carnew area (although some expenditure is lost from these centres to Gorey and Carlow). It is the vision that Arklow will be the principal shopping and service destination for this wide catchment area. This traditional status as a strong market town has been reinforced by the development of the Bridgewater Centre. Under the 'Retail Planning Guidelines for Planning Authorities' (DECLG, 2012), Arklow is identified amongst the sub-regional settlements which perform important sub-regional retailing functions including the major national retailing chains.

It is a priority of the Planning Authority to facilitate new mixed use/retail developments particularly within the 'old' town centre / traditional Main Street area, which has suffered decline since the development of the Bridgewater Centre and concentration of convenience based supermarkets on the Wexford Road. The regeneration of vacant town centre sites is likely to improve the vitality and viability of the traditional town centre. In particular, the regeneration of the 'Alps' site and the strip including 'Kitty's Pub', 'Morgan Doyle' and 'Marine Hotel' sites, provide particular opportunities to improve the vitality of the main street.

Greystones

The catchment of Greystones extends to Kilcoole, Newcastle and Newtownmountkennedy. While there is scope for expansion of comparison space into the future, the level of provision should be mainly for more local needs, in order to ensure that the roles of Bray or Wicklow Town as Level 2 centres are not compromised. Due to its proximity to Bray, the scale of retail and mixed provision is likely to be lower than other Level 3 towns, for example Arklow.

The scale of retail comparison in Greystones is relatively limited as a result of the town's proximity to Bray. Greystones has a number of boutiques and small independent shops. There is potential to capitalise on the town's unique characteristics, enhance the diversity of uses and develop its retail experience and appeal.

There is particular scope for the centre to provide services for residents and visitors that tap into the leisure and recreation market, based on its coastal location and facilities including the harbour, beaches, coastal paths such as Cliff Walk and complementary service outlets including shops, restaurants, coffee shops etc. The opportunity exists to expand retail uses

	onto lands earmarked for development in the South Beach Action Plan (Greystones-Delgany and Kilcoole LAP). **Blessington** This town provides retail services to a wide rural catchment. The town is relatively well served by convenience shops including Supervalu, Aldi and Dunnes Stores. The comparison offer is more limited and provided by small independent shops on the Main Street, a small number of new shops in the new town centre development and the comparison element of the Dunnes Stores unit. It is the vision that Blessington will be the principal shopping and service destination for its wide catchment area. **Baltinglass** Baltinglass is a strong rural market town with a large rural hinterland. It is the vision that Baltinglass will be the principal shopping and service destination for this wide catchment area. Baltinglass has a relatively good retail offer in the town centre, but does suffer from high levels of vacancy. There is potential for an additional convenience retail store in the town centre and additional independent retail units along the Main Street. The town has a strong, distinctive urban structure and attractive historic streetscape which should be protected and enhanced. **Rathdrum** Rathdrum is located some distance from Wicklow and Arklow and therefore serves a relatively wide rural catchment. The town requires a level of retail provision to meet the needs of this rural population in addition to the needs of the current and future local population. It is considered that the town is underprovided for in terms of retail facilities. There is scope to increase convenience and comparison retail. The town benefits from an attractive, historic town core and this should be retained and enhanced. The town has the potential to expand its tourism retail offer having regard to its location adjacent to the Wicklow Mountains National Park and Avondale Forest Park. **Newtownmountkennedy** Newtownmountkennedy has a reasonable level of retail relative to its size and taking into account its proximity to Bray and Wicklow. However, taking into account the increasing population in the settlement, there is scope to strengthen the town centre, increase the retail offer and to provide additional retail units along the Main Street. The focus of any new development needs to be on strengthening the urban structure of the town centre and creating a vibrant Main Street.
Level 4 Neighbourhood Centres, Local Centres – Small Towns	
Small Towns Ashford, Aughrim, Avoca, Carnew, Donard, Dunlavin, Enniskerry, Kilcoole, Kilmacanogue, Newcastle, Rathnew, Roundwood, Shillelagh, Tinahely. **Neighbourhood Centres:** As identified in the Local Area Plans for the larger settlements of Bray, Wicklow Town, Greystones – Delgany, Arklow The designation of neighbourhood centres within	These towns and villages provide basic convenience shopping, either in small supermarkets or convenience shops and in some cases provide small scale comparison shopping, for example local hardware shops, retail pharmacies and clothes shops. While the GDA Retail Strategy generally considers that these centres will normally provide for one supermarket ranging in size from 1,000-2,500sqm with a limited range of supporting shops (one or two low range clothes shops with grocery, chemist etc) and retail services (hairdressers, dry cleaners), cafes and possibly other services such as post offices, community facilities or health clinics, it is considered necessary to make a distinction in Wicklow between the type and quantum of retail envisaged in neighbourhood centres in the larger settlements and that envisaged for small towns. A neighbourhood centre comprises a small group of shops, typically comprising newsagent, small supermarket / general grocery store, sub-post office and other small shops of a local nature serving a small, localised catchment population. The function of a Neighbourhood

other towns is a matter for the relevant local plan.	Centre is to provide a range of convenient and easily accessible retail outlets and services within walking distance for the local catchment population. Neighbourhood centres generally only occur in the larger settlements of the County, e.g. Bray, Wicklow, Arklow and Greystones, at a location within the settlement boundary but remote from the core retail area. The retail provision in small towns would be expected to be more extensive, including one supermarket / two medium sized convenience stores (up to 1,000sqm aggregate) and perhaps 10-20 smaller shops. These towns can be expected to provide a similar function in terms of providing for the day to day shopping and service needs of the local population. Small towns should be the main service centre in the rural area, providing a range of facilities, shops and services, at a scale appropriate to the needs and size of their catchment. Encouragement shall be given to uses which support the community and help solidify the role of the centre as an important local centre such as medical clinics, social services, pharmacies, cafes and post offices. They should where possible provide a focus for economic development and rural-based industries, including markets for locally-produced food and other products. Established Neighbourhood Centres in Greystones and Bray include full-scale supermarkets at Bellevue Road and Vevay Road respectively, with a new neighbourhood centre of Bray Southern Cross opened in 2021. In addition in Greystones there are smaller supermarkets at Blacklion, Mill Road and Charlesland in the 800m^2 to 1,200m^2 range. While such sites seem larger than neighbourhood centres, they do not fit into the definition of District Centres (the next category in the hierarchy), which are defined in the Retail Planning Guidelines as 10,000m^2 or 20,000m^2 in the Dublin Metropolitan Area. Accordingly, in a limited number of sub town core sites in Bray, Greystones, Arklow and Wicklow-Rathnew larger foodstores may be considered, based on the need to service considerable tranches of new housing. The scale of the convenience outlet will be dictated by the overall size of the town, the catchment of the neighbourhood centre and its distance to the town core. Lands identified for new neighbourhood centres will generally be identified in local plans which may include policies on the scale and nature of floorspace to be provided. New/expanded neighbourhood centres shall generally only be considered where the following requirements are satisfied: ▪ the scale of development allowed within a neighbourhood centres should not undermine the retail hierarchy and the designated role of town centres as the principal shopping areas; ▪ the location of the development is sufficiently separated from the core retail area of the settlement as to warrant new retail facilities; ▪ the scale of the existing/new residential development is such to sustain a neighbourhood centre; ▪ the range of retail and non-retail services to be provided is appropriate to the needs of the area; and ▪ all efforts have been made to integrate the neighbourhood centre with any existing / new community facilities due to be provided as part of the scheme e.g. schools, childcare facilities, sports fields etc.
Level 5 Corner Shops / Villages	
Glenealy Grangecon Hollywood Kiltegan Knockananna Laragh Redcross Stratford-on-Slaney	These centres serve an immediate catchment. The shops in these settlements meet the basic day to day needs of surrounding residents, whether as rural foci points close to other community facilities such as the local primary schools, post office and GAA club or as a terrace of shops within a suburb. It is important to protect existing facilities which provide for people's day to day shopping needs and seek to remedy deficiencies to avoid social exclusion and isolation. Encouragement will therefore be given to uses which support the community and help solidify the role of the village as an important local centre such as medical clinics, social services, pharmacies, cafes and post offices.

	Retail uses expected include one or two small convenience stores, newsagents and potentially other tertiary services such as butcher/vegetable shops, public house, hairdressers and other similar basic retail services; with the retail element in total ranging approximately from 500sqm – 1,500sqm of lettable space. Within urban areas these centres vary in scale from one corner shop to small local centres that provide a small number of retail/retail service units. The size of units within small local centres shall generally be limited to a maximum of c.150m^2 gross floor area. These centres are not appropriate for the provision of a supermarket.

It is important where large areas of new housing are planned that new retail centres are provided in tandem with the housing at a scale appropriate to meeting the regular convenience and lower order comparison shopping needs of these new communities. The scale of such retail facilities should be sufficient to cater for the needs of the new residential community but should not be of a scale that it will detract from the town centre.

10.2.4 Retail Formats

Table 10.2 outlines the retail formats expected in each level of the retail hierarchy and provides an indication of the scale and level of retail provision within the different settlements.

Table 10.2 Retail Formats

	HIGHER ORDER COMPARISON	MIDDLE ORDER COMPARISON	LOWER ORDER COMPARISON	SUPER-STORE	SUPER-MARKET
METROPOLITAN CENTRE	√	√	√	√	√
MAJOR TOWN CENTRES & COUNTY TOWN CENTRES	√	√	√	√	√
TOWN & SUB COUNTY TOWN CENTRES		√	√	√	√
LOCAL CENTRES – SMALL TOWNS & VILLAGES			√		√

Retail warehousing should be directed into the key towns of Bray and Wicklow Town. Arklow may also be considered suitable for retail warehousing. However, any such development should not be permitted where there are concerns it would undermine the viability and vitality of the town centre. Having regard to the proximity of Blessington and Greystones to major town centres (Naas and Bray respectively), these settlements are not considered an appropriate location for retail warehousing. Baltinglass, Rathdrum and Newtownmountkennedy in addition to settlements that are on lower tiers of the retail hierarchy are not considered suitable for retail warehousing.

10.2.5 Sequential Approach

It is the policy of Wicklow County Council to apply the sequential approach to the location of retail development. This is required to ensure the retention of activity within the main retail centres or core areas at the expense of more peripheral edge of centre or out of centre locations. There is a presumption against out of town retail centres that could impact on the viability and vitality of town centres and which could generate unsustainable travel patterns. Core areas are the most suitable locations for high-order and comparison goods as they are generally the

most accessible for the catchment population and can also provide a compact and sustainable critical mass of commercial activity and public amenities, thereby reducing the need to travel.

Retailers should be flexible in appraising potential sites and buildings and standard retail formats should be adapted to accommodate retail schemes on sites and in buildings that are well located in the context of the sequential approach to retail development. Only in cases where it is not possible, having examined in detail all the options available within the town centre, should consideration be given to a site on the edge of the town.

The sequential approach is also applicable to proposals for extensions or material change of use of existing development where the proposed use could have a significant impact on the role and function of the town centre.

10.2.6 Edge of Centre Retailing

Where, following the application of the sequential approach, the consideration of an edge of centre site becomes necessary, it is necessary to ensure that the site is within walking distance of the town centre, i.e. generally no further than 400 metres. The local context must be given due consideration particularly in terms of any potential barriers to connectivity, for example a railway line or river. A site that is physically separated from the centre and that is not easily accessible will not be considered appropriate for retail development. The connection between the proposed site and the town centre should be safe, attractive to pedestrians and generally appealing to ensure that it becomes a natural extension to the town centre. In addition to the physical linkage, the degree of functionality between the site and the town centre will also form part of the assessment. As outlined in the Retail Planning Guidelines, people may be more willing to walk between an edge of centre site and the town centre if there are strong complementary attractions and the route itself provides focus and interest. The ability of the proposed development to enhance the vitality and viability of the town centre will be a key determinant in the assessment of any edge of centre retail proposal.

10.2.7 Quality of Design

New retail development will be required to demonstrate compliance with Retail Planning Guidelines (DoECLG 2012) and the 10 design principles set out in the Retail Design Manual.

Key Principles of Urban Design	
Design Quality	Design quality contributing to making places that are attractive, inclusive, durable and adaptable places to live, work, shop and visit.
Site & Location	Healthy city and town centres contributing to the proper planning and sustainable development of their locations.
Context & Character	Regard for the character and the physical, social and economic contexts of the site and its location.
Vitality & Viability	Vitality and viability in city and town centres that are attractive and competitive places to live, work, shop and visit.
Access & Connectivity	City and town centres that are accessible and well-connected, easy to get to and convenient to move about.
Density & Mixed use	Higher density and mixed use development creating compact urban areas and the efficient use of land.
Public Realm	Well-designed and well-used open spaces contributing to a high quality public realm in the location.
Built Form	Built form, scale and mass contributing to a high standard of urban design and quality in the built environment.
Environmental Responsibility	Environmentally responsible use of energy resources to lower fuel consumption and carbon emissions.
Sustainable Construction	Construction materials and technologies that have regard to the circular economy and the environmental impacts of their production, transportation, use and disposal.

In accordance with the Retail Planning Guidelines and the Design Manual, new retail development that is inappropriate for its context in terms of design, or that fails to realise the opportunity to improve the character and quality of an area or a site, will not be accepted.

10.3 Retail Objectives

Town & Village Centres

CPO 10.1 To ensure the continued vibrancy and vitality of town and village centres, to direct new development and investment into towns and villages in the first instance and to particularly prioritise actions that enhance business, retail, leisure, entertainment and cultural uses, as well as making town and villages centres an attractive place to live.

CPO 10.2 To facilitate measures to improve the accessibility of centres by developing a pedestrian and cyclist friendly environment, which improves safety and limits traffic congestion where possible. It is the objective of the Council to promote accessibility to public transport. Development with a high potential for public transport utilisation by employees and visitors should be sited with ease of access to public transport facilities.

Retail – General

CPO 10.3 Support the vitality and viability of existing town and village centres and facilitate a competitive and healthy retail environment by ensuring that future growth in retail floorspace responds to the identified retail hierarchy and the guidance set out in the *Retail Planning Guidelines for Planning Authorities* (DoECLG, 2012).

CPO 10.4 To promote and facilitate the development of retail in a sustainable manner. Retail related development shall be located on suitably zoned land within settlement boundaries. There shall be a general presumption against the development of retail uses within the rural area, except as otherwise provided for by a particular objective of this plan.

CPO 10.5 To assess all planning applications having regard to the 'Retail Planning Guidelines for Planning Authorities' and Retail Design Manual (DoECLG 2012) unless otherwise stated herewith.

CPO 10.6 To permit the nature and scale of retail development appropriate to enable each centre to perform its role and function as defined within the County Retail Strategy. The nature and scale of a development proposed (either by themselves or cumulatively in conjunction with other developments) in a centre shall not compromise the role or function of any other centre within the hierarchy, in particular the role and function of a centre that is of a higher level in the hierarchy above that which is being considered.

CPO 10.7 To require the submission of a Retail Impact Assessment and Traffic and Transport Assessment in any circumstance where the information is required to enable the proper assessment of a development proposal vis-à-vis the objectives of the development plan. In particular, these assessments are likely to be required for significant retail development which, due to their nature, scale and location, may impact on the vitality and viability of the town centre. Retail Impact Assessments / Traffic and Transport Assessments shall be in accordance with the requirements set

out in the Retail Planning Guidelines, 2012 and relevant Traffic and Transport Assessment Guidelines[3].

Retail – Town Centres

CPO 10.8 To vigorously protect and promote the vitality and viability of town centres. Development proposals not according with the fundamental objective to support the vitality and viability of town centre sites must demonstrate compliance with the 'sequential approach' before they can be approved. The 'sequential approach' shall be applied and assessed in accordance with the 'Retail Planning Guidelines, (DoECLG, 2012)'[4]. The Planning Authority will discourage new retail development if they would either by themselves or cumulatively in conjunction with other developments seriously damage the vitality and viability of existing retail centres within the County. In the application of the 'sequential approach' due regard shall be paid to **CPO 10.9** below which prioritises the 'core retail area' for new retail development.

CPO 10.9 To promote developments which reinforce the role and function of the 'core retail area' as the prime shopping area of town centres. The 'core retail area' shall be promoted as the area of first priority for new retail development. Where an application is made for a new development with street frontage within the defined retail core area of a town centre, retail or commercial use will normally be required at street level. In settlements where no 'core retail area' is defined[5], new retail development shall be directed into the 'town or village centre' area, the location of the traditional/historical centre and the location of other retail units.
Outside of the 'core retail area' of larger settlements and in smaller settlements where no 'core retail area' is defined, other uses including residential will be permitted including at street level; any such development should provide a strong street frontage and respect the traditional structure of town and village centres.

CPO 10.10 New retail developments in town centres will be required to provide proximate and easily accessible car and cycle parking or to make a financial contribution towards car parking where it has been or will be provided by the Local Authority. Large scale retail developments should include a Mobility Management Plans which prioritise sustainable mobility options and inform the layout of the development to create a pedestrian and cyclist friendly urban environment.

Retail – Uses

CPO 10.11 To promote the revitalisation of vacant / derelict properties / shop units. Where no viable retail use can be sustained, alternative uses will be assessed on their own merits against the requirements of the proper planning and sustainable development of the areas within which they are located. This objective will be used to ensure that all proposals for the reuse of existing retail floorspace can be evaluated against the proportion of overall vacancy and to reduce the possibility of dereliction.

CPO 10.12 To manage the provision of non retail uses at ground floor level within the retail core area of town centres in order to protect the retail viability of centres and to maintain the visual character of streets. This objective aims to prevent the proliferation of 'dead frontages' on key streets. In particular, active use of corner sites, particularly within larger centres, is considered pivotal in creating a sense of vibrancy.

[3] Traffic and Transport Assessment Guidelines (Transport Infrastructure Ireland, 2014) and Planning Guidelines on Spatial Planning and National Roads (DECLG, 2012)
[4] In short, the order of priority for the sequential approach is to locate retail development in the city/town centre and only to allow retail development in edge-of-centre or out-of-centre locations where all other options have been exhausted. Refer to guidelines for full description.
[5] A retail core area is not identified in the Level 5, 6 and 7 settlements as per the settlement hierarchy.

CPO 10.13 To promote an appropriate mix and balance of different types and styles of retail within centres and to control the number of bookmakers, off-licences (including off-licences in convenience stores), take-aways, 'cash for gold' and 'Pound' type shops, and other uses that can adversely affect the character of a centre. The mix and balance of different type of retail (including retail services) is important to attract people to centres, and to ensure centres remain the main meeting point for the community. Too many of certain types of outlet can destroy the balance of a centre.

CPO 10.14 Conscious of the fact that planning has an important role to play in promoting and facilitating active and healthy living patterns for local communities, the following criteria will be taken into account in the assessment of development proposals for fast food/takeaway outlets[6], including those with a drive through facility:

- Exclude any new fast-food / takeaway outlets from being built or from operating within 400m of the gates or site boundary of schools or playgrounds, excluding premises zoned town centre / village / neighbourhood centre;
- Fast food outlets/takeaways with proposed drive through facilities will generally only be acceptable within Major Town Centres or District Centres and will be assessed on a case-by-case basis;
- Location of vents and other external services and their impact on adjoining amenities in terms of noise/smell/visual impact.

Retail – Opportunity Sites

CPO 10.15 To facilitate the identification, promotion and development of key town centre opportunity sites.

- Opportunity sites are prime sites within a town, which are under-utilised in terms of their development potential, and as such they should be revitalised.
- The sites can be located at critical gateways or entry points to the town, and as such can be highly visible and may be suitable for 'landmark' type buildings. As the development of these sites will help set the tone for the town and influence the public perception of it, a high quality of urban design and innovation will be required at these locations.
- Opportunity sites are to be the subject of comprehensive (not piecemeal) integrated schemes of development that allow for sustainable, phased and managed development.
- Opportunity sites are identified within local area/town/settlement plans.

Retail - Design

CPO 10.16 To promote quality design in all retail development, in accordance with the design principles set out in the Retail Planning Guidelines 2012 and companion document 'Retail Design Manual' (DoAHG, 2012), including the guidance set out in the 'Development and Design Standards' appended to this plan.

CPO 10.17 To give positive consideration to the re-configuration of existing retail provision in Levels 2, 3 and 4 in order to accommodate the demands of modern retailing.

CPO 10.18 In certain circumstances, the Planning Authority may allow for a relaxation in certain development standards within centres, in the interest of achieving the best development possible, both visually and functionally.

CPO 10.19 To promote quality design and materials in the development of shopfronts.

[6] For the purposes of CPO 10.14, "fast food/takeaway outlet" shall mean any outlet whose business will primarily be the sale of hot or otherwise prepared food that is high in fat, salt or sugar (such food being heated or prepared on the premises comprising of the outlet) for consumption on or off the premises comprising of the outlet.

Retail – 'Out of Town' Centres

CPO 10.20 There shall be a general presumption against large out-of-town retail centres in particular those located adjacent or close to existing, new or planned national roads/motorways.

Retail Warehousing[7]

CPO 10.21 To strictly control and limit additional new retail warehousing / retail park floorspace in the County. Retail warehouse developments shall be required to locate on suitably zoned lands and where determined acceptable may be considered in the following settlements only: Bray, Wicklow Town and Arklow. The Planning Authority will adopt a precautionary approach in the determination of proposals for retail warehousing. Any application for retail warehousing will be carefully assessed in view of the significant levels of recent provision across the region and will only be permitted where it is proven that the proposal will not impact adversely on the vitality and viability of established town centres. All applications shall be determined having regard to the 'Retail Planning Guidelines for Planning Authorities' (DoECLG, 2012).

The Planning Authority will strictly control the size of units and type of goods sold in Retail Warehouses in accordance with the Retail Planning Guidelines for Planning Authorities' (2012). This may be controlled through the application of conditions. The Guidelines apply a cap of 6,000m^2 gross (including any ancillary garden centre) on large-scale single retail warehouse units, except in exceptional circumstances. Conditions may be attached restricting internal expansion by the construction of 1st floors or mezzanines. Conditions may be attached preventing the subdivision of retail warehouse units, e.g. preventing the subdivision of retail warehouse units into stores less than 700m^2 in out of centre locations, or coalescence of two or more stores.

Retail warehouses shall generally only be considered as part of planned retail warehouse parks, which combine access arrangements and car parking. Single retail warehouse units may be considered on infill sites in built up areas and flexibility with regard to the type of goods sold may be considered where the location is easily accessible by foot from the core retail area.

Retail – Large Convenience Goods Stores

CPO 10.22 To allow for the development of large convenience goods stores on suitably zoned land and to determine proposals having regard to the 'Retail Planning Guidelines for Planning Authorities' (DoECLG, 2012).

Convenience retail floorspace caps shall be applied in accordance with '*Section 2.4.1 Convenience retail floorspace caps*' of the Retail Planning Guidelines (DoECLG, 2012). The guidelines indicate a cap of 3,000m^2 net for County Wicklow.

The planning application drawings should clearly delineate the floorspace to be devoted primarily for the sale of convenience goods. To prevent any adverse impact on town centres, the Planning Authority will generally limit the proportion of comparison goods floorspace within large convenience goods stores that are located outside of Core Retail Areas, to a maximum of 20% of the retail floor area. Any proposal in excess of the 20% limit shall be considered on its merits and in

[7] A retail warehouse is a large single level store specializing in the sale of bulky household goods such as carpets, furniture and electrical goods, and bulky DIY items, catering mainly for car-borne customers. A retail park is a single development of at least three retail warehouses with associated car parking.

particular having careful regard to the impact of a proposal on the vitality and viability of the town centre.

Retail – Neighbourhood Centres

CPO 10.23 Within neighbourhood centres, it is the objective of the Planning Authority to protect, provide for, and improve the mix of neighbourhood centre services and facilities, which provide for the day-to-day needs of the local community, to a degree that is akin to their role and function as outlined in the Retail Strategy. Development which would undermine the role of the town centre will not be permitted.

Retail – Local Convenience Shops

CPO 10.24 To facilitate the provision of local retail units in residential areas where there is a clear deficiency of retail provision, subject to protecting residential amenity.

Retail – Small Towns and Villages

CPO 10.25 Small scale retail development appropriate to the scale and needs of the settlement and its catchment will be positively considered subject to the following control criteria:

- there shall be a clear presumption in favour of central or edge of centre locations for new development, i.e. the traditional historical centre;
- out of centre locations will not be considered suitable for new retail;
- new development shall be designed with the utmost regard to the historical pattern of development in the centre and the prevailing character, with particular regard to building form, height and materials and shall generally be required to incorporate a traditional shop front.

Retail – Rural (outside settlements)

CPO 10.26 Rural shops, not connected (either functionally or spatially) to any settlement shall not be considered other than:

- a retail unit which is ancillary to activities arising from farm diversification;
- a retail unit designed to serve tourist or recreational facilities, and secondary to the main use;
- a small scale retail unit attached to an existing or approved craft workshop retailing the product direct to the public; and/or
- a small scale retail unit designed to serve a dispersed rural community.

Retail – Tourism

CPO 10.27 Tourism retail[8] shall be facilitated at appropriate and established tourist locations, subject to the following criteria:

- the applicant must show that the tourism attraction concerned is well established and has a suitable existing flow of visitors sufficient to make a retail facility viable;
- the retail facility shall be sufficiently proximate to the tourism facility but shall be suitably located so as to not detract from the feature;
- in order to ensure that the retail unit in itself does not supersede the existing tourist attraction as the main tourism feature of an area, any application for tourism retail in excess of 200sqm shall be required to justify the need for a larger retail unit and to include proposals (to be fully implemented by the retail developer) to effectively link the retail facility

[8] Tourism retail is defined in this plan as retail space to be utilised principally for the sale of goods to visitors and tourists to an area, mainly craft or luxury items and which would not offer goods associated with normal convenience and comparison shopping and would not be expected to have a large draw / attraction from the local population.

to the tourist attraction (both in terms of physical links[9] and linkage to the tourism identity / product[10]);

- the retail facility shall include significant links with the local tourism community in terms of providing a tourist office or tourism information and space for the sale of locally produced goods / crafts.

Garden Centres / Nurseries

CPO 10.28 Garden centres (i.e. the use of land, including buildings, for the cultivation, storage and/or the display and sale of horticultural products and the display and sale of related goods and equipment) shall generally be required to locate on zoned land in settlements. Garden centres shall only be considered outside settlements where it can be shown that the principal activity is the cultivation of plants and the retail activity is purely ancillary to the main use. In such cases, retail space shall not be expected to exceed 500sqm (indoor and outdoor retail sales area) and car parking shall be restricted to that strictly required to serve the permitted retail area.

Outlet Centres

CPO 10.29 There shall be a general presumption against out-of-town regional shopping facilities, in particular those located adjacent or close to existing, new or planned national roads/motorways; however, specialist outlet centres may be considered where the following criteria are met:

- due regard shall be paid to the Retail Strategy and Retail Planning Guidelines;
- the developer can show through rigorous retail impact assessment that the proposed centre will not divert trade from either the City centre or major / County towns and that the centre will not absorb such a quantum of retail floorspace in the County so as to undermine the continued growth and viability of existing County settlements;
- the site is located contiguous to a higher order town (i.e. Levels 1-3) and is not located in an isolated rural area, distant from major centres of population;
- the site is located where existing frequent public transport is available or where a short shuttle type connection can be made to rail or light rail system (to be funded by the developer);
- the retail facility shall be designed, developed and managed to provide opportunities for commercial synergy between an outlet centre and urban centre which would lead to economic benefits for the overall area.

Factory Shops

CPO10.30 Proposals for factory shops shall be considered in accordance with the *'Retail Planning Guidelines for planning authorities'* (DoECLG, 2012).

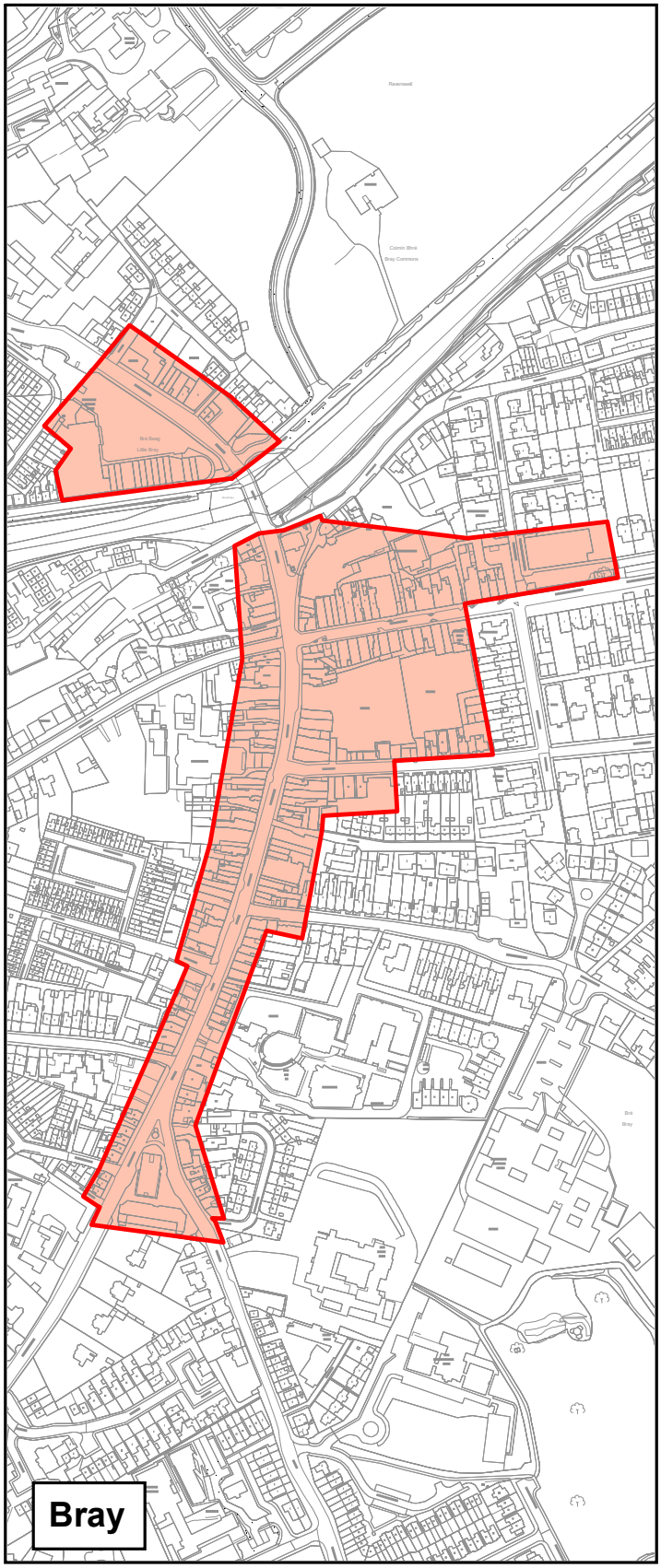
Retailing & Motor Fuel Stations

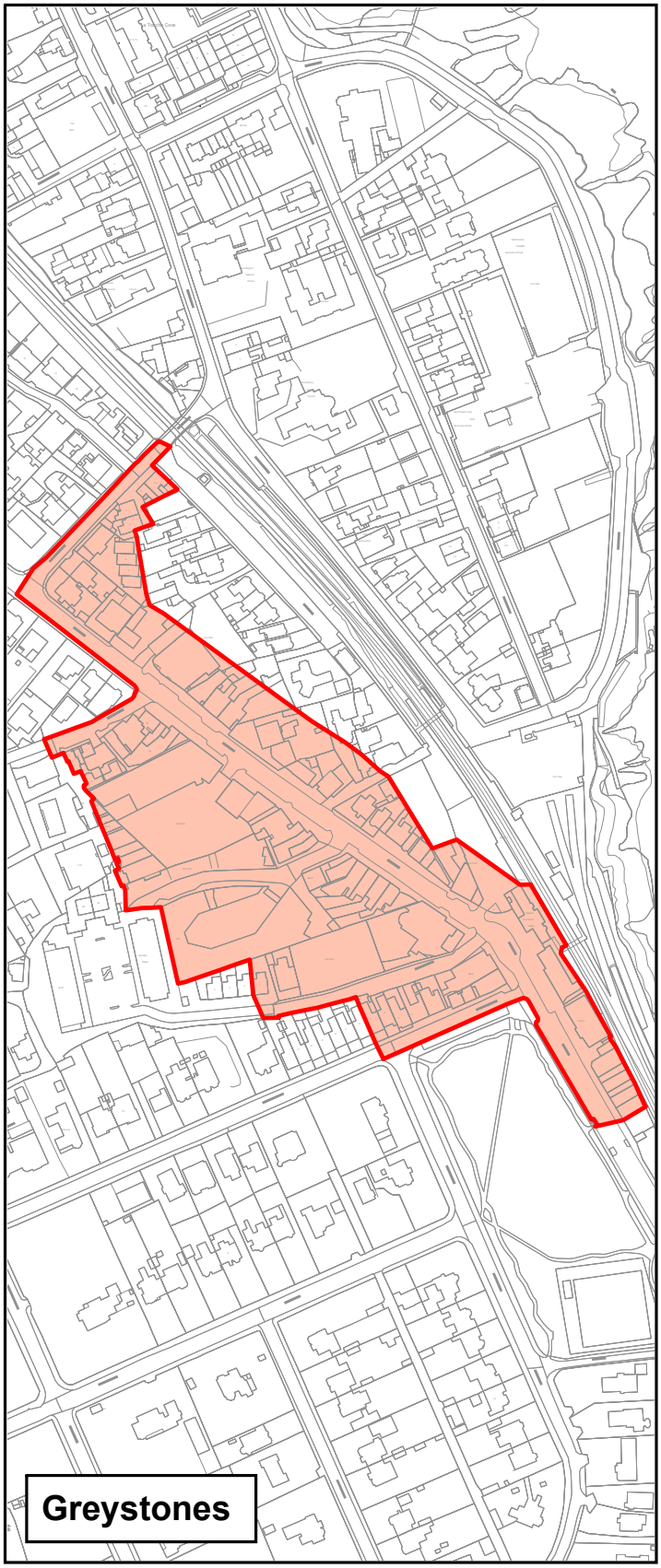
CPO 10.31 Proposals for retailing use at motor fuel stations shall be considered in accordance with the 'Retail Planning Guidelines for Planning Authorities' (DoECLG, 2012). Proposals for online and off line motorway service areas shall be considered in accordance with the Spatial Planning and National Roads Guidelines for Planning Authorities (DECLG, 2012) and the TII Policy on Service Areas (2014 or subsequent revisions).

[9] For example footpaths / cycleways or shuttle bus / jaunting car connections from the retail facility to the tourism feature
[10] For example joint marketing strategies, coordinated signage etc

Casual Trading

CPO 10.32 Proposals for casual trading developments such as farmers' markets, Christmas markets, car boot sales etc., shall be considered in accordance with the 'Retail Planning Guidelines for Planning Authorities' (DoECLG, 2012).





Core Retail Area

Map No. 10.01a

WICKLOW
ENDLESS OPPORTUNITIES

Legend

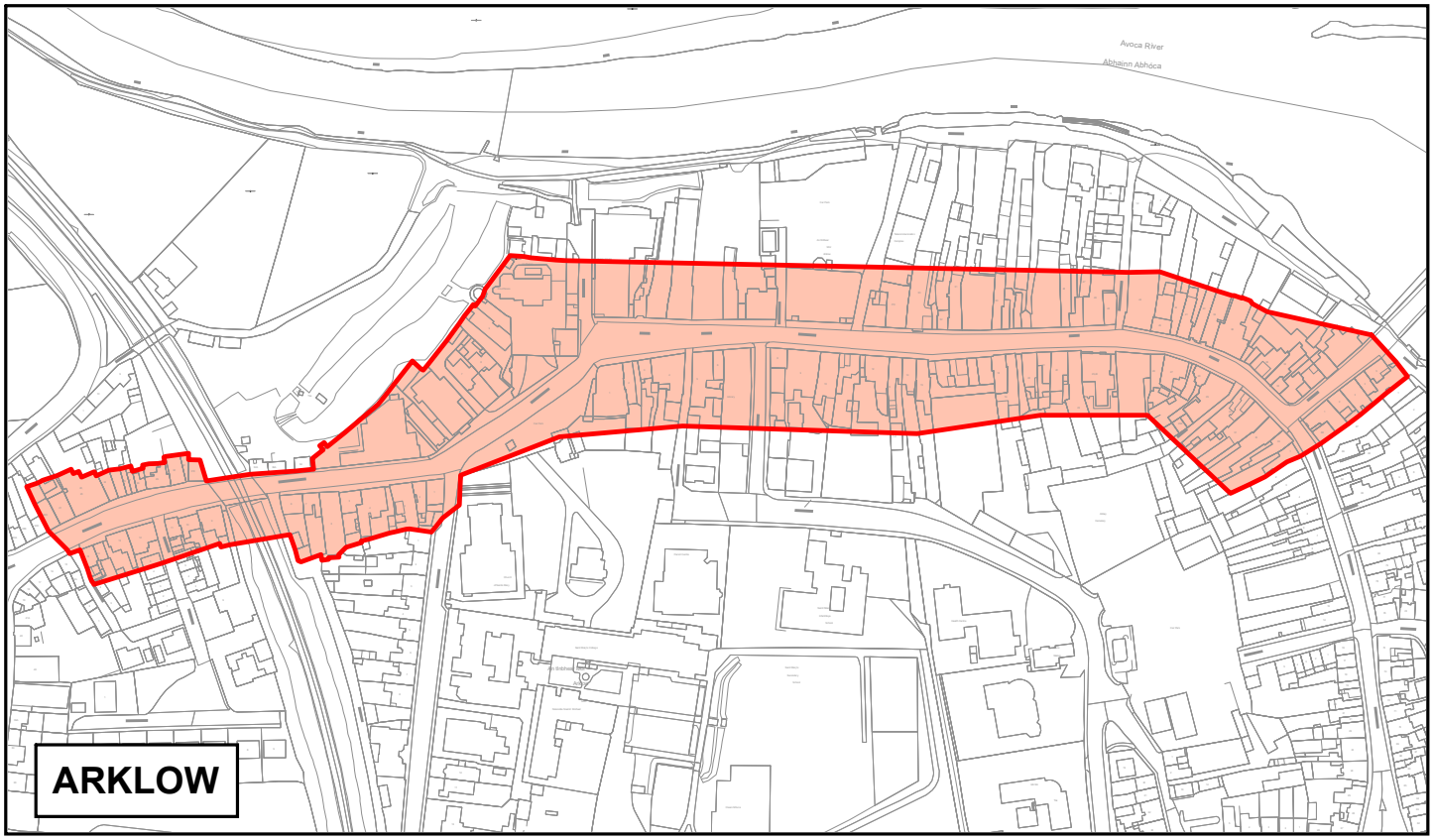
Core Retail Area

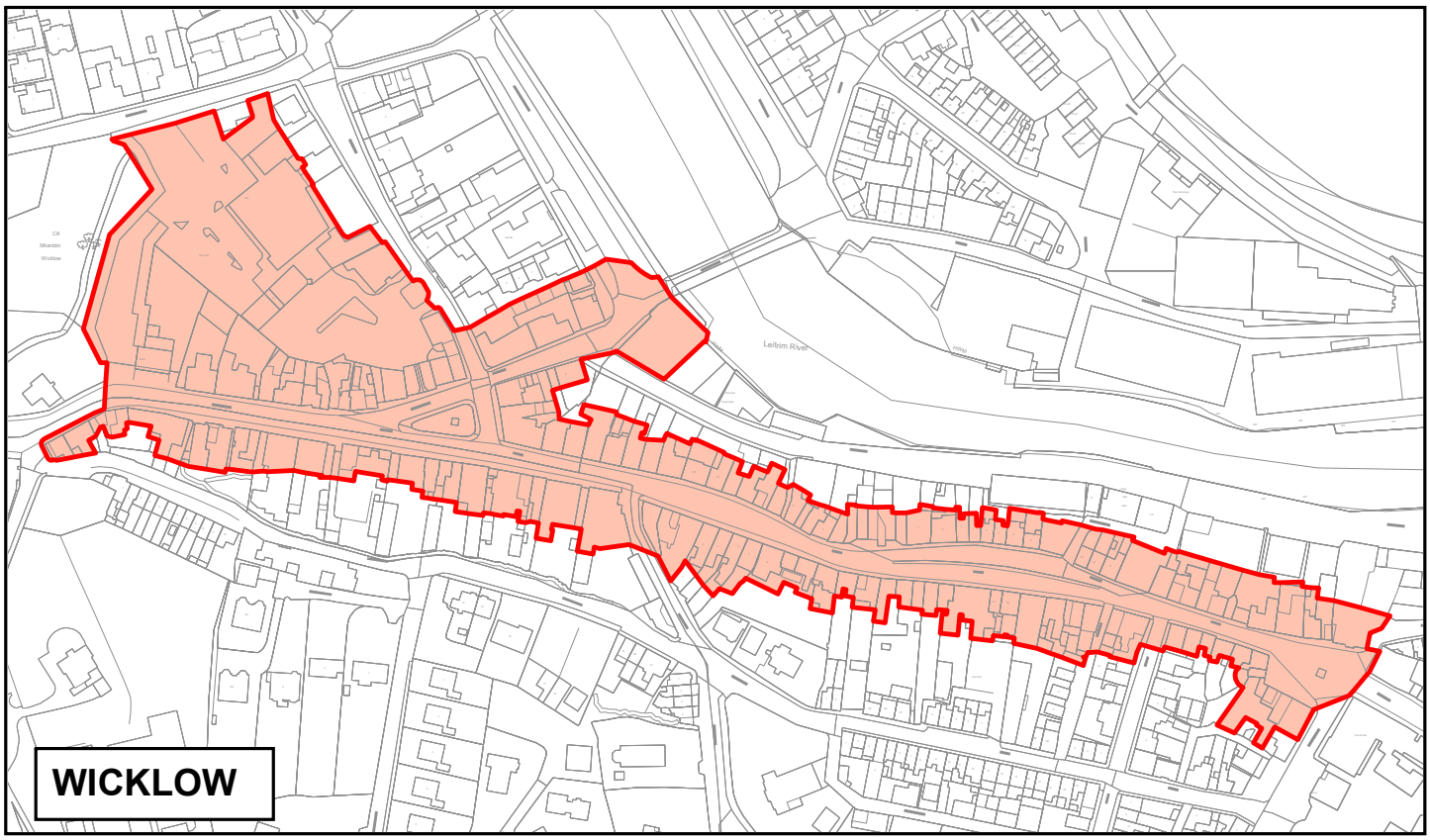
Map not to Scale

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council





Core Retail Area

Map No. 10.01b

WICKLOW
ENDLESS OPPORTUNITIES

Legend

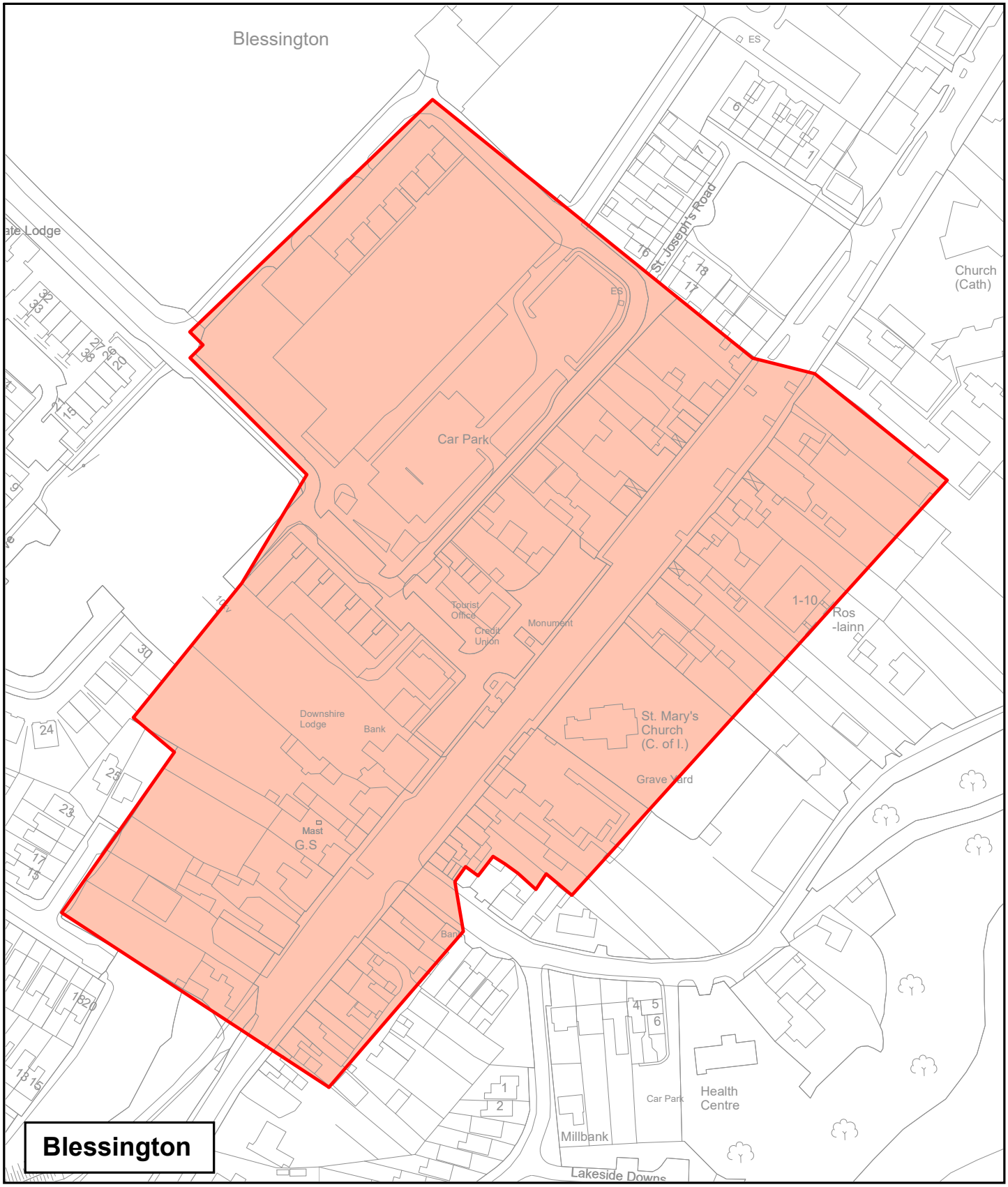
Core Retail Area

Map not to Scale

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Core Retail Area

Map No. 10.01c

WICKLOW
ENDLESS OPPORTUNITIES

Legend

Core Retail Area

Map not to Scale

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council

CHAPTER 11
TOURISM & RECREATION

11.0 Introduction

Tourism and recreation make a positive contribution to the economic and social wellbeing of County Wicklow. In 2017, 275,000 overseas tourists visited the County generating revenue of €73m with a further 352,000 domestic visitors generating an estimated €53m in revenue. The tourism sector took a significant hit as a result of the Covid-19 pandemic[1].

The County's tourism and recreational attractions are important assets, which form the basis of the County's tourism industry and which are fundamental to the enjoyment of the County by both visitors and residents. Attractions range from areas of scenic beauty, which provide attractive natural bases for outdoor pursuits, such as the Wicklow mountains, which comprise mountain peaks, valleys, rivers and lakes; the coastline with long stretches of sandy beaches and dunes; and the numerous woodlands. The County has a rich heritage of archaeological and historical sites, manor homes and gardens, and attractive towns and villages. In addition, there are a number of golf and resort hotels, and adventure centres, which are within driving distance of Dublin that are attracting increasing numbers of visitors and business related events.

Wicklow's close proximity to Dublin offers significant opportunities to expand the existing tourism offer and brand for the County. With Dublin's increasing importance as a popular destination for city-breaks, Wicklow's scenic beauty and rich built and natural heritage provide opportunities to attract visitors from the nearby City-region. Furthermore, the County can benefit from the constrained capacity of the capital city and act as an accommodation base for those visiting Dublin and the east.

While County Wicklow is a particularly attractive location for day-trippers, the additional enhancement of the visitor experience is needed to increase dwell time – particularly in the west, east and south of the County, and ensure the County fully benefits from growth in the tourism sector. The implementation of strategies and programmes by the tourism agencies aim to ensure that visitors are aware of, and directed to, a broad range of attractions across the County, thereby better managing visitor numbers at sites.

Although the County must continue to provide for the positive development of tourism and recreational assets, it is necessary that these facilities are managed in a sustainable manner so as to protect against any potential detrimental impacts on the environment and local communities. In this respect, the Council is conscious that development can potentially harm and damage the assets it seeks to exploit, in particular through excessive visitor numbers, inappropriate development, various types of pollution and other forms of adverse impact. The relationship between tourism / recreation and the environment must be managed in a way that continues to support local communities and remains viable in the long term.

The County's rich heritage and wealth of natural amenities are significant assets and need to be managed in a sustainable manner. There are significant opportunities to capitalise on the potential of these assets, grow tourism and enhance the development of outdoor pursuits in a manner that respects and protects the intrinsic character of the County. This chapter will aim to promote and facilitate the development of sustainable tourism and recreation and will set out objectives to deal with land use matters pertaining to the planning and development of the tourism and recreation sectors, including general matters, tourism related developments including tourist accommodation,

[1] In 2020 revenue from the tourism sector declined by €6bn – Failte Ireland CEO statement: Oireachtas Joint Committee on Media, Tourism, Arts, Culture, Sport & the Gaeltacht

facilities and interpretive centres, integrated tourism/leisure/recreational complexes, tourist / recreational infrastructure and the promotion of specific tourist themes and products.

11.1 Context

The tourism and recreation objectives of the County Development Plan have been prepared in line with national, regional and local strategies. The Government's Tourism Policy Statement '*People, Place and Policy Growing Tourism to 2025*' sets the Government's primary objectives for tourism i.e. to increase overseas visitors and revenue and the associated employment whilst protecting our natural, built and cultural assets. The '*Action Plan for Rural Development Realising our Rural Potential*' (Department of Rural and Community Development 2018) highlights the potential of activity tourism to contribute to economic growth in rural areas.

11.1.1 Project Ireland 2040 – National Planning Framework

The NPF acknowledges that tourism is one of the sectors that will not only sustain rural employment, but also contribute to driving the national economy. 'Enhanced Amenities and Heritage' is identified as one of the ten national strategic outcomes. The NPF acknowledges that this '*will require investment in well-designed public realm, which includes public spaces, parks and streets, as well as recreational infrastructure. It also includes amenities in rural areas, such as national and forest parks, activity-based tourism and trails such as greenways, blueways and peatways. This is linked to and must integrate with our built, cultural and natural heritage, which has intrinsic value in defining the character of urban and rural areas and adding to their attractiveness and sense of place*'.

The NPF recognises that tourism and agriculture are inextricably linked in rural areas, given that agriculture, in many places, creates and maintains the landscapes upon which tourism trades. It notes that the maintenance of access to our landscapes and the creation of new accesses are dependent on maintaining good links with the agricultural sector. Likewise, the built, cultural and natural assets which constitute the 'raw material' of the tourism industry are also essential to the 'production capability' of the sector. Tourism has the capacity to directly and indirectly sustain communities, create employment and deliver real social benefits for rural Ireland.

The NPF recognises that our coastal areas are also a key driver for Ireland's tourism sector and advocates that such a remarkable but fragile resource needs to be managed carefully to sustain its character and attributes in physical, environmental quality and biodiversity terms.

Relevant National Policy Objectives	
NPO 22	Facilitate tourism development and in particular a National Greenways, Blueways and Peatways Strategy, which prioritises projects on the basis of achieving maximum impact and connectivity at national and regional level.
NPO 23	Facilitate the development of the rural economy through supporting a sustainable and economically efficient agricultural and food sector, together with forestry, fishing and aquaculture, energy and extractive industries, the bio-economy and diversification into alternative on-farm and off-farm activities, while at the same time noting the importance of maintaining and protecting the natural landscape and built heritage which are vital to rural tourism.
NPO 41a	Ensure that Ireland's coastal resource is managed to sustain its physical character and environmental quality.
NPO 60	Conserve and enhance the rich qualities of natural and cultural heritage of Ireland in a manner appropriate to their significance.

11.1.2 Regional Spatial & Economic Strategy (RSES)

The RSES highlights that the Region is home to areas of rich heritage and immense natural beauty that support a varied tourism and recreation offering. There is an inextricable link between the Region's landscape, agriculture and tourism offer. The vast array of built, cultural and natural assets that are the cornerstone of our tourism product need adequate resources to sustain them. Our natural and cultural landscapes are a finite resource with varying degrees of carrying capacity. The quality of our natural scenery and physical environment, built heritage, and the range of activities for visitors, are areas in which national, regional and local government have a key role to play, through conservation and preservation of that which is irreplaceable and the sustainable development of that which enhances the visitor's overall experience.

The following are identified as growth enablers for the Region:

- Supporting rural areas by harnessing natural resources to develop renewables, recreation and tourism opportunities including green infrastructure planning and the development of an integrated network of greenways, blueways and peatways.
- Promoting 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.
- Promoting 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.

The RSES acknowledges the importance of 'destination towns' – '*To come to an area, visitors need reassurance that there will be enough attractions to see and activities to do during the day, a sufficient range of accommodation options and a night-time economy to provide evening options. The most effective and efficient way to deliver this for visitors is through destination towns*'. The Strategy notes that many towns already deliver these facilities and attractions. However there is scope to for improvement and investment across a wide range of services including transport links, accommodation supply, public realm attractions, restaurants, a night-time economy and visitor management.

The RSES notes that 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.

Relevant Regional Policy Objectives	
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 6.8	To support the sustainable development of tourism in the Region in line with the strategic objectives of both the Ireland's Ancient East and Ireland's Hidden Heartlands experience brand propositions.
RPO 6.15	Support the preparation and implementation of Visitor Experience Development Plans within the Region to underpin the overarching regional tourism brands and to deliver greater tourism benefits and to promote the natural and cultural assets of the Region.
RPO 6.16	Support working with relevant landowners and recreational/ tourism agencies to increase access to the countryside and coastal areas to ensure maintenance of the existing network.
RPO 6.17	Support the maintenance of, and enhanced access to state and semi-state lands such as National Parks, Forest Parks, Waterways, etc., together with Monuments and Historic

	Properties, for recreation and tourism purposes. Access should be planned and managed in a sustainable manner that protects environmental sensitivities, ecological corridors, and the ability of local infrastructure to support increased tourism.
RPO 6.18	Support the preparation and implementation of local authority tourism strategies and diaspora strategies. All tourism strategies and plans should include clear monitoring protocols to monitor the ongoing effect of tourism on sensitive features with particular focus on natural and built heritage assets.
RPO 6.21	EMRA will work with local authorities and Fáilte Ireland to identify destination towns within the Region for the prioritisation of investment and supports to drive tourism growth in the Region, to spread the benefit of tourism throughout the Region and to encourage the increase of tourism product development.

11.1.3 Fáilte Ireland Strategies

In March 2015, the Government published the Tourism Policy Statement '*People, Place and Policy – Tourism to 2025*' which sets out clear and ambitious targets for the development of Irish tourism. The ambition of this policy statement is to have a vibrant, attractive tourism sector that makes a significant contribution to employment across the country; is economically, socially and environmentally sustainable; helps promote a positive image of Ireland overseas, and is a sector in which people want to work.

Fáilte Ireland's '*Tourism Development & Innovation A Strategy for Investment 2016 – 2022*' is a broad strategy for investment in the tourism sector and seeks to identify the areas of investment that need to focus on what will deliver sustainable growth in the Irish tourism sector resulting in higher revenue and more jobs.

The tourism sector's best prospects for growth lie in generating increased levels of overseas revenue. The focus of the Government's 2025 Tourism Policy is to increase the economic contribution of tourism to the Irish economy, by increasing the value of tourism service exports.

Fáilte Ireland, the national tourism development authority, aims to develop, guide and promote tourism as a leading indigenous component of the Irish economy. Its current strategy for Wicklow is encompassed in the 'Ireland's Ancient East' programme.

Fáilte Ireland is in the process of preparing Regional Tourism Plans for each of the four Regional Experience Brands (Dublin, Wild Atlantic Way, Ireland's Ancient East and Ireland's Hidden Heartlands). The purpose of the Regional Tourism Plans is to identify the sustainable tourism development priorities that will help to unlock the commercial potential of the region bringing benefits to all stakeholders and industry. Each plan will be prepared based on the **VICE** model which is a methodology for working towards sustainable tourism that seeks to strike an appropriate balance between the needs of the **V**isitor, the **I**ndustry and **C**ommunity and the **E**nvironment. The plans will be for the period to 2025 and will be grounded in Fáilte Ireland's new Corporate Strategy. There will be a strong spatial element to the plans which will seek to identify where development should take place in order to unlock the tourism potential of the region.

The Regional Tourism Plans will also provide a strategic framework for a suite of Destination and Experience Development Plans (DEDPs) which will sit underneath them. They will set out the overall goals of each of the proposed DEDPs as well as the timing and sequence for the preparation of these plans.

Ireland's Ancient East

Ireland's Ancient East (IAE) has been developed by Fáilte Ireland as a branded visitor experience encompassing the rich heritage and cultural assets that Ireland has to offer in the midlands/eastern half of the country. The initiative is designed to allow visitors peel back the layers of time and to go off the beaten track to experience thousands of years of history. Covering the South and East and part of the Midlands, it focuses on the wealth of cultural and

heritage attractions in the area. The new destination brand has been designed to appeal to the key customer segments – namely the Culturally Curious and the Great Escapers, and to present this large geographic area in a cohesive and unified manner. Fáilte Ireland has established a strategic partnership with the OPW which will enable key heritage assets to be opened and made accessible through a sensitive, sustainable tourism approach.

The key strategic objectives of the Ireland's Ancient East initiative are:

- To drive growth in international visitor numbers, tourism revenue and associated tourism employment in the regions which currently underperform in these areas.
- To move Ireland's east and south from a transit and day tripping zone to a destination which attracts international overnight visitors.
- To develop a world class visitor experience, which delivers fully on the brand promise.
- To differentiate the Ireland's East and South destination, within the international tourism marketplace, on the basis of the quality of its heritage experiences and a clear and memorable narrative, which links all experiences within it.
- To disperse visitor traffic across the geography by encouraging the exploration of both the well-known attractions (in some cases congested) and lesser known sites and experiences (hidden gems).
- To ensure Ireland's Ancient East Regional Experience Brand is delivered in accordance with the principles of sustainable tourism, ensuring that economic, social and environmental benefits are delivered in a balanced way.

Destination Experience Development Plans

The role of Fáilte Ireland's Destination Experience Development Plans (DEDP's) for County Wicklow is to support the development of world-class experiences focused on the region's rich ancient heritage while adding to the overall destination proposition. Wicklow has benefited previously through the Tales of Two Worlds plan which had a particular focus on the Great Houses and Gardens of the region. While that plan is now complete, Fáilte Ireland aims to continue to develop DEDPs to address experience development gaps across the region. These plans will provide the context for tourism operators and stakeholders to work in partnership, create new and improved existing visitor experiences, and communicate coherent and unified stories to the visitor.

Development Guidelines for Tourism Destination Towns

The Guidelines were prepared as a practical aid for the development of 'destination towns'. A tourism destination town is defined as '*a town in which a visitor can spend an overnight, and in which a cluster of products, services, activities and experiences are offered. It incorporates various stakeholders and intangible elements, such as its character, image and identity, and can function as a touring base for visitors*'.

The Guidelines note that successful destination towns work collaboratively and strategically in providing the necessary products and services to support the tourism industry. In order for a tourist to consider a town as a destination where they would stay at least one night, it must broadly have at least one attractor/asset that can drive demand, a variety of things to do and see, and a variety of places to sleep and eat. These towns have the opportunity to increase visitor dwell time and expenditure in local business and communities.

The Guidelines point out that, generally the factors that make a town a quality place for residents are also what make it a good place for tourists.

Strong Character & Sense of Place	**Rich diversity of functions and activities**	**Adaptable urban structure to accommodate longer term changes**	**Well-connected network of streets**
Priority in town centre for pedestrians	**Coherent, legible and attractive streetscapes**	**Good quality and attractive public realm**	**Survival of the main street**
Unlocking under-used and vacant sites	**Ensuring clean and safe environment**	**Addressing traffic and congestion**	**Integration of green spaces & linkages within and around the town**

11.1.4 Local Strategies

Wicklow Tourism Strategy & Marketing Plan 2018 - 2023

The Strategy notes that the County is performing well but has enormous untapped potential arising from its natural and built assets, proximity to large markets and relationship to the stories and promise of Ireland's Ancient East. It is recognised that tourism growth strategy should maximise off-peak visits, deliver business year round, be high value, attract international as well as domestic visitors and it must maximise the positive economic impact, achieving overnight stays as a priority.

The Strategy identifies five priority actions as follows:

- Develop new accommodation;
- Develop the key settlements of Bray, Wicklow, Greystones, Arklow, Blessington and Enniskerry as visitor hubs;
- Masterplan for Glendalough;
- Grow thematic experiences;
- Develop a common narrative.

County Wicklow Statement of Tourism Strategy 2017 – 2026

The Statement identifies a number of goals for tourism in Wicklow including the establishment of Wicklow as a year round destination, capture more overnight tourism, encourage the provision of alternative forms of accommodation, convert day visitors to staying visitors, integrate development of tourism infrastructure and assets and deliver sustainable development.

County Wicklow Outdoor Recreation Strategy 2020 - 2025

The County Wicklow Outdoor Recreation Strategy provides a blueprint for realising the potential of Wicklow's outdoor recreation assets in a manner which prioritises environmental sustainability. The Strategy identifies five outdoor recreations hubs / clusters – Glendalough, Rathdrum, Blessington/Baltinglass, Tinahely/Shillelagh and East Coast maritime. Objectives identified include: Expansion of the trails network, preparation of an outdoor recreation transport plan and increase awareness of environmental and cultural responsibilities.

11.2 Strategy for Tourism & Recreation

Tourism services and facilities should be clustered within towns and villages. This will serve to protect the quality of the landscape and environment, foster strong links to a whole range of other economic and commercial activities, sustain the host communities and utilise existing ancillary services and facilities such as water and wastewater infrastructure, power supply etc, rather than creating a requirement for further development in the Irish landscape.

The development of tourism and protection of the environment requires careful management and a balanced approach.

11.2.1 Outdoor Recreation

Wicklow has excellent outdoor recreation assets including the Wicklow mountains, forests, lakes, rivers and beaches. It has the capacity to become a year round international outdoor activity destination.

Wicklow Mountains National Park covers 20,000 hectares making it the largest national park in Ireland. The Park is an invaluable recreational space for locals and tourists. The most visited area is Glendalough, which attracted 732,362 visitors in 2019 and was fourth on Ireland's top ten 'free to enter' attractions for 2019. Powerscourt House Gardens and Waterfall was eighth on the top ten fee-charging attractions during 2018 with 487,876 visitors.

The popularity of Glendalough as a tourism destination has created a number of challenges particularly in terms of access and visitor management. The County Council in partnership with Fáilte Ireland, NPWS and the OPW are in the process of creating a Visitor Experience and Management Masterplan for Glendalough and the Wicklow Mountains National Park. In terms of sustainable tourism development it is important to manage access to the landscape at key points and to distribute visitors in a more sustainable manner.

There is potential to expand the network of walking routes connecting with the Wicklow Way and create a world-class network of trails. There is also potential to develop Wicklow as a destination for cycling and e-biking.

11.2.2 Tourist Hubs and Destination Towns

In conjunction with Fáilte Ireland, the Planning Authority will support the development of Bray, Wicklow-Rathnew, Arklow, Greystones, Blessington, Baltinglass, Enniskerry and Rathdrum as significant tourism hubs. Many other settlements also act as tourism hubs but on a smaller scale. Many of the settlements surrounding the Wicklow Mountains act as tourist hubs including Laragh, Roundwood and Rathdrum. In addition, the Planning Authority will support the development of the south-west of the County, particularly for development related to rural, archaeological, heritage and outdoor recreational tourism and the urgent need for increased accommodation.

In particular, Wicklow-Rathnew has been identified by Fáilte Ireland and the Eastern and Midlands Regional Assembly as a tourist destination town. The Planning Authority will support and facilitate the continued development of Wicklow-Rathnew as a tourist destination town.

Fáilte Ireland, the National Tourism Development Authority and Coillte, Ireland's largest commercial forestry company have announced plans to re-develop Avondale House and Forest Park into a state of-the-art visitor attraction. A total of €8 million will be invested in the re-development of Avondale House and Forest Park with Fáilte Ireland contributing more than €6.1million to the project. The redevelopment of Avondale House and Forest Park is hugely significant from a tourism and economic perspective for Ireland's Ancient East and for Wicklow. The development of this new world class visitor experience provides a major opportunity for tourism businesses across Wicklow to leverage this significant investment.

The development of the Avonmore Way link bridge will facilitate an important link between Rathdrum and Laragh. This will be a significant addition to the County's tourism and recreation infrastructure.

The Planning Authority will support the development of a heritage and Famine remembrance walking trail linking the villages of Carnew and Shillelagh to allow the village of Carnew to be connected to the Arklow-Shillelagh greenway and thus benefit the region's tourism and recreation infrastructure.

11.2.3 Greenways

Greenways are significant tourism assets in addition to creating opportunities to improve the health and well-being of the local population. They boost the appeal of a place, add value to the existing tourism offering and facilitate year-round tourism activities. The NPF highlights the work that has been done on developing greenways and blueways and notes that developing this network further will diversify our rural economy by embracing the potential for a major expansion in the demand for activity based tourism.

The extension of the Blessington Greenway to a 43km route of walking and cycling incorporating the villages of Ballyknockan, Valleymount and Lackan will be an important piece of tourism infrastructure and provide economic and social benefits to the County. The development of the South Wicklow Greenway from Arklow to Shillelagh will

also be an important development in terms of its economic and social benefits (see also Chapter 18 'Green Infrastructure').

11.2.4 Accommodation

It is important to facilitate an adequate range of tourist accommodation options including hotels, self-catering, camping, glamping[2] etc that will facilitate increasing the amount of overnight visitors to the county. All tourist accommodation should be primarily directed into existing settlements where existing services can be availed of and where the development will support the vibrancy of those settlements. All tourist development should be of a scale that the settlements can sustain.

The Planning Authority will carefully manage the development of accommodation in the rural area to ensure that the role of settlements as tourist hubs would not be undermined. Exceptions to this include farm diversification proposals or tourist accommodation provided in association with the restoration of a historic structure including protected structures.

It is important that all applications for tourist accommodation are of a high standard of design and do not unduly detract from the character of the landscape or settlement in which they are situated.

11.2.5 Strategic Objectives

- To facilitate the expansion of existing and the development new tourism and recreation related development, in line with the principles for sustainable tourism set out to follow;
- To facilitate Fáilte Ireland and Wicklow County Tourism initiatives for the development of tourism in the County;
- To direct tourism development primarily into settlements and facilitate the development of these settlements as tourism hubs;
- To facilitate the development of Bray, Wicklow-Rathnew, Arklow, Greystones, Blessington, Baltinglass and Tinahely-Carnew as year round tourism destination towns;
- To integrate the County's transport and tourism strategies to promote increasingly sustainable travel patterns among visitors to the County;
- To ensure the effective management and enhancement of the appearance of the key settlements within the County;
- To protect Wicklow's principal strengths and capitalise on the distinct tourism and recreational attractions that are on offer – scenic beauty, woodlands and waterways, coastal areas and beaches, and built and natural heritage;
- To facilitate the development of alternative tourism products within the County such as eco-tourism, craft/artisan centres, having regard to the ability of an applicant to demonstrate compliance with the principles of sustainable tourism;
- To preserve the character and distinctiveness of scenic landscapes as described in the Landscape Categories of the County set out in Chapter 17;
- To ensure a focus on high quality tourism and recreation facilities that are of benefit to visitors and the community alike;
- To protect the environmental quality of the County.

Subject to the proper planning and sustainable development of an area, and subject to compliance with all other objectives of this plan, it is the objective of the Planning Authority to favourably consider development proposals that contribute towards the achievement of these strategic objectives.

[2] 'Glamping', an upmarket style of camping and structures are usually fixed or semi-permanent, is becoming increasingly popular.

Fáilte Ireland has developed five key principles that ensure developments achieve a balance between appropriate tourism development and economic, environmental and social sustainability. Developments will be assessed having regard to compliance with these, as well as the listed objectives set out in Section 11.3 to follow.

Principle 1: Tourism, when it is well managed and properly located, should be recognised as a positive activity which has potential to benefit the host community, the place itself and the visitor alike. Sustainable tourism planning requires a balance to be struck between the needs of the visitor, the place and the host community.

Principle 2: Our landscapes, our cultural heritage, our environment and our linguistic heritage all have an intrinsic value which outweighs their value simply as a tourism asset. However sustainable tourism planning makes sure that they can continue to be enjoyed and cherished by future generations and not prejudiced simply by short term considerations.

Principle 3: Built development and other activities associated with tourism should in all respects be appropriate to the character of the place in which they are situated. This applies to the scale, design and nature of the place as well as to the particular land use, economic and social requirements of the place and its surroundings.

Principle 4: Strategic tourism assets – including special landscapes, important views, the setting of historic buildings and monuments, areas of cultural significance and access points to the open countryside should be safeguarded from encroachment by inappropriate development.

Principle 5: Visitor accommodation, interpretation centres, and commercial / retail facilities serving the tourism sector should generally be located within established settlements thereby fostering strong links to a whole range of other economic and commercial sectors and sustaining the host communities. Sustainable tourism facilities, when properly located and managed can, especially if accessible by a range of transport modes, encourage longer visitor stays, help to extend the tourism season, and add to the vitality of settlements throughout the year.

Underlying these principles for Sustainable Tourism, the definitions of economic, environmental and social sustainability against which any tourism project assessed are defined as follows:

Economic sustainability must be considered to ensure that the tourism sector is managed. The key strengths of the County include landscape, heritage, natural environment, lifestyle and amenity pursuits. The sector is highly affected by seasonality and there are extremes in visitor numbers at key attractions contrasted with smaller attractions which struggle to maintain visitor numbers. These 'peaks and troughs' should be carefully managed to ensure the protection of natural resources. Tourism innovation should also be encouraged – particularly where it brings about environmental benefits. Finally, for projects to be economically sustainable they should meet the needs of the permanent and visitor population alike, so the preparation of robust business plans for all such developments will ensure proposals are viable and sustainable.

Environmental sustainability will be central to the development and protection of a viable tourism sector and this is a key consideration in the County where tourism attractions are located in environmentally sensitive areas and close to historic areas where the quality of the built heritage and environment must be protected from inappropriate development – whether tourism related or not.

Social Sustainability is arguably more difficult to assess. Many of the potentially negative impacts of tourism development can however be addressed through careful consideration of the social and cultural nature of the receiving environment. The impacts that large-scale developments can have on existing local communities can be assessed having regard to the impact of visitor numbers on local quality of life, culture and heritage – with a

particular emphasis placed on unique areas such as culturally sensitive areas where small impacts over time may have a significant cumulative effect.

11.3 Tourism & Recreation Objectives

General Objectives

CPO 11.1 To promote, encourage and facilitate the development of the tourism and recreation sectors in a sustainable manner.

CPO 11.2 To ensure that all tourism and recreation developments are designed to the highest quality and standards.

CPO 11.3 To generally require tourism and recreation related developments to locate within existing towns and villages, except where the nature of the activity proposed renders this unfeasible or undesirable. Within existing towns and villages, the Planning Authority will promote and facilitate the development of tourist related uses at appropriate sites. In all cases, the applicant must submit a robust assessment setting out the sustainability of any proposal with respect to economic, environmental and social sustainability, as defined herein.

CPO 11.4 To only permit the development of a tourism or recreational facility in a rural area in cases where the product or activity is dependent on its location in a rural situation and where it can be demonstrated that the proposed development does not adversely affect the character, environmental quality and amenity of the rural area or the vitality of any settlement and the provision of infrastructure therein. The natural resource / tourist product / tourist attraction that is essential to the activity shall be located at the site or in close proximity to the site, of the proposed development. The need to locate in a particular area must be balanced against the environmental impact of the development and benefits to the local community.

CPO 11.5 The Planning Authority recognises that certain tourist facilities that are located in rural areas may be provided as stand alone development, and that ancillary uses (e.g. club house, café, restaurant, shop etc) may be required in order to ensure the long term viability of the tourist facility. Additional uses will only be permitted in cases where the additional use is integrated with and connected to the primary use of the site as a tourist facility, and in cases where the Planning Authority is satisfied that the additional use is ancillary to the primary use of the site as a tourist facility. The additional use shall be located adjacent to the tourist facility, and avail of shared infrastructure and services, insofar as possible.

CPO 11.6 To ensure that tourism and recreation related developments are appropriately located in the County. Subject to the following exceptions, all tourist and recreation related developments are 'open for consideration'[3] in all landscape areas:

- The following tourist uses will **not** be permitted within the Area of Outstanding Natural Beauty (both the Mountain Uplands Area and the Coastal Area): Static caravans and mobile homes [4],

[3] Uses that are 'open for consideration' are uses that will only be permitted in cases where the Planning Authority is satisfied that the use would not conflict with the general objectives for that landscape area and permitted or existing uses, as well as being consistent with the proper planning and sustainable development of the area and the strategies / objectives of this plan.

[4] This refers to the development of any ***new*** static caravan and mobile home parks; expansion of existing facilities will be considered subject the suitability of the site, a modest scale and high quality design.

- Holiday homes will not be permitted in any landscape category other than urban zones except where they comply with objectives CPO 11.13, CPO 11.14, CPO 11.15 and CPO 11.16.

CPO 11.7 To favourably consider proposals for tourism and recreation related development, which involve the re-instatement, conservation and/or replacement of existing disused buildings and to adopt a positive interpretation to plan policies to encourage such developments. This shall be subject to all other objectives being complied with, and subject to the proper planning and sustainable development of the area. In all areas, preference will be given to the conversion and adaptation of existing buildings rather than the provision of new development on greenfield sites.

CPO 11.8 To facilitate the provision of tourist information / interpretive centres and cultural venues at appropriate locations where they can be integrated with existing settlements or existing tourism facilities.

CPO 11.9 To facilitate the development of tourism facilities and infrastructure related to the film industry, including film trails / routes, signage and visitor attractions.

Accommodation

CPO 11.10 To facilitate the development of a variety of quality accommodation types, at various locations, throughout the County.

CPO 11.11 To positively consider the development of new hotels[5] in all parts of the County, with particular preference for locations in larger settlements (Levels 1-6 of the County settlement hierarchy). In other, more rural locations (villages / rural areas), it must be demonstrated that:

- the area proposed to be served by the new development has high visitor numbers associated with an existing attraction / facility;
- a need for new / additional hotel type accommodation for these visitors has been identified having regard to the profile of the visitor and the availability and proximity of existing hotels in the area; and
- the distance of the location from a significant settlement is such that visitors to the area / attraction are unlikely to avail of existing hotel facilities.

CPO 11.12 To positively consider the (part) conversion of existing dwellings to Bed & Breakfasts (B&Bs)[6] and Guesthouses[7], to be operated by the owner-occupier of the dwelling. Applications for new build B&Bs / guesthouses will in the first instance be evaluated as private dwellings and the objectives and standards applicable in that area type (e.g. large town, small town, rural area etc) will be applied.

CPO 11.13 To require new holiday home / self-catering developments to locate within either established settlements or at established tourism / recreation facilities, other than those developments involving the renovation / conversion of existing buildings.

[5] A building, or part thereof, where sleeping accommodation, meals and other refreshments and entertainment, conference facilities, etc., are available to residents and non-residents, and where there is a minimum of twenty rooms en suite. A hotel includes an 'apart-hotel'.

[6] A dwelling house of which part of the bedroom accommodation is available for overnight rental by members of the public and breakfast may be provided as part of the service but no other meals.

[7] A building, or part thereof, where sleeping accommodation, meals and other refreshments are available to residents and non-residents, and which has a minimum of five rooms and no more than nineteen rooms.

CPO 11.14 To require the developers / owners of new holiday homes / self catering developments to enter strict legal agreement (under Section 47 of the Planning & Development Act) with the Planning Authority specifying that:

- the units may only be used for tourism purposes and shall not be allowed to be used as a permanent residences;
- in the case of small-scale developments[8], the entire development, including all buildings, land and any on-site tourist facility, shall be held in single ownership and shall not be subdivided. All units shall be available for short term letting only of a maximum duration of 4 weeks; and
- in the case of larger scale developments[9], all lands, including any on-site tourist facility shall be held under the management of a single Estate Company (including all lands included in the site boundary and land which adjoins, abuts or is adjacent to the land to be developed and which is under the control of the applicant or the person who owns the land which is the subject of the application) and in the event that any unit is sold or leased, the owner/lessee shall enter a legal agreement with the Estate Company stipulating that the purchaser, lessee and any successors in title be, and remain, members of the Estate Company, and stipulating that the unit may only be used by the owner/lessee for holiday use for a maximum of 3 months in any year and shall at all other times be used/leased/marketed by the Estate Company for short term (maximum 4 weeks) tourism use.

CPO 11.15 Holiday home / self-catering developments on a farm holding shall be provided by farmhouse extension or by the utilisation of other existing dwellings / structures on the property. Only where it has been demonstrated that these are not viable options, will permission be considered for new build development. Any new build development shall be in close proximity to the existing farmhouse.

CPO 11.16 To facilitate modest camping / glamping facilities as part of farm diversification proposal. In such instances the farm should remain as the predominant land use on the landholding and documentary evidence shall be submitted to substantiate the proposed development.

CPO 11.17 To facilitate the development of hostels[10] and alternative accommodation offerings along established walking / hiking routes and adjacent to existing tourism / recreation facilities.

CPO 11.18 To encourage touring caravan and camping/glamping sites to locate adjacent to or within existing settlements or established tourism facilities (subject to the exclusion set out in Objective CPO 11.6), having due regard to surrounding land uses and proper planning and development of the area.

CPO 11.19 To give sympathetic consideration to the improvement of, and extension to, existing tourist accommodation related developments, subject to the proper planning and sustainable development of the area, and subject to compliance with all other objectives of this plan.

CPO 11.20 To resist consent for change of use of purpose built holiday homes to permanent residential use unless it can be demonstrated that the development would comply with relevant design standards for permanent occupation, as well as the development objectives including occupancy controls where applicable for that location, whether town, village or rural area.

[8] Small-scale holiday home / self-catering developments are generally those associated with on-farm accommodation and small-scale tourist attractions or developments, and would not normally be in excess of 10 units.

[9] Large-scale holiday home / self-catering developments are generally those associated with significant tourism / recreation complexes such as hotels, golf courses, adventure centres etc.

[10] A building, or part thereof, which would provide meals, sleeping accommodation and maybe other refreshments and entertainment to residents only, and is other than a hostel where care is provided.

Integrated Tourism / Leisure / Recreational Complexes

Integrated tourism / leisure / recreational (ITLR) complexes are medium to large-scale leisure and recreational developments that will often include accommodation facilities. The development of a limited number of exceptionally high quality integrated tourism, leisure and recreational complexes at appropriate locations, particularly untraditional tourist locations, can have positive results in terms of realising the creation of new tourism products and in terms of promoting tourism growth.

They will normally include some of the following uses: Hotel and associated facilities, restaurants / cafes, conference centre, golf course, equestrian centre, trekking centre, fitness centre, indoor/outdoor water facility, fishing facility, indoor/outdoor ski centre, museums/art galleries, nature trails, walking routes and associated facilities. They may also include tourist related residential and retail facilities that are ancillary to the main tourist attraction.

CPO 11.21 To support development at existing / proposed integrated tourism / leisure / recreational complexes at the following locations:

- Druids Glen Golf Club, Woodstock Demesne (Map 11.01);
- Brook Lodge, Macreddin West, Aughrim (Map 11.02);
- Rathsallagh House, Dunlavin (Map 11.03).
- Belmont Demesne, Greystones (Map 11.04)

CPO 11.22 To consider applications for the development of further ITLR facilities having regard to:

- accessibility from the east and west transport corridors;
- accessibility to major towns and/or centres of population;
- proximity to designated tourism/visitor areas;
- the existence of other such facilities or major tourist accommodation sites in the vicinity;
- the adequacy of the site area and site features to accommodate a range of integrated tourist / leisure / recreational activities; and
- the Planning Authority will support the development of integrated tourism/leisure/recreational complexes on estate holdings with large estate houses that are directly attached to villages or towns.

CPO 11.23 To require all applications for development at identified or new ITLR sites to comply with the following requirements:

- Development shall be carried out on the basis of an integrated, comprehensive master plan and business plan, to be agreed at the outset of the development with the Planning Authority;
- the development as a whole shall be held in the single ownership of the developer. In the event that certain elements of the development will require to be sold / leased to make the project viable, this shall be stated at the outset and measures proposed to operate / manage / market the entirety of the facility as a single entity;
- any holiday home / self catering type accommodation proposed as part of the facility shall accord with CPO 11.14; and
- all development shall be so designed to respect the character of the area and any existing heritage features on the site, including demesne houses or other protected features.

Other Visitor Facilities

CPO 11.24 The Planning Authority will encourage the opening up of heritage Country houses for sympathetic uses including – but not limited to, for use as places of Retreat, Study and Education subject to the following criteria being fulfilled:

- The facility shall be accommodated within the existing house or a small scale sympathetic extension thereto;

- the house shall be of a sufficient size to provide the facilities required including overnight accommodation, restaurant / dining facilities and meeting / seminar facilities;
- courses shall be operated by the house owner; and
- visitor stay shall be short term only.

Any development of such estates should have regard to the following criteria within an overall planning application:

- proximity to existing tourism/visitor areas;
- an adequate site area to provide the appropriate facilities without compromising the existing attractions of the location;
- the preservation of the character of the existing landscape; and
- any development, including ancillary residential shall be retained in single or common ownership and/or shall be the subject of a concise legal management contract that ensures the continued future appropriate maintenance and management of the property.

Tourism & Recreation Infrastructure

CPO 11.25 To promote and facilitate improvements to tourism and recreation infrastructure within the County. The Planning Authority will favourably consider proposals for developments that place a particular emphasis on improving traffic flow, sign posting, car parking facilities and touring caravan facilities, service/rest facilities etc subject to the proper planning and sustainable development of the area, and the objectives of this plan.

CPO 11.26 To cooperate with Wicklow County Tourism, Fáilte Ireland and other appropriate bodies in facilitating the development and erection of standardised and branded signage for tourism facilities and tourist attractions.

CPO 11.27 To positively consider applications for new developments that provide facilities and services for travelling tourists (such as rest facilities, cafes, etc) at appropriate locations in the County. Only where it is not viable or convenient to provide such services in existing settlements / established visitor facilities, will alternative locations be considered and these should be conveniently located adjacent to the national road network.

CPO 11.28 To promote the development of infrastructure to support tourist driving trails around Wicklow - 'a circle of Wicklow' - taking in villages.

CPO 11.29 To support tourist/visitor park and ride facilities at appropriate locations that will facilitate access to upland amenity areas as may be identified in the Glendalough and Wicklow Mountains National Park Masterplan, or by strategies / plans of the Wicklow Outdoor Recreation Committee, Wicklow Tourism or other tourism agencies.

Tourism and Recreation Themes & Products

CPO 11.30 In conjunction with Fáilte Ireland, to support the development of Bray, Wicklow-Rathnew, Arklow, Greystones-Delgany, Blessington, Baltinglass, Enniskerry, Kilcoole, Newtownmountkennedy, Rathdrum and Tinahely – Shillelagh - Carnew (south west Wicklow) as tourism hubs.

CPO 11.31 To support and promote the development of rural towns and villages, particularly those distant from the largest centres (as detailed in Objective 11.30) such as in west and south west Wicklow, as local tourism hubs particularly with respect to the provision of accommodation and service bases for outdoor recreation activities.

CPO 11.32 To develop Wicklow-Rathnew as a recreation and tourism hub and its designation by Fáilte Ireland as a Destination Town due to its attractive coastal location, heritage assets 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.

CPO 11.33 To encourage eco-tourism projects[11] or those tourism projects with a strong environmentally sustainable design and operational ethos.

CPO 11.34 To facilitate and promote the development of small-scale tourist enterprises that are developed in conjunction with established rural activities such as agriculture. Such enterprises may include open farms, health farms, heritage and nature trails, pony trekking etc.

CPO 11.35 To support the development of a strategic national network of walking, cycling, horse riding and water-based trails.

CPO 11.36 Support and facilitate the delivery of the Blessington Greenway and the South Wicklow Greenway Arklow to Shillelagh including facilities ancillary to these routes (such as sign posting, car parks) and the development of linkages between these trails and other local routes.

CPO 11.37 To support and promote the development of tourism infrastructure, services and accommodation so located so as to service and support users of the Blesssington Greenway and future extensions thereto, in particular (but not limited to) those located in the following settlements – Blesssington, Ballyknockan, Lackan and Valleymount – with particular support for developments that include the renovation of existing building stock, especially historic / vernacular buildings'.

CPO 11.38 To protect and enhance existing and support the development of new walking, cycling and horse riding routes / trails[12], including facilities ancillary to trails (such as sign posting and car parks) and the development of linkages between trails in Wicklow and adjoining counties. In particular, to encourage and facilitate:

- on-road cycling routes across the Wicklow Mountains (in particular across the Sally Gap) and along coastal routes;
- the development of a new trail from Bray Head, via the Sugarloaf Mountains, joining up with The Wicklow Way;
- trails in West Wicklow;
- the development of a lakeshore trail around the Vartry reservoir;
- the development of a trail along the disused Great Southern and Western Railway line (Naas to Tullow branch) through Dunlavin and Baltinglass subject to consultation and agreement with landowners;
- the development of a coastal route from Bray to Arklow as well as links between this potential route and the coast road;
- The Wicklow Way and St. Kevin's Way (as permissive waymarked routes).
- The Wicklow to Glendalough "pilgrim walk" incorporating ancient wells.
- 'Mountains to the Sea' amenity route incorporating Glendalough, Laragh, Annamoe, Roundwood, Newtownmountkennedy and Kilcoole-Newcastle.
- The development of an amenity and active travel route between the Bray Harbour area northwards to the Dun Laoghaire Rathdown administrative area to provide for future connection to the proposed Woodbrook DART station.

[11] Ecotourism is now defined as "responsible travel to natural areas that conserves the environment, sustains the well-being of the local people, and involves interpretation and education" (**International Ecotourism Society** TIES, 2015). Education is meant to be inclusive of both staff and guests.

[12] In addition to those set out in Objective 11.36

CPO 11.39 To support the development of craft/artisan centres at established tourist facilities.

CPO 11.40 To promote and facilitate new and high quality investment in the tourism industry in Wicklow, with particular reference to tourist and recreation activities that relate to one or more of the following themes: Ireland's Ancient East, Christian and pre-Christian heritage, mining heritage, scenic beauty, houses and gardens, waterways.

CPO 11.41 To support the development of Avoca Mines as a tourist attraction having due regard to the public safety issues associated with historical mine sites. The development of a mining heritage centre could incorporate a range of projects incorporating tourism, nature exploitation, scientific and ecological research, adventure, craftwork and environmental projects. Any development shall accord with the principle of sustainable tourist development and shall particularly ensure the preservation and enhancement of mining heritage.

CPO 11.42 To promote, in co-operation with landowners, recreational users and other relevant stakeholders, on the basis of "agreed access", the more extensive use of the coastal strip for such activities as touring, sight-seeing, walking, pony trekking, etc. as a tourism and recreational resource for the residents of County Wicklow and other visitors.

CPO 11.43 To promote and encourage the recreational use of coastline, rivers and lakes and the development of 'blueways'[13] in the County subject to normal environmental protection and management criteria. Where such recreational uses involve the development of structures or facilities, the Planning Authority will ensure that the proposals will respect the natural amenity and character of the area, listed views and prospects onto and from the area in question. Where possible, such structures should be set back an appropriate distance from the actual amenity itself and should not adversely affect the unique sustainable quality of these resources.

CPO 11.44 To support and facilitate the development of Glencree Centre for Peace and Reconciliation as a significant tourism asset.

CPO 11.45 To develop Arklow as an Eco Educational Tourism destination and support and facilitate the development of the 'Harbour to Headwaters' Eco Educational Tourism trail project on the Avoca River Catchment, which includes NORRI Oyster Restoration Reef and East Wicklow River Trusts Avoca Vision Project, two interconnected environmental restoration projects of significant importance.

CPO 11.46 To support the development of the following outdoor recreation hubs/clusters – Glendalough, Rathdrum, Blessington-Baltinglass, Tinahely-Shillelagh and East Coast Maritime.

CPO 11.47 To support the development of the Hillfort Complex at Baltinglass as a cultural and educational attraction.

CPO 11.48 Support the preparation, delivery and implementation of a Visitor Experience Masterplan for Glendalough and Wicklow Mountains National Park and Visitor Orientation Plan for County Wicklow in partnership with Fáilte Ireland, NPWS and the OPW.

CPO 11.49 Support the development of Avondale House and Forest Park into a state of-the-art visitor attraction, including (but limited to) visitor information and orientation services, and outdoor

[13] Blueways are recreation and tourism initiatives centred on outdoor activity along the environs of waterways. Blueways provide opportunities to enjoy a wide range of activities such as canoeing, cycling and walking.

recreational attractions and facilities, with strong linkages to Rathdrum and surrounding amenities and villages.

Environmental Protection

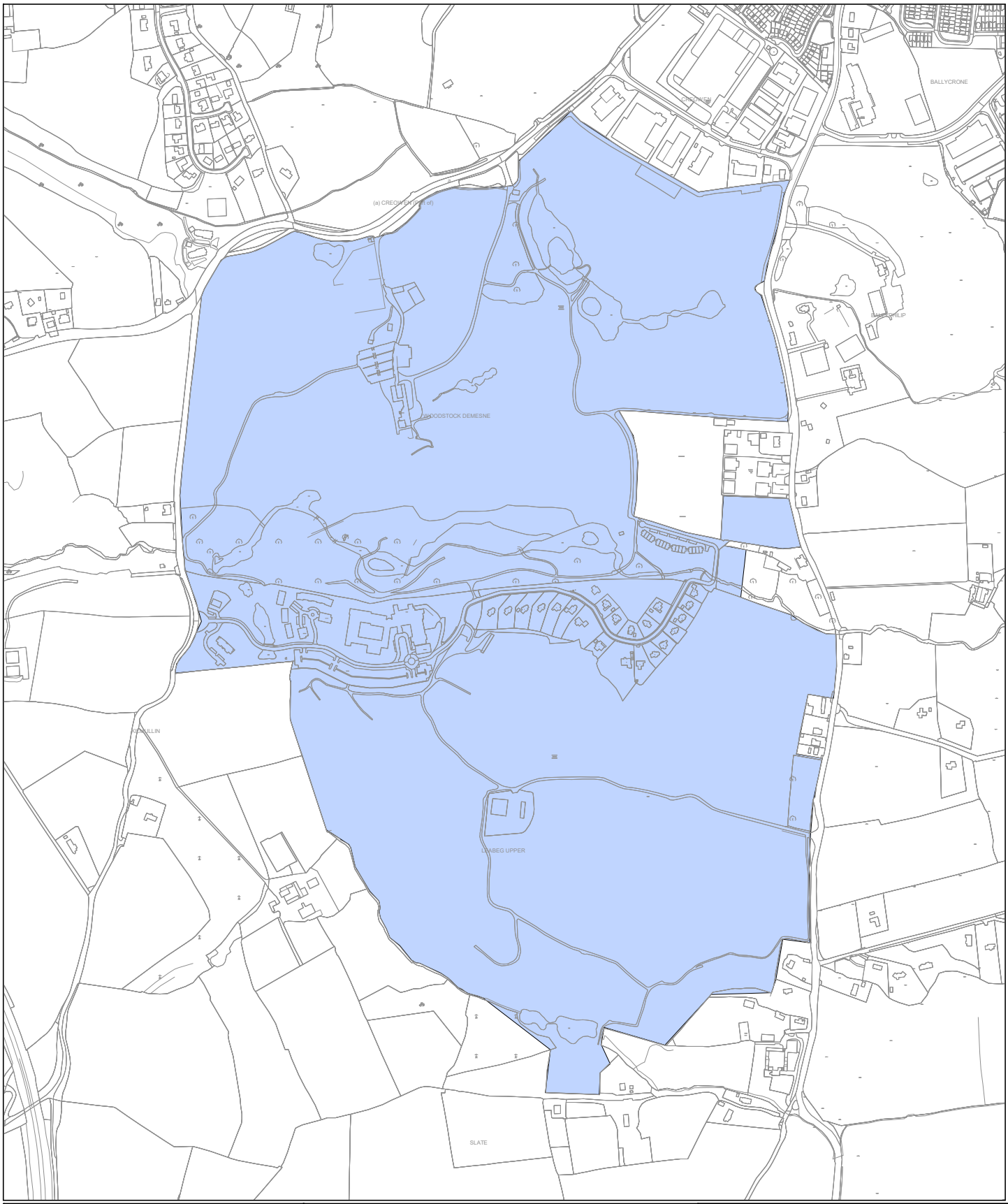
CPO 11.50 Where relevant, the Council and those receiving permission for development under the plan, shall manage any increase in visitor numbers and/or any change in visitor behaviour in order to avoid significant environmental effects, including loss of habitat and disturbance. Management measures may include ensuring that new projects and activities are a suitable distance from ecological sensitivities; visitor/habitat management plans will be required for proposed projects as relevant and appropriate.

CPO 11.51 Ensure the potential environmental effects of a likely increase in tourists/tourism-related traffic volumes in particular locations/along particular routes shall be considered and mitigated as appropriate. Such a consideration should include potential impacts on existing infrastructure (including drinking water, wastewater, waste and transport) resulting from tourism proposals.

CPO 11.52 Where projects for new tourism projects identified in this chapter 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.

Tourism Zoning

CPO 11.53 To provide for tourism development at Jack Whites, as shown on Map 11.05.



Zoning for Integrated Tourism/Leisure/ Recreational Complex Druids Glen Golf Club, Woodstock Demesne

Map No. 11.01

WICKLOW
ENDLESS OPPORTUNITIES

Legend

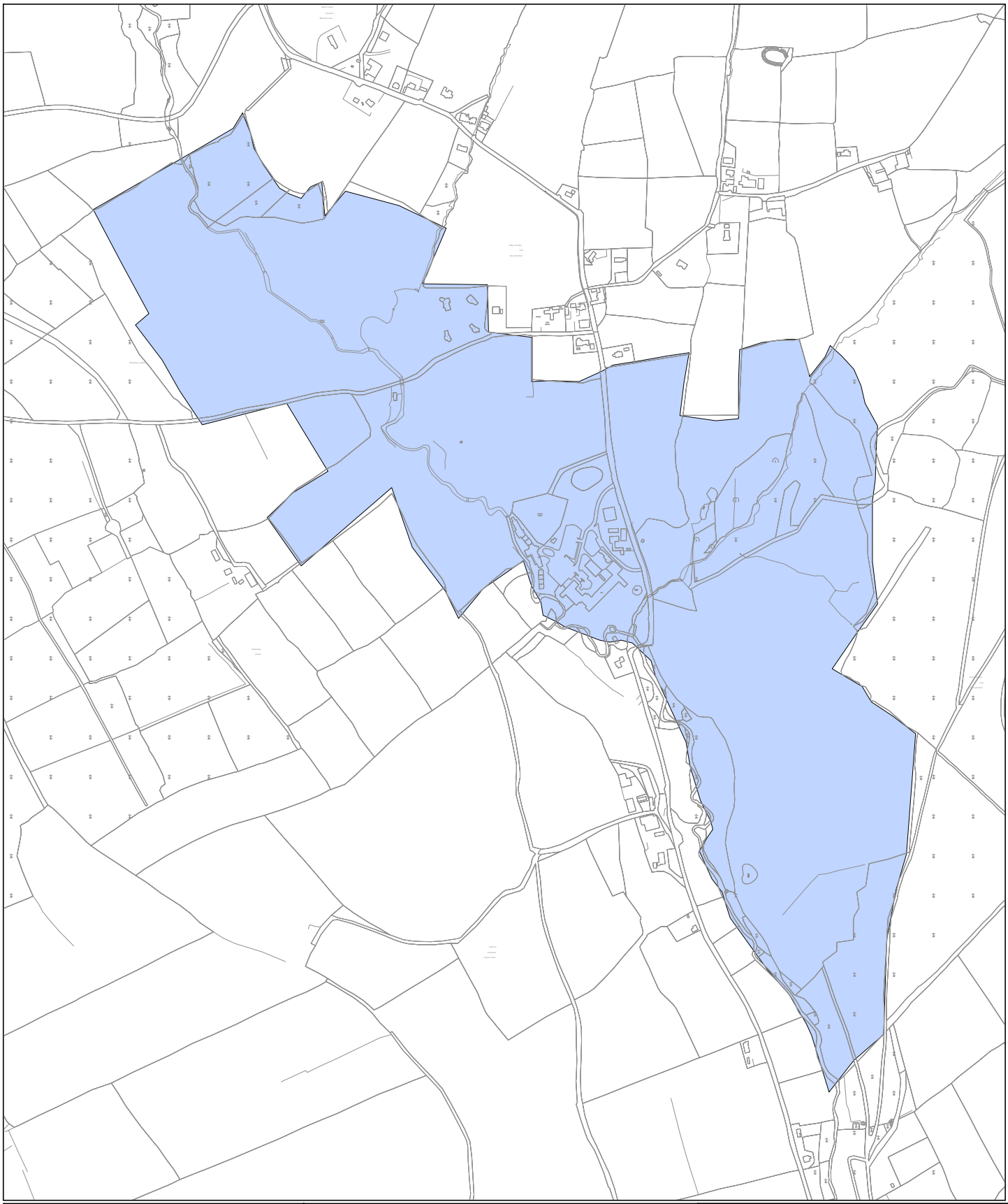
Tourism / Leisure / Recreational Complex

Scale 1:10,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Zoning for Integrated Tourism/Leisure/ Recreational Complex Brook Lodge, Macreddin West, Aughrim

Map No. 11.02

WICKLOW
ENDLESS OPPORTUNITIES

Legend

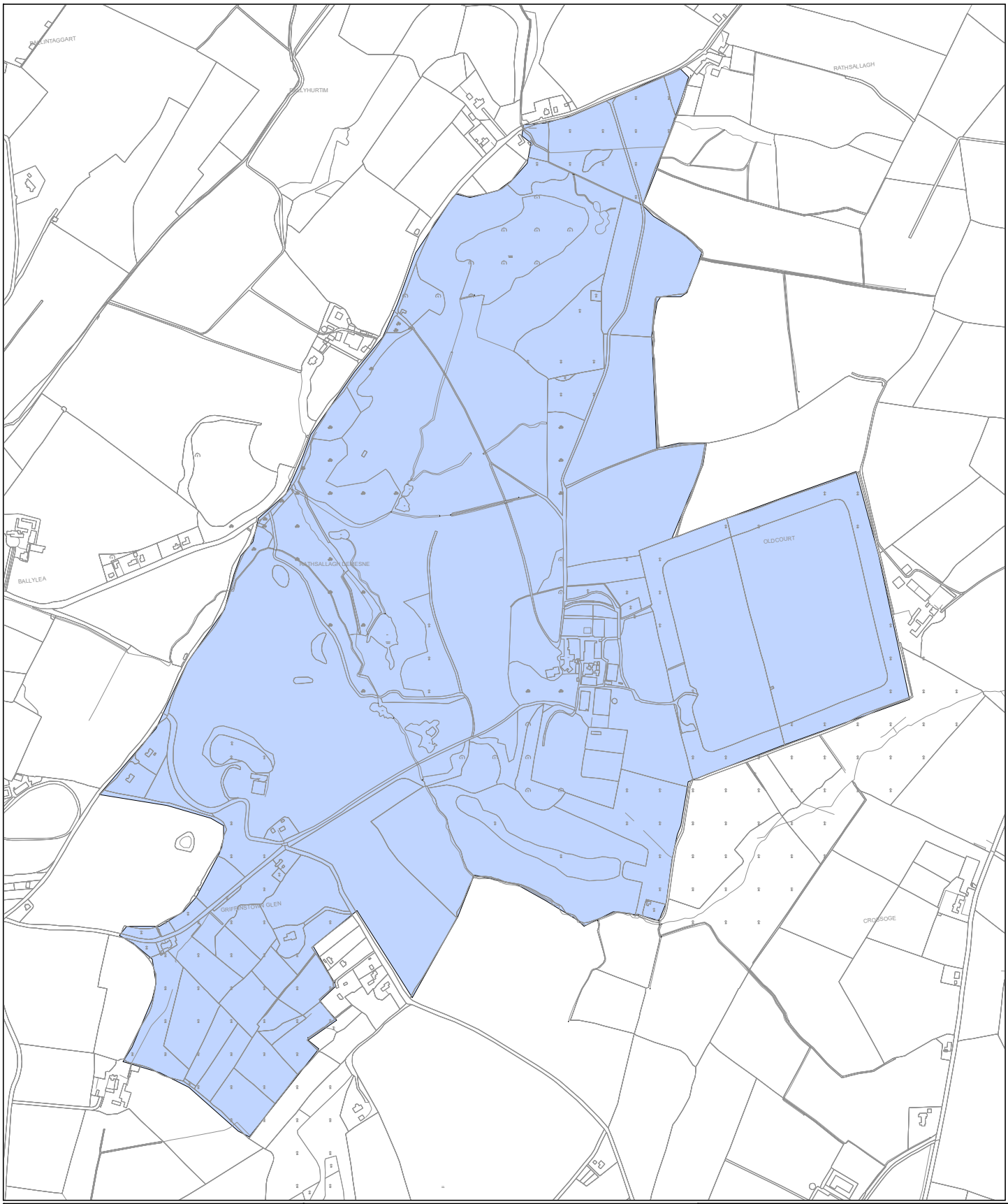
Tourism / Leisure / Recreational Complex

Scale 1:10,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Zoning for Integrated Tourism/Leisure/ Recreational Complex Rathsallagh House, Dunlavin

Map No. 11.03

WICKLOW
ENDLESS OPPORTUNITIES

Legend

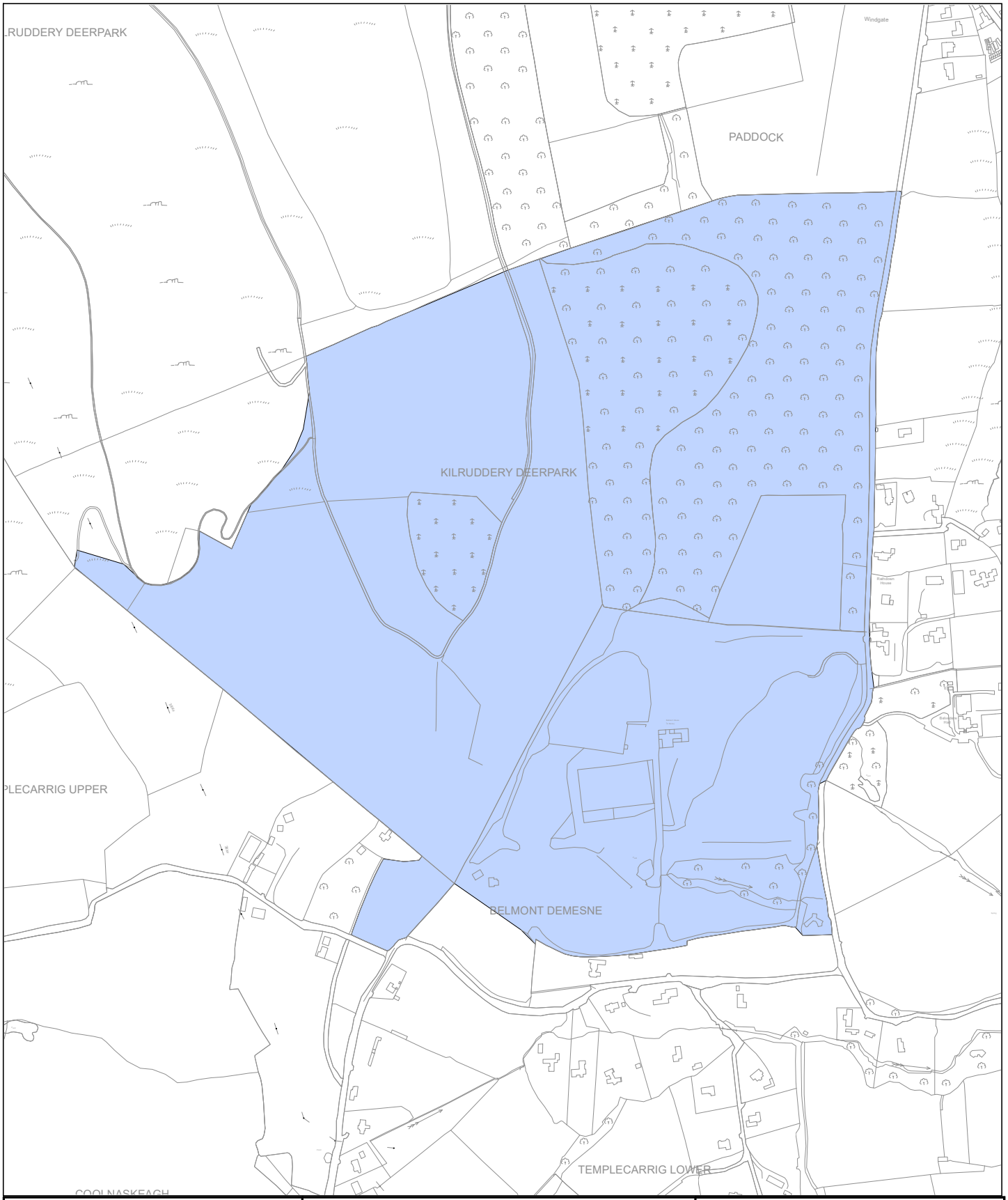
Tourism / Leisure / Recreational Complex

Scale 1:12,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Zoning for Integrated Tourism/Leisure/ Recreational Complex Belmont Demesne, Greystones

Map No. 11.04

WICKLOW
ENDLESS OPPORTUNITIES

Legend

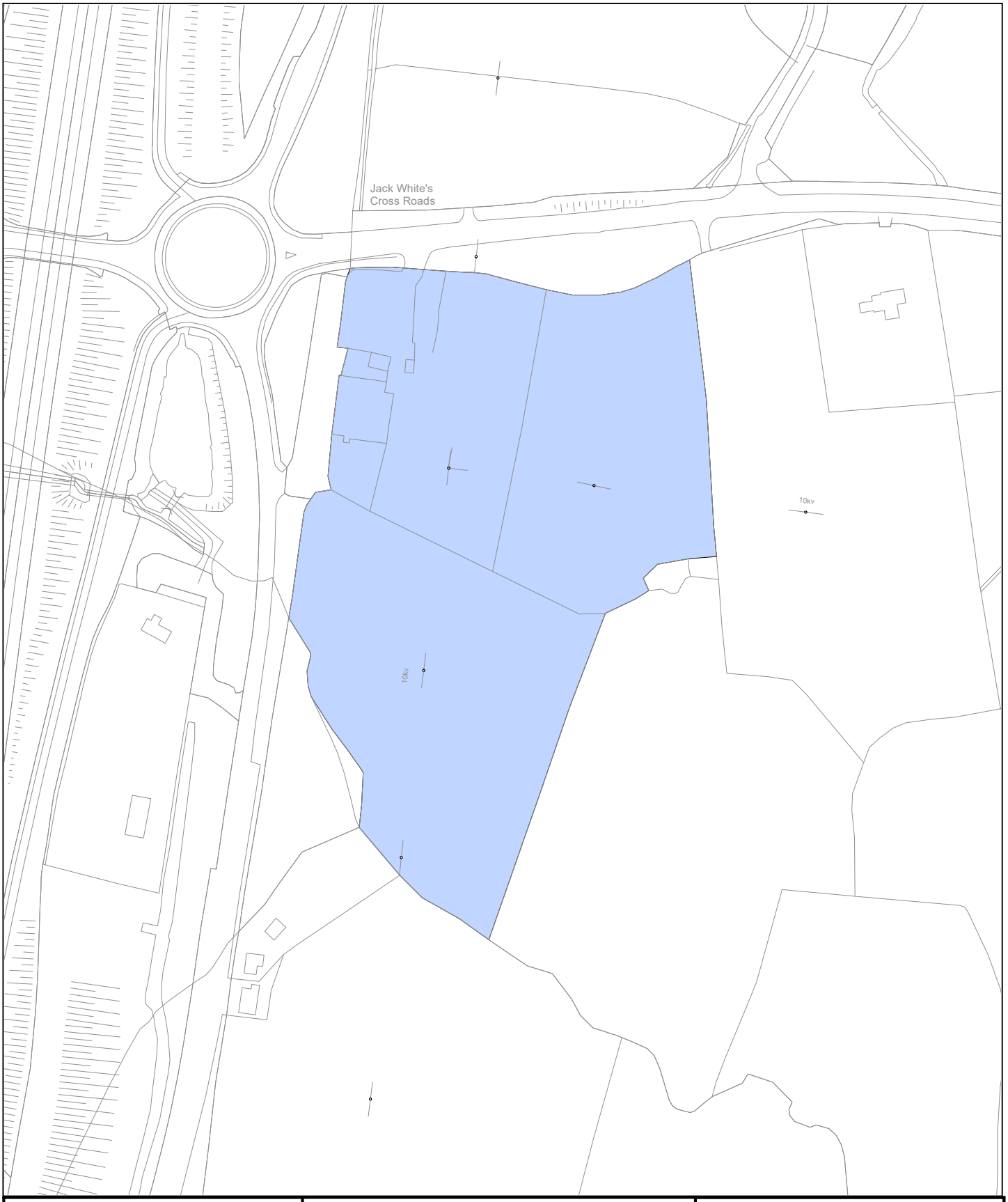
Tourism / Leisure / Recreational Complex

Scale 1:7,500 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Zoning for Integrated Tourism/Leisure/ Recreational Complex Jack Whites, Ballinapark, Brittas Bay

Map No. 11.05

WICKLOW
ENDLESS OPPORTUNITIES

Legend

Tourism / Leisure / Recreational Complex

Scale 1:2,500 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council

CHAPTER 12
SUSTAINABLE TRANSPORTATION

12.0 Introduction

Integrating land use planning with transportation is key to addressing climate change, supporting economic prosperity and improving the quality of life for those who live in County Wicklow. Reducing the need to travel, especially long distances, by private car, and increasing the use of sustainable and healthy travel alternatives, can bring multiple benefits to our climate, local environment and communities.

The Council will continue to provide for all components of the transportation system which are within its own remit and will support and facilitate the development of those other elements provided by external agencies, such as the National Transport Authority (NTA) and Transport Infrastructure Ireland (TII). In addition the strategy and objectives of this plan are required to be consistent with the transport strategy of the NTA[1], as well as the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES).

It is the aim of this plan to craft land use policies to produce settlements of such form and layout that facilitates and encourages sustainable forms of movement and transport, prioritising active travel modes of walking and cycling, and for larger settlements, public transport.

In particular, the achievement of the following goals shall be at the core of all aspects of the transportation objectives of this plan:

- Facilitating modal shift[2] to more sustainable transport options by:
  - Support of investment programmes and any associated infrastructure development that deliver improvements to public transport infrastructure and services, in particular the upgrading of the Dublin – Rosslare train line, improved DART Services, bringing the Luas or other mass transit to Bray and Fassaroe and the development of improved bus services in all parts of the County;
  - Promotion of development patterns that facilitate the delivery of local public transport links within towns (including feeder buses to train / Luas stations and other transport interchanges) between towns and in rural areas;
  - Promoting development of 'Park and Ride' facilities, particularly for access to public transport but also to encourage carpooling and discourage single occupancy vehicles;
  - Delivering improvements to the pedestrian environment and promoting walking as a mode of transport through the provision of new, and improvement of existing, walking facilities throughout the County;
  - Delivering improvements to cycling facilities and promoting cycling as a mode of transport through the provision of new, and improvement of existing, cycling facilities throughout the County;
  - Working with the NTA on the implementation of local projects which support pedestrian and cyclist permeability, safety and access to schools and public transport.
- Supporting the transition from existing fossil fuel vehicles to clean renewable vehicles, support and facilitate the transition to electric vehicle (EV) use, including measures for more recharging facilities and prioritise EV parking in central locations.
- More effectively managing vehicular traffic and car parking in town and village centres to make public transport, walking and cycling more attractive option for availing of town / village centre services.
- Facilitating the improvement of the existing road network, to enhance safety for all users, and to remove bottlenecks and hazards.

[1] At the time of preparation of this plan this was the 'Greater Dublin Area Transport Strategy 2016-2035' (a review / updating of which commenced late 2020) and the 'Integrated Implementation Plan 2019-2024'.
[2] Compared to current modal spilt, as shown on Table 12.01 to follow.

- Improving east – west linkages in the County, as well as linkages between the west and south of the County to other counties.
- Ensuring that vehicular and pedestrian environments can be used by all people, regardless of their age, size, disability or ability.

Table 12.01 2011 and 2016 Modal Spilt

Modal Split (trips to work and school)	Active		Public Transport		Private vehicles	
	2011	2016	2011	2016	2011	2016
Bray	21%	20%	21%	21%	58%	57%
Wicklow-Rathnew	18%	15%	8%	10%	74%	75%
Greystones-Delgany	10%	11%	22%	22%	68%	67%
Arklow	22%	24%	5%	5%	72%	71%
Blessington	19%	19%	9%	10%	72%	71%
Baltinglass	28%	34%	4%	4%	68%	62%
Enniskerry	6%	5%	18%	17%	76%	78%
Kilcoole	17%	17%	15%	16%	68%	67%
Newtown	12%	10%	17%	18%	71%	72%
Rathdrum	22%	24%	7%	6%	72%	70%

Source: CSO

With reference to the **National, Regional and County Objectives** set out in Chapter 2 of this plan, delivery of more sustainable transportations options in the County will contribute to numerous goals across the three pillars of 'sustainable healthy communities', 'climate action' and 'economic opportunity' by:

- Enhancing the built environment by fostering more sustainable and compact development patterns, reducing car and car parking dominance, and improving safety for pedestrians and cyclists;
- Improving access for all to employment, services and amenities, such as education, healthcare, shops, parks, leisure and social interactions;
- Improved health and wellbeing via increased opportunities for walking and cycling;
- Reduction in the need to use motorised vehicles, reduction in transport related emissions;
- Development and increased usage of alternative vehicle fuel sources, such as electricity, hydrogen and biofuels.

12.1 Active Modes of Transport

12.1.1 Cycling & Walking

Government policy, as set out in "*Smarter Travel – A New Transport Policy for Ireland 2009-2020*" and the "*National Cycle Policy Framework 2009-2020*", clearly places an emphasis on walking and cycling as alternatives to vehicular transport. These strategies are supported by the NTA's Greater Dublin Area Transport Strategy (2016) and NTA Greater Dublin Area Cycle Network Plan (2013), which identifies and sets out the desired Urban, Inter-Urban and Green Route Cycle Networks within the GDA.

The NTA is finalising a 'Five Year Implementation Plan for Sustainable Transport' for each local authority (December 2020). A core element of this implementation plan will be Cycle Network Plan agreed between the NTA and each local authority.

The provision of walking and cycling routes within towns and between towns forms an essential part of a connected transport system. Pedestrian and cycle routes should provide direct linkages to public transport, schools, local amenities and services. While it is acknowledged that these forms of movement may make up only a small part of a longer journey, they are the most environmentally and cost efficient form of transport for local journeys.

There are a number of factors that will influence whether one will walk or cycle to a destination (rather than taking the car), including distance, weather, road safety, topography, coherence and directness of the route, bicycle parking facilities and the availability of car parking at the destination. A land-use plan such as this County Development Plan cannot influence all of these factors, but through the implementation of various objectives and standards, it is intended that facilities will be significantly improved, thereby promoting these forms of transport.

12.1.2 Park & Stride

The purpose of a "Park and Stride" facility is to encourage car commuters to transfer to a healthy and ecologically sound mode of transport, i.e. walking, for the final element of their journey, thus reducing car journeys and easing congestion. It is an active and sustainable mode of transport. Park and Stride works well with those who commute to school, where the children can walk to school safely from a designated car park / set down area that is of an appropriate distance from the school with high quality pedestrian links.

12.2 Sustainable Modes of Transport

12.2.1 Public Transport

The key to getting people out of their cars and into public transport is to have a reliable, convenient, affordable and fast service available, that brings people to the places they want to go, and in the case of Wicklow, this will primarily mean the main centres of employment and retail in Wicklow and Dublin, namely Dublin city centre, Sandyford and the M50 ring (pending the rebalancing of employment and retail opportunities into Wicklow).

Wicklow is served by the following public transport modes:

Bus services	Bus Eireann, Dublin Bus and private operators licenced by the NTA Long distance coach services Local link bus services
Rail	Irish Rail operate services on the south-east corridor line from Dublin – Rosslare DART serving Bray and Greystones

In the absence of frequent rail services to the south-east, most commuters resident on the eastern side of the County using public transport rely on bus and coach services. These services use the M11/N11 as the primary access road to the Dublin region. The well documented peak hour delays on this route cause significant delay to such public transport commuters. The NTA has committed to funding the provision of bus lanes on the M11/N11 from Junction 8 Kilmacanogue to Junction 4 (M50). The M11/N11 bus priority scheme has completed an initial Feasibility Study and is presently at early design stage. The objective of this scheme is to facilitate reliable journey times for bus and coach commuters using the M11/N11.

As new employment opportunities develop in the County, particularly in the Key Towns and Self-Sustaining Growth towns of Bray, Greystones-Delgany, Wicklow Town - Rathnew, Arklow and Blessington the challenge will also be to make these towns more accessible by public transport.

While Wicklow County Council is not itself a public transport provider, and cannot force providers to deliver services in any particular area, this County Development Plan can put in place the necessary policy framework to encourage and facilitate the improvement of public transport.

12.2.2 Park & Ride Facilities

The purpose of a 'Park and Ride' facility is to encourage car commuters to drive or cycle to a specific location with a car and secure bicycle park close to a high quality public transport service and to transfer to public transport, thereby reducing congestion and promoting public transport. Park and Ride sites often use valuable land adjacent to high-capacity public transport stations/stops which might be better used to provide intensive development, and therefore careful consideration will be given to ensure optimal locations, at the edge of or just outside town centres, that are attractive to users and developed for such use. The NTA has established a dedicated Park and Ride design office. Wicklow County Council is working with the NTA to determine locations for park and ride facilities along primary routes such as the M11/N11.

12.2.3 Wicklow Rural Transport Initiative

The Wicklow Rural Transport Initiative was launched in 2003, and since 2018 has been operating under the NTA's Local Link Rural Transport programme. This service enables people living in rural areas to have access to a responsive travel system, contributing towards more sustainable rural communities. The initiative plays an important role in the daily lives of those living in rural areas by providing access to local shops, services and amenities available within urban centres and larger villages. Wicklow County Council recognises the success of this initiative to date and will encourage its future development.

12.3 Public Roads

Wicklow County Council is responsible for the provision and maintenance of all non national roads and bridges within the County. Funding for improvements and maintenance is allocated yearly from the annual Council budget and the Department of Transport, Tourism and Sport, the National Transport Authority and Transport Infrastructure Ireland.

12.3.1 National Roads

The County of Wicklow is served by two national roads - the M11/N11 and the N81, both of which connect to the M50 motorway, providing access to and from the County. The national road network in the County provides an essential means of access to the metropolitan area. The capacity of these existing roads has come under increasing pressure from the ever-increasing number of commuters to Dublin.

In the absence of frequent mainline train or other mass transport services, the M11/N11 and also the N81 serve as important public transport facilities with significant numbers using bus and coach services on these routes. Therefore their maintenance and improvement serves not only car and freight uses but also a significant number of public transport users.

N11/M11

While the N11/M11 has undergone significant upgrading over the past number of years, works are still required in order to fully upgrade this national road. Wicklow County Council will continue to promote the upgrading of the N11/M11 to ensure:

- access to the south east of the country is enhanced, to maintain access to international markets for freight and tourist traffic through Rosslare Euro-port and via the M50 through Dublin Port and Airport;
- the requirements of existing development within the County is met;
- the necessary population and employment growth for the County, as set out in the NPF and RSES will be accommodated, with particular respect to capacity and accessibility to/from the N11/M11;

- the prioritisation of public transport services along the M11/N11 from Kilmacanogue to Loughlinstown by the provision of dedicated bus lanes;
- action in relation to Climate Change by the provision of park and ride/carpooling facilities at specific junction locations along the N11/M11.

Wicklow County Council will work closely with the various road agencies to achieve all necessary upgrading works, which should include, but not be confined to, the essential improvements to the N11/M11 set out in Objective **CPO 12.35** to follow.

N81

The N81 as a national secondary route, characterised by the TII National Road Design Office as having poor horizontal and vertical alignment. The route consists of a single lane carriageway without a hard strip or hard shoulder along sections of the road way. The road has limited over-taking capability. In addition, the N81 passes through the centre of a number of towns in Wicklow, most notably Blessington, creating a blockage to free flow of regional traffic as well serious damage to the quality of Blesssington town centre.

In 2008 the National Roads Design Office began the process of assessing the possibility of upgrading this road network between Tallaght and Hollywood Cross incorporating a bypass of the town of Blessington. Stage 2 of this process has now been completed with a preferred route option being identified. The delivery of this project has not been identified as a strategic priority in the NPF or RSES and funding has not been allocated to same by the TII. However, this is considered a vital project for West Wicklow and its delivery will remain a key objective of this plan.

In advance of the delivery of this route, but not in lieu of same, the completion of the Blessington Inner Relief Road will be a priority. This will not only relieve congestion in the town centre at peak hours and improve the public realm but also assist in addressing safety issues identified in recent studies.

Wicklow County Council will work closely with the various road agencies to achieve all necessary upgrading works, which should include, but not be confined to, the essential improvements to the N81 set out in Objective **CPO 12.36** to follow as well as Park and Ride facilities at specific junctions.

Leinster Outer Orbital Route (LOOR)

The RSES identifies a need to protect a 'Leinster Outer Orbital Route', the purpose of which would be to provide an alternative bypass of Dublin for national road traffic not wishing to access the Metropolitan Area and to provide a transport link between development centres in the Hinterland Area of the Greater Dublin Area, in a way which supports their sustainable, physical and economic development.

The NTA's Transport Strategy (2016) recognises the importance of the LOOR and although the route is not proposed for development during the Strategy period, the retention of a route corridor is recommended. In 2009, the National Roads Authority (TII) completed a draft study, which included the identification of possible route corridors. A corridor linking Drogheda to Navan to Naas is identified as the optimum route having regard to the objectives set out in the policy documents. While this study does not identify a link to Wicklow, it does recommend that further studies be carried out into this possibility. The linkage of Wicklow to this outer orbital network is considered critical to the future growth of the south of the County and in particular to the viability of future port activities in Arklow. It is therefore considered appropriate to identify possible route corridors for this link up in this Plan.

12.3.2 Regional Roads

Regional roads play a key role in the future development of the County, by linking the principal towns and villages to each other, serving local traffic and providing access to the national road network within the County. Road links

between the designated growth centres are particularly important to allow synergy to develop between towns and to develop the County as a self-sustaining economy. While linkages on each side of the County are reasonably good, the topography of the central mountains provides a major barrier to the development of road links between the east and west of the County. As it is an overarching aim of this County Development Plan to develop stronger linkages between the east and west, road improvements must be facilitated. However, any such improvements must be considered in light of the environmental sensitivities of the mountain area and the designations that apply.

12.3.3 Local Roads

Local roads provide the principal circulation networks through the County, meeting the needs of local journeys and providing connections to higher order routes. Local roads are classified as primary, secondary and tertiary and all local roads in the control of the Local Authority have been classified and given a unique ID number.

The '*Design Manual for Urban Roads and Streets*' (March 2013) sets out the following street hierarchy and functions for roads within urban areas:

Arterial Routes: These are the major routes via which major centres/nodes are connected. They may also include orbital or cross metropolitan routes within cites and larger towns.

Link Streets: These provide the links to *Arterial* streets, or between *Centres*, *Neighbourhoods*, and/or *Suburbs*.

Local Streets: These are the streets that provide access within communities and to *Arterial* and *Link roads*.

Rural local roads serve an important function providing access to rural properties and agricultural lands within the countryside while also providing linkages to regional and local collector roads.

12.4 Parking

Parking policy is an important element in an authority's overall planning and transport policy. The level of car parking provided, its location, fee structure and enforcement levels can all have a considerable effect on car use and traffic flow patterns. The availability of convenient and affordable parking in an area can influence people's decision on their mode of travel and has the potential to be a powerful travel demand management tool. An off-street parking policy should recognise the role that the provision or otherwise of additional parking spaces can play in encouraging or discouraging travel by car. If demand management policies are being implemented then a reduction in the number of parking spaces may be desirable in congested urban areas with parking enforcement. Planning policy may seek to limit the number of parking spaces provided for in new developments.

12.5 Ports, Harbours, Marinas & Freight Transport

The future development of the County's ports places increased demands on the existing transport network, in particular the road network, with the potential for large freight transport. Wicklow Port is identified as a Port of Regional Significance in the RSES, with Arklow Port identified as a Regional Port. Both ports are important centres of economic activity and economic drivers for the Region.

Wicklow Port is considered to have the highest potential for significant development / expansion in the short term given the high quality connections, both rail and road, that are available since the completion of the Wicklow Port Access Road. There is in addition significant potential for the development of Arklow's port particularly as a service base for off shore wind energy; enhancing access to the Arklow Port area (both north and south quays) is a key priority.

The existing / future marinas at Bray, Greystones, Wicklow and Arklow also give rise to traffic demands on the County's roads, which is considered desirable to accommodate given the significant economic, tourism and recreational benefits accruing to the County from such developments.

12.6 Strategic Sites in Bray

The RSES has identified Bray as a key town located in the Dublin Metropolitan Area and is included in the Metropolitan Area Spatial Plan of the RSES. In order for Bray to fulfil its growth potential, lands at Fassaroe to the west of the N/M11 are targeted for new housing, employment and major community and sports facilities, along with the delivery of new mixed-use development at the former Bray golf course and Bray harbour which will provide for consolidation within the established town.

Bray has access to high quality public transport including DART services and is at the terminus of the proposed Luas Green Line extension, with excellent potential to promote sustainable mobility and achieve the vision of a 'walkable' community. The development of a new centre at Fassaroe is largely dependent on the delivery of transportation infrastructure including upgrades to the N/M11 and the delivery of high quality public transport connections into Bray. The former golf club and harbour lands are adjacent to the existing town centre and therefore have been earmarked for significant new retail, retail services, commercial, cultural and community, recreational areas and residential development. High quality linkages from the surrounding area and an enhanced public transport system servicing the former golf club lands are vital for the success of these sites.[3]

As set out in the Bray and Environs Transport Study (April 2019) the following transportation interventions are needed to support the development of these two strategic sites in Bray:

Fassaroe	The following are required to serve the full build-out of Fassaroe: ▪ Fassaroe development roads; ▪ N11 Cycle and Pedestrian Bridge; ▪ N11/M11 Junction 4 to 14 Improvement Scheme ▪ Delivery of Wicklow County Council Part 8 N11 capacity and safety upgrades, as approved; ▪ Busway from Fassaroe to Old Connaught over County Brook at Ballyman Glen; ▪ Traffic Management Measures at Fassaroe Interchange to protect strategic function of the N/M11; ▪ Delivery of the Upper Dargle Road public transport priority measures schemes and the River Dargle Cycle Scheme; and ▪ Commitment to the phased introduction of bus and enhanced rail services in line with increased demand. At a more detailed level, the development of Fassaroe may commence on a phased basis when certainty on the need for and delivery of the above is fully determined.
Bray Golf Club & Harbour	The following are required to serve the full build-out of Bray Golf Club and harbour lands: ▪ Golf Club and harbour lands development roads; ▪ Pedestrian and cycle links from the Golf Club and harbour to Bray Town Centre; ▪ Dublin Road bus priority (part of Bray Core Bus Corridor); ▪ Public transport, pedestrian and cycle bridge from the Golf Club Lands to Bray DART station for future use by Luas; ▪ Development of interchange at Bray DART Station; and ▪ Commitment to the phased introduction of bus and enhanced rail services in line with increased demand.

[3] Refer to the Bray Municipal District Local Area Plan 2018 (and any subsequent Bray LAP) for the specific development objectives for both of these Strategic Sites.

12.7 Roadside Signage [4]

Signage serves three functions as set out below. This section covers signage on and adjacent to the public road but does not cover road traffic and directional signs erected by the Road Authority.

Directional and information signage	These are signs that provide the public with directions to a particular location, where destinations may be difficult to find, which may be a town or village, a specified business / service, sports club, public or voluntary service, etc, particularly at the latter stage of a journey. What differentiates these from advertising signs is that they are for the purpose of directing people to a place, club or service that they already know about, or a facility aimed at tourists, that they would be expected to be seeking. These are intended to complement, but not replace, pre-planning of the journey and the use of verbal instructions, maps and SatNavs/Eircodes. Examples of such destinations would typically, but not exhaustively, include railway stations, football clubs, theatres, schools / colleges, national and regional attractions.
Advertising signage	These are signs whose objective is to market a business, product or service. These can take many forms, ranging from billboards and posters, to pole mounted signs (including fingerpost signs). While the Council acknowledges the need for advertising and accepts that it is a necessary part of commercial life, it is also aware of its responsibility to protect the visual amenity in urban and rural areas and for the elimination of traffic hazards. A conglomeration of signs or a sign of inappropriate size can detract considerably from the character and visual amenity of a settlement, result in visual clutter and conflict with the interests of road safety.
Identification signage	These are signs to identify a business, service or premises, and are normally proximate to the premises/business/service.

There are two distinctive ways in which consent can be applied for advertising or signposting structures. Firstly, planning permission is required for the erection of signs located on private property (except those exempted under Schedule 2 Part 2 of the Planning & Development Regulations 2001, as may be amended). Secondly, the erection of advertising signs on, over or along the public road is licensable under Section 254 of the Planning & Development Acts 2000-2007. Such licences are granted on a temporary basis.

The nature and extent of signage allowable will be determined by its location and in particular, the classification of the road will set the control parameters.

12.8 Sustainable Transportation Objectives

Sustainable Mobility Objectives

CPO 12.1 Through coordinated land-use and transport planning, to reduce the demand for vehicular travel and journey lengths by facilitating initiatives like carpooling and park and ride.

CPO 12.2 Through sustainable planning and investment in transport infrastructure, including roads and public transport systems, to reduce journey times, length, congestion and to increase the attractiveness of public transport.

CPO 12.3 In collaboration and with the support of the relevant transport agencies, to prepare and / or update existing Area Based Transport Assessments and Local Transport Plans for all towns in Levels 1-4 of the County settlement hierarchy (namely Bray and environs, Wicklow–Rathnew, Arklow, Greystones–Delgany, Blesssington, Baltinglass, Enniskerry, Kilcoole, Rathdrum and

[4] For shopfront signage guidelines and standards, see Volume 3 of this plan.

Newtownmountkennedy and any other settlement where it is deemed necessary by the Planning Authority) and utilise these assessments and plans to inform land use and investment decisions, including the preparation of future Local Area Plans.

CPO 12.4 All planning applications for large employment based developments and/or trip intensive developments, where the Planning Authority considers that a significant peak and/or off peak travel will be generated, are required to include a Mobility Management Plan.

CPO 12.5 New significant residential or mixed use development proposals[5] shall be required to be accompanied by an 'Accessibility Report' that demonstrates that new residents / occupants / employees (including children and those with special mobility needs) will be able to safely access through means **other than** the private car
(a) local services including shops, schools, health care and recreational facilities, and
(b) public transport services.
Where deficiencies are identified, proposals will be required to either rectify the deficiency, or suitably restrict or phase the development in accordance with the capacity/quality of existing or planned linkages.

CPO 12.6 To support transport reduction initiatives such as working from home, remote working hubs / hot-desking.

Climate Action & Environmental Protection Objectives

CPO 12.7 To facilitate the development of services and utilities for electric vehicles and alternative fuel vehicles types, including the roll-out of additional electric charging points in collaboration with relevant agencies at appropriate locations.

CPO 12.8 To require the implementation of the following standards for EV charging in new developments:

Building type		**Requirement**
New buildings and buildings undergoing major renovation	Non-residential buildings with more than 10 parking spaces within property boundary.	Installation of at least 1 recharging point. Installation of ducting infrastructure for at least 1 in 5 parking spaces.
	Residential multi-unit buildings.	Installation of 1 recharging point for every 10 car parking spaces (with a minimum 1 for developments under 10 spaces) Installation of ducting infrastructure for every parking space within property boundary.
New (single-unit residential) buildings	New 'own door' dwelling with car parking space located within the property boundary.	Installation of recharging points for electric vehicles on site.
New (single-unit residential) buildings	New 'own door' dwelling served by shared car parking areas or car parking spaces not within the dwelling site boundaries.	Installation of 1 recharging point for every 10 dwellings (with a minimum 1 for development under 10 dwellings) which is available to all residents. Installation of ducting infrastructure for every parking space within development.

[5] Being defined as developments in excess of 50 units of housing / more than 50 employees in any settlements in Levels 1-4 in the hierarchy, 25 units / employees in Levels 5-10, and **all developments** in excess of 500m distance to a public transport service, as well as other format / sizes / locations are may be deemed necessary by the Local Authority.

CPO 12.9 To seek to ensure all new or upgraded transport infrastructure is climate resilient.

CPO 12.10 Where projects for new infrastructure identified in this chapter 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 mobility. 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.

Cycling & Walking Objectives

CPO 12.11 To improve existing or provide new pedestrian and cycling infrastructure of the highest standards on existing public roads, as funding and site constraints allow.

CPO 12.12 To require all new or improved roads to include pedestrian facilities, cycle lanes / tracks (unless the scale / design of the road does not warrant such infrastructure having regard to the guidance set out in the National Cycle Manual and DMURS) and public lighting as deemed appropriate by the Local Authority.

CPO 12.13 To facilitate the development of pedestrian and cycle linkages through and between new and existing developments to improve permeability and provide shorter, more direct routes to schools, public transport, local services and amenities while ensuring that personal safety, particularly at night time, is of the utmost priority.

CPO 12.14 To facilitate the implementation of local projects which support pedestrian and cyclist permeability, safety and access to schools and public transport.

CPO 12.15 To support the improvement / development of the inter-urban, strategic pedestrian and cycle route projects as may be identified in Wicklow County Council's Sustainable Transport Plan, as may be amended and updated during the life of the plan.

CPO 12.16 To facilitate and drive the significant improvement of the County's cycle network as set out in the National Cycle Plan, the NTA Greater Dublin Area Cycle Network Plan, and Wicklow County Council's Sustainable Transport Plan and strive to implement existing and prepare further, local cycle network plans.

CPO 12.17 To encourage the provision of secure covered bicycle parking facilities at strategic locations such as town centres, neighbourhood centres, community facilities and transport nodes; and to support and encourage the provision of changing facilities at destinations.

CPO 12.18 To facilitate the development of services and utilities for electric bikes.

CPO 12.19 To support the development of car parks / set down areas to accommodate Park and Stride initiatives at appropriate locations, especially within walking distance to schools.

Public Transport Objectives

CPO 12.20 To cooperate with NTA and other relevant transport planning bodies in the delivery of a high quality, integrated and accessible transport system in County Wicklow.

CPO 12.21 To promote the development of transport interchanges and 'nodes' where a number of transport types can interchange with ease. In particular:

- to facilitate the development of park and ride facilities at appropriate locations along strategic transport corridors which will be identified through the carrying out of required coordinated, plan-led transport studies and consultation with the appropriate transport agencies and/or Regional Authority;
- to support and facilitate the enhancement of the strategic park and ride at Greystones as identified in the RSES;
- to enhance existing parking facilities at / near and the improvement of bus links to the train stations in Bray, Greystones, Kilcoole, Rathdrum, Wicklow and Arklow;
- to require electric vehicle charging points to be incorporated into all car parks at public transport nodes;
- to promote car sharing parking spaces at premium locations in car parks;
- to promote the linkage of the Luas extension or other mass transit to Bray town centre, Bray train station and Fassaroe;
- to promote the Luas extension from City West / Tallaght to Blessington;
- to support the enhancement of public transport services and infrastructure in West Wicklow and in particular to support the improvement of bus service / bus priority on the N81, bus linkages to rail stations and the development of park-and-ride facilities at strategic locations;
- to encourage the improvement of bicycle parking facilities at all transport interchanges;
- to improve existing and provide new footpath / footway linkages to existing / future transport interchange locations;
- to support the development of bus shelters and bicycle parking facilities where possible; and
- to promote and support the development of fully accessible public transport services and infrastructure, that can be used by all people, regardless of their age, size, disability or ability.

CPO 12.22 To continue to work with Iarnrod Eireann and the NTA on the improvement of mainline train and DART services into Wicklow and in particular:

- to facilitate all options available to increase capacity through Bray Head;
- To support the delivery of the DART+ programme; and
- To support electrification of the rail line south of Greystones and the provision of high speed and high frequency services on the existing underutilised south east rail line to south Wicklow.

CPO 12.23 To ensure the continued and long term operation of and improvement of the Dublin – Rosslare line, including the re-opening of closed stations, are maintained and to ensure that land uses adjacent to former stations are appropriate and can facilitate future improvements. In particular:

- to ensure coastal protection measures are put in place to protect the railway line from coastal erosion and to consider identifying corridor options for route continuity in the event of coastal land loss;
- 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; and
- 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.

CPO 12.24 To facilitate, through both the zoning of land and the tie-in of new facilities with the development of land with the application of supplementary development contributions, the extension of the Luas or other mass transit to Bray town centre, Bray train station and Fassaroe.

CPO 12.25 To improve the capacity of the M11 / N11 from Junction 4 to Junction 8 in a manner capable of facilitating greater free flow of public transport.

CPO 12.26 To promote the delivery of improved and new bus services both in and out of the County but also within the County by:

- supporting the development and delivery of bus service enhancement projects, including BusConnects and measures to improve bus priority such as additional bus lanes and priority signalling etc as may be deemed appropriate;
- facilitating the needs of existing or new bus providers with regard to bus stops and garaging facilities (although unnecessary duplication of bus stops on the same routes / roads will not be permitted);
- requiring the developers of large-scale new employment and residential developments in the designated key towns in the County that are distant (more than 2km) from train / Luas stations to fund / provide feeder bus services for an initial period of at least 3 years;
- promoting the growth of designated settlements to a critical mass to make bus services viable and more likely to continue;
- provision of bus lanes on M11 / N11;
- to work with Bus Eireann and the NTA to improve services in south and west Wicklow.

CPO 12.27 To support and facilitate the existing service providers and encourage the further development of the Local Link Rural Transport Programme (and any other or subsequent rural transport programmes).

CPO 12.28 In accordance with '*Our Rural Future Rural Development Policy 2021 – 2025*' support and facilitate the delivery of improved rural public transport services and ensure that public transport services in rural areas are accessible to persons with disabilities.

General Road Objectives

CPO 12.29 To improve public roads in the County as necessary, including associated bridges and other ancillary structures, as funding allows, having due regard to both the transportation needs of the County, the climate action goals of the plan and the protection of natural habitats.

CPO 12.30 Traffic Impact Assessments will be required for new developments in accordance with the thresholds set out in the '*Design Manual for Urban Roads and Streets*' DMURS (DTTA-DHPLG) and the '*Traffic & Transport Assessment Guidelines*' (TII).

CPO 12.31 Road Safety Audits, Road Safety Impact Assessments, Street Design Audits as per DMURS, or Accessibility Audits shall be required at the discretion of the Planning Authority, but shall generally be required where new road construction or a permanent change to the existing road / street layout is proposed.

CPO 12.32 The Council will preserve free of development all published alternative road improvement lines and route corridors, where development would seriously interfere with the road objective, until such time as a final decision on a preferred route has been made. The Council will endeavour to ensure that a decision with respect to final road lines is decided upon as expeditiously as possible in order to prevent unnecessary sterilisation.

CPO 12.33 To require all new or improved roads (of all designations) to include pedestrian facilities, cycle lanes / tracks (unless the scale / design of the road does not warrant such infrastructure (having regard to the guidance set out in the National Cycle Manual and DMURS), public lighting and bus stop facilities as deemed appropriate by the Local Authority.

CPO 12.34 The design of new roads or improvements to existing local roads and new means of access onto roads shall generally comply with the guidance set out in the '*Design Manual for Roads & Bridges*'

DMRB (TII), the '*Design Manual for Urban Roads and Streets*' DMURS (DTTA-DHPLG), the '*Traffic Management Guidelines*' (DoT-DoELG–DTO) and '*Recommendations for Site Development Works for Housing Areas*' (DoELG) as appropriate. as may be amended and revised, unless local conditions determine otherwise.

National Road Objectives

CPO 12.35 Objectives for the M/N11:

- Upgrading of the N11/M11 between the northern County boundary to Junction 14 Coyne's Cross in line with the conclusions of the on-going N11/M11 upgrade study, including enhanced road capacity, ancillary and associated road schemes, provide additional lanes, and safety improvements to the main carriageway and all necessary improvements to associated junctions (including service roads and linkages to cater for local traffic movements);
- Improving the downstream southbound capacity of the N11/M11 south of the M50 to alleviate issues at the M50 / M11 merge;
- Upgrading the N11 interchange at the Glen of the Downs to facilitate the provision of a northern link road from the N11 to Greystones;
- Upgrade Ballyronan Interchange to facilitate improved access to Newtownmountkennedy;
- The provision of a third interchange on the Arklow by-pass, linking the M11 to Vale Road.

CPO 12.36 Objectives for the N81:

- Tallaght to Hollywood Cross upgrade;
- Upgrades at Deering's, Tuckmill, Whitestown Lower and Hangman's bends;
- Road safety improvements from Baltinglass to Annalecky junction;
- Local alignment and width improvements at various locations as required;
- The Council will work to ensure the N81 receives much greater funding than received to date for improvements.

CPO 12.37 To ensure that the N/M11 and N81 route improvement corridors as defined by TII are protected from inappropriate development and ensure that no development is permitted which would interfere with route options identified (as shown on Map 12.01).

CPO 12.38 To co-operate with TII in the upgrade of existing interchanges on the National Routes and where appropriate and necessary, to restrict development immediately adjacent to interchanges to provide for the future enlargement of interchanges.

CPO 12.39 To co-operate with TII and other Local Authorities to improve existing or provide new links from Wicklow (in particular, the growth centres and ports of Wicklow) to other counties in the region, including the Leinster Outer Orbital Route as supported by the RSES.

CPO 12.40 To safeguard the capacity and safety of the National Road network by restricting further access onto National Primary and National Secondary roads in line with the provisions of the '*Spatial Planning and National Roads' Guidelines*' (DoECLG 2012). In particular, a new means of access onto a national road shall adhere to the following:

a. Lands adjoining National Roads to which speed limits greater than 60kmh apply: The creation of any additional access point from new development or the generation of increased traffic from existing accesses to national roads to which speed limits greater than 60kmh apply shall generally be avoided. This provision applies to all categories of development, including individual houses in rural areas, regardless of the housing circumstances of the applicant.
b. Transitional Zones: These are areas where sections of national roads form the approaches to or exit from urban centres that are subject to a speed limit of 60kmh before a lower 50kmh limit

is encountered. Direct access onto such road may be allowed in limited circumstances, in order to facilitate orderly urban development. Any such proposal must, however, be subject to a road safety audit carried out in accordance with the TII's requirements and a proliferation of such entrances, which would lead to a diminution in the role of such zones, shall be avoided.

c. Lands adjoining National Roads within 50kmh speed limits: Access to national roads will be considered by the Planning Authority in accordance with normal road safety, traffic management and urban design criteria for built up areas.

CPO 12.41 To ensure that all new developments in proximity to National Routes provide suitable protection against traffic noise in compliance with S.I No. 140 of 2006 Environmental Noise Regulations and any subsequent amendments to these regulations.

CPO 12.42 To protect the carrying capacity, operational efficiency and safety of the national road network and associated junctions, significant applications either in the vicinity of or remote from the national road network and associated junctions, that would have an impact on the national route, must critically assess the capacity of the relevant junction. If there is insufficient spare capacity to accommodate the increased traffic movements generated by that development taken in conjunction with other developments with planning permission that have not been fully developed, or if such combined movements impact on road safety, then such applications must include proposals to mitigate these impacts.

Regional Road Objectives

CPO 12.43 Objectives for Regional Roads:

- To maintain and improve the R756 (Wicklow Gap), having due regard to the designation of the Wicklow Mountains as a European site[6];
- To improve the R747 (Arklow – Aughrim – Tinahely – Baltinglass), including re-alignment or by-passing of existing sections where necessary, having particular regard to the role this route may play in a future LOOR;
- The provision of a 'northern access road' from north Greystones to the N11 (at the Glen Of The Downs N11 interchange); and
- To provide other smaller, more localised road improvement schemes required during the lifetime of the plan, as funding allows.

CPO 12.44 To support and drive the development and completion of the Blessington Inner Relief Road (in consultation with Kildare County Council) and upon completion, to significantly improve pedestrian and cycling infrastructure on Blessington Main Street and surrounding town centre local road network.

CPO 12.45 To continue to improve regional roads to the appropriate standards consistent with predicted traffic flow and in accordance with Government policy and the Roads Programme adopted by the Council. New and existing road space will be allocated to provide for bus, cycle and pedestrian facilities.

CPO 12.46 To improve the regional road links between the national road network and the growth towns of County Wicklow in order to cater for anticipated additional traffic flows and to facilitate the economic development of these settlements.

CPO 12.47 To improve regional road links between Wicklow and other counties, in particular the Blessington to Naas route and routes from Dunlavin and Baltinglass to the M9/N9.

[6] European sites are sites subject to European designations, normally known as SAC (Special Area of Conservation) and SPA (Special Protection Area). These are protected under the Habitats Directive of 1992 (EU directive 92/43/EEC).

CPO 12.48 New means of access onto regional roads will be strictly controlled and may be considered if one of the following circumstances applies:

- The regional road passes through a designated settlement and a speed limit of 50km/h or less applies;
- where the new access is intended to replace an existing deficient one[7];
- where it is demonstrated, through the submission of a site access engineering report prepared by a competent engineer, that the proposed entrance will not interfere with the free flow and safety of traffic on the regional road;
- where it is demonstrated that the entrance is essential and no other means of access is available.

Local Road Objectives

CPO 12.49 To continue to improve local roads to the appropriate standards (given the location), with particular cognisance to safety improvements for pedestrians and cyclists, consistent with predicted traffic flow and in accordance with Government policy and the Roads Programme adopted by the Council.

CPO 12.50 To provide new and improve existing roads in urban areas in accordance with objectives identified in local area, town and settlement plans.

CPO 12.51 To require all new or improved urban roads to make provision for pedestrian facilities, cycling lanes / tracks, public lighting and bus stop facilities, as deemed appropriate by the Local Authority.

CPO 12.52 To improve local road links to the regional and national road network and between towns and villages, to facilitate the sharing of employment and community facilities between settlements.

CPO 12.53 Where a proposed development is adjoining future development lands or provides the only possible access route to other lands, new roads will be required to be designed by the developer to ensure that future access to other lands can be facilitated.

CPO 12.54 Rural local roads shall be protected from inappropriate development and road capacity shall be reserved for necessary rural development.

Local Improvement Schemes & Community Involvement Schemes

CPO 12.55 Support the development of Local Improvement Schemes and Community Involvement Schemes.

Parking Objectives

CPO 12.56 New / expanded developments shall be accompanied by appropriate car parking provision, including provision for electric vehicle charging points as set out in Objective CPO 12.8, with particular regard being taken of the potential to reduce private car use in locations where public transport and parking enforcement are available. At such locations, the car parking standards set out in Appendix 1 Table 2.3 shall be taken as ***maximum standards***, and such a quantum of car parking will only be permitted where it can be justified.

In locations where public transport and parking enforcement are not available, the car parking standards set out in Appendix 1 Table 2.3 shall be taken as ***minimum standard*** in order to ensure

[7] This does not imply that permission will be granted for additional vehicular movements onto the regional road on the basis that the existing access is being improved.

that haphazard unregulated car parking does not occur in the vicinity of the development. Deviations from this table may be considered in multi-functional developments (e.g. hotels, district centres), where the developer provides a robust model of car parking usage to show that dual usage will occur and that peak car parking demand at any time of the day / week will always be met or other situations that may be considered on a case-by-case basis.

In situations where a developer cannot meet the necessary car parking requirement on or near the development site, the developer may request the Local Authority to accept a special payment in lieu, to be utilised by the Local Authority in providing car parking in the area.

CPO 12.57 Provision shall be made in all new / expanded developments for Age Friendly and Disabled parking (and associated facilities such as signage, dished kerbs etc) at a suitable and convenient location for users.

CPO 12.58 Provision shall be made for off street loading / unloading facilities in all new / expanded developments which are to receive regular deliveries.

Ports, Harbours, Marinas & Freight Transport Objectives

CPO 10.59 Support the improvement and protection of the TEN-T network to strengthen access routes to Ireland's and Wicklow's ports, including investment in the ongoing development of the N11/M11 to improve connectivity to Rosslare and improvements to the Dublin-Wexford rail line.

CPO 12.60 To promote and facilitate through appropriate transport planning and land-use zoning the expansion of port activities at Wicklow and Arklow. In particular, to support the development of a Port Access Road at Arklow, providing access to Arklow south quay area and a possible deep water harbour facility at Roadstone south of Arklow.

CPO 12.61 To promote and facilitate through appropriate transport planning and land-use zoning the expansion or development of recreational facilities and marinas at Bray, Greystones, Wicklow and Arklow harbours.

CPO 12.62 To support the potential for facilitating offshore renewable energy development at Wicklow and Arklow ports.

CPO 12.63 To support the Regional Authority in preparing a regional strategy for freight transport in collaboration with the relevant transport agencies and the other assemblies.

Strategic Sites in Bray Objectives

CPO 12.64 To support the development of the Strategic Sites identified in the Regional Spatial and Economic Strategy Metropolitan Area Strategic Plan at Fassaroe and the former Bray golf course and Bray harbour lands and the delivery of the transport infrastructure required to serve the full build-out for each site having regard to the Bray and Environs Transport Study 2019 (as may be updated / superseded).

CPO 12.65 To continue to work with Dún Laoghaire-Rathdown County Council, and the transport agencies to facilitate the delivery of key enabling infrastructure required to develop the two strategic sites in Bray, especially for the westward extension of the town to Fassaroe, including Bray-Fassaroe public transport links and road improvements and the development of an amenity and active travel walking and cycling route between the Bray Harbour area northwards to the Dun Laoghaire

Rathdown administrative area to provide for future connection to the proposed Woodbrook DART station.

CPO 12.66 To support ongoing investment in public transport infrastructure, including the appraisal, planning and design of the Luas extension to Bray.

Roadside Signage Objectives

CPO 12.67 All roadside signage shall have regard to the guidance provided in the Traffic Signs Manual with particular reference to the design, siting and structural requirements.

CPO 12.68 **Advertising signs** will not be permitted except for public service advertising. This is to avoid visual clutter, to protect and preserve the amenity and/or special interest of the area, to ensure traffic safety and where applicable, to preserve the integrity of buildings, particularly those listed for preservation. Strictly temporary signs may be permitted to advertise permitted development, subject to an assessment of the cumulative impact of signage in the area and having regard to the particular environment of the site.

CPO 12.69 **National Road N11/M11** Signage on this route will be strictly controlled and signs will generally only be permitted in accordance with TII "*Policy on the provision of Tourist and Leisure signage on National Roads*".
In particular 'white-on-brown' signs on the mainline will be considered for:

- Major tourist / leisure destinations (generally those with in excess of 50,000 visitors per annum);
- Tourist facilities panels for adjacent bypassed towns or alternative routes;
- Eligible championship golf courses;
- County boundary signs;
- Principal rivers;
- Scenic routes / heritage drives.

On exiting the mainline, continuity signage at the ends of ramps will be facilitated, subject to the visibility and clarity of directional or other road traffic signage not being compromised. Signage for Fáilte Ireland approved tourist accommodation will be facilitated at the ends of motorway / dual carriageway off slips only, where they meet the intersecting road.

CPO 12.70 **National Road N81** Signage on this route, outside of locations where a 50km/h applies such as at Blessington and Baltinglass, will be controlled and signs will generally only be permitted in accordance with TII "*Policy on the provision of Tourist and Leisure signage on National Roads*".
In particular, 'white-on-brown' signs on national secondary roads will be considered for major tourist / leisure destinations (generally those with in excess of 7,000 visitors per annum); where recorded tourist numbers are not available, attractions may be considered for tourist signage subject to (a) agreement between the TII and the Local Authority and (b) the views of Fáilte Ireland. With respect to tourism accommodation, signage will be considered for all types of tourist accommodation approved by Fáilte Ireland or other recognised body, subject to a maximum of 4 accommodation facilities signposted at any junction.

CPO 12.71 **Regional and Local Roads** Directional and information signage will be permitted on Regional and Local Routes. Such signage shall be in finger post form[8] and shall include only the business / facility name and distance information. Subject to the following:

- These are intended to complement, but not replace, pre-planning of the journey and the use of verbal instructions, maps and Satnavs;

[8] Finger post signs shall not exceed 1.4sqm in size.

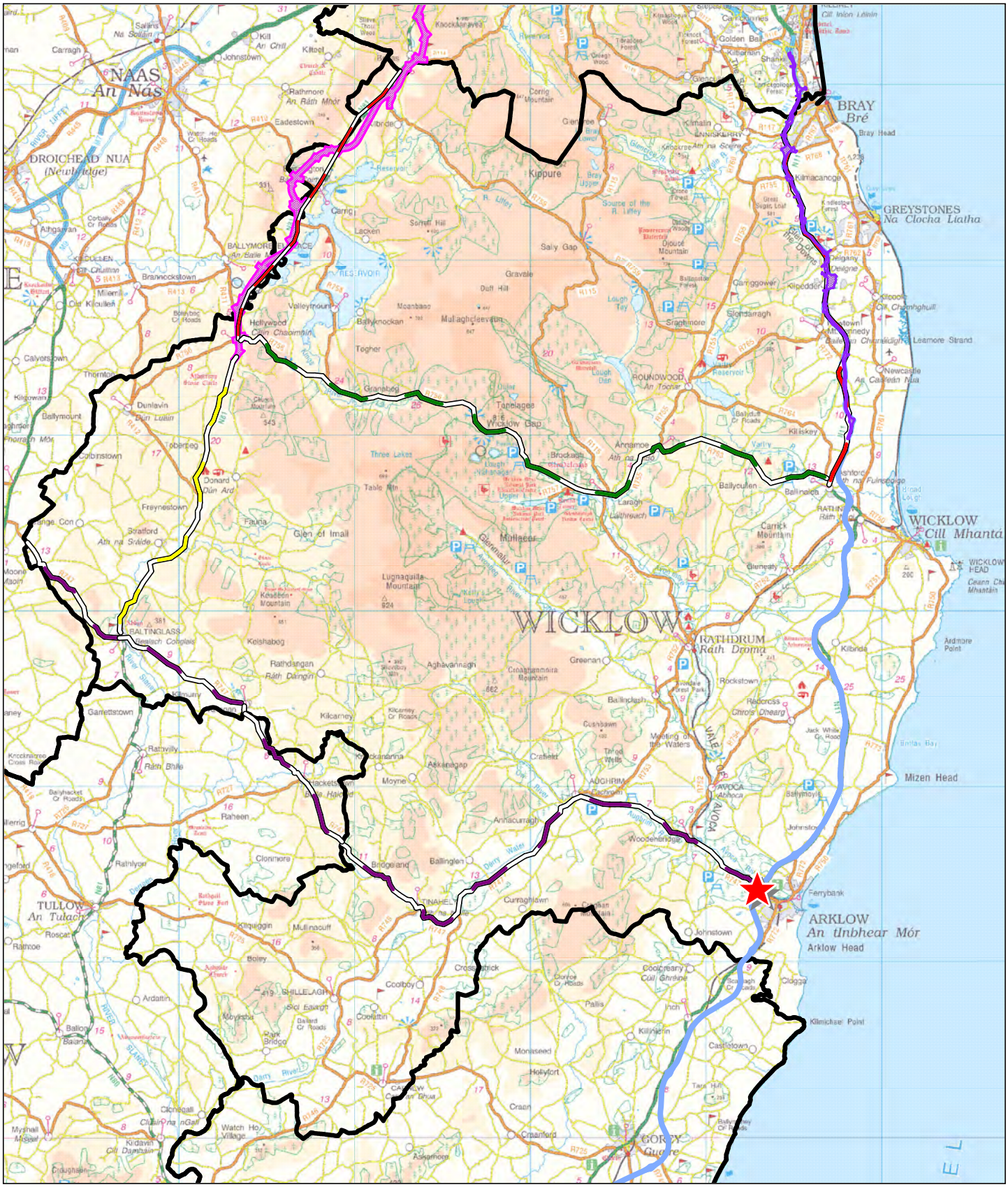
- supplement rather than duplicate information already provided on other direction signs. In particular signs will only be considered from the town or village (that is already well signposted) nearest to the facility;
- tourism and leisure facilities shall be on signs of white writing on brown background. All other signs shall be black writing on a white background; and
- signs will be permitted from more than one direction only where it can be demonstrated that the different approaches are well trafficked, and add convenience to road users.

In addition signs will also be considered where there are clear benefits to the road user, e.g. for safety reasons, where locations may be hard to find or to encourage visitors to use particular routes.

CPO 12.72 **Signage in towns and villages** Directional and information signage will be permitted as per objective 10.72 for Regional and Local Routes. A combined sign at the main entrance(s) to a settlement, of a suitable size and design may be considered, particularly if a settlement is a tourist destination, where there are a number of accommodation, dining, or visitor facilities. Any such structures that would interfere with traffic signs, sight lines or distract driver attention will not be permitted.

CPO 12.73 **Identification signage on sites / buildings** Signage on sites or buildings shall comply with the following requirements:

- Signage on shopfronts or other non-retail service uses in town and village centres shall comply with the objectives and standards set out in Chapter 5 and Appendix 1 of this plan.
- Signage on other commercial buildings / sites (e.g. in business parks, hotels etc) shall be tastefully designed and positioned at or near the main entrance to the site / structure, with lettering size limited to that necessary to identify the site when in visual distance (which would not normally require lettering in excess of 300mm height).
- In rural areas, a wall mounted plaque type sign at the entrance gates will normally be considered sufficient for site identification purposes, with lettering not exceeding 200mm. A pole mounted traditional hanging type style, not exceeding 300mm x 500mm may also be permitted, subject to the proviso that no impacts on traffic safety arise.
- The size, scale and number of freestanding signs, flagpoles or other signage structures with logos or advertising thereon will be controlled in the interests of amenity and the preservation of the character of the area.
- Signs will not be permitted where they compete with road signs or otherwise endanger traffic safety.


NAAS
An Nás
DROICHEAD NUA
(Newbridge)
BRAY
Bré
GREYSTONES
Na Clocha Liatha
WICKLOW
Cill Mhantáin
WICKLOW
RATHDRUM
Rath Droma
ARKLOW
An tInbhear Mór
Arklow Head
TULLOW
An Tulach
BALTINGLASS
Baltinglass Commons
Glen of Imaal
Lugnaquilla Mountain
Kippure
Sally Gap
Mizen Head
Wicklow Gap
Tonelagee
Table Mtn
Carrick Mountain
Croghanmoira Mountain
Kelshabog
Aghavannagh
Askanagap
Moyne
Annacurragh
Woodenbridge
Avoca
Avonmore
Avonbeg
Meeting of the Waters
Ferrybank
Johnstown
Coolgreany
Courtown
Gorey
Castletown
Killincarrig
Kilmichael Point
Ardmore Point
Brittas Bay
Roundwood
Newcastle
Laragh
Glenmalure
Glenealy
Rockstown
Redcross
Greenan
Kilbride
Ballinaclea
Ballycullen
Kilpedder
Kilmacanogue
Ballybrack
Dalkey
Killiney
Shankill
Golden Ball
Carrickmines
Cill Iníon Léinín
Leamore Strand
Ballinlea
Killiskey
Annamoe
Brockagh
Three Lakes
Togher
Granabeg
Valleymount
Hollywood
Moanbane
Mullaghcleevaun
Gravale
Duff Hill
Sorrel Hill
Carrig Mountain
Corrig Mountain
Knockananea
Kilcoole
Kilmurray
Ballymoney
Ballyhack
Ballyknockan
Sraghmore
Slondarragh
Carriggower
Delgany
Glenmalure
Ballinglen
Bridgeland
Curraghlown
Tinahely
Shillelagh
Coolboy
Coolattin
Ardattin
Park Bridge
Boley
Mullinacuff
Kilquiggin
Raheen
Rathvilly
Rath Bhile
Garrettstown
Kilcarney
Stratford
Ath na Sráide
Donard
Dún Ard
Freynestown
Fauna
Colbinstown
Dunlavin
Dún Luain
Ballymount
Calverstown
Thornton
Hollywood
Brannockstown
Milltown
Old Kilcullen
Athgarvan
Carragh
Saltins
Na Soláin
Kill
An Chill
Kilteel
Rathmore
An Ráth Mhór
Eadestown
Johnstown
Carrig
Leacken
Sorrel Hill
Ballymore Eustace
An Baile Mór
Reservoir
Source of the R. Liffey
R. Liffey
Bray Upper
Bray Lower
Glencree
Ennisker
Knockree
Ath na Scéine
Golden Ball
Shankill

CHAPTER 13
WATER SERVICES

13.0 Introduction

'Water infrastructure' refers to the integrity and performance of above and below ground infrastructure assets relevant to water and wastewater service provision. This includes water abstraction infrastructure, potable water treatment plants, pipe networks, wastewater and sludge treatment plants and discharge of treated water in both the public and private sectors.

Inextricably linked to this infrastructural service is the management of 'water quality' which refers to the biological, chemical and physical status of fresh water in the environment (rather than effluent water quality or treated water for supply). Water quality is therefore addressed in this chapter as a key factor in the delivery of water services, but is also addressed in Chapters 17 and 18, in its role in the supporting of natural ecological systems and biodiversity.

With reference to the **National, Regional and County Objectives** set out in Chapter 2 of this plan, the delivery of high quality water services and the protection of fresh water quality will contribute to numerous goals across the three pillars of 'sustainable healthy communities', 'climate action' and 'economic opportunity' by:

- ensuring efficient and sustainable use and development of water resources and water services infrastructure;
- the conservation and enhancement of natural water resources and their associated ecosystems, biodiversity, protected habitats and species;
- ensuring environmentally sustainable development in terms of location, layout, design and energy and water usage;
- providing secure clean water supplies and safe methods of wastewater disposal to homes and businesses.

13.1 Context

13.1.1 Water Infrastructure

The provision of an adequate supply of water and wastewater treatment facilities is critical to support the health and well being of homes and businesses in the County, and to facilitate and sustain the growth of the County over the lifetime of the plan and beyond. The delivery, integration and implementation of water and wastewater projects and infrastructural improvements are in the main the responsibility of the State body 'Irish Water'; Wicklow County Council retains responsibility and / or oversight of the following areas:

Storm and surface water infrastructure: While the Office of Public Works has responsibility for flood risk management, Wicklow County Council is responsible for the management of storm and surface water infrastructure. With ongoing climate change, it is widely anticipated that changes in rainfall patterns and rises in sea levels resulting from climate change will increase the frequency and severity of flooding in the future placing increased demands on surface water infrastructure. In light of these global climate changes, alongside the anticipated growth of the County, future development and the subsequent reduction in the permeability of lands, the management of storm and surface water infiltration will be of increasing importance. Over the lifetime of this plan the effective management of this issue through Sustainable Urban Drainage Systems and Nature Based Solutions will be required.

Private wastewater treatment systems and private water supplies: Through the planning process the Council will assess applications for the provision of private waste water treatment systems and water supplies in order to ensure proposals put forward are in accordance with the standards set out in EU/national legislation, EPA guidance and would not be prejudicial to public health.

Wicklow County Council will continue to work closely with Irish Water to ensure that the County Development Plan and, in particular the Core Strategy and Settlement Strategy, continue to align with both the National Planning Framework and the Regional Spatial and Economic Strategy and that the provision of water/ wastewater services will be plan-led and not be a limiting factor in terms of targeted growth.

Planning and Development Act 2000 (as amended)

The Planning & Development Act requires that a development plan includes objectives for:

'The provision or facilitation of the provision of infrastructure including—

- *water supplies and waste water services (regard having been had to the water services strategic plan for the area made in accordance with the Water Services Act 2007),*
- *any ancillary facilities or services'*

In this regard, the current Water Services Strategic Plan (prepared by Irish Water) was approved by the Minister for Environment, Community and Local Government in October 2015.

EU Urban Wastewater Treatment Directive 91/271/EC

The Urban Waste Water Treatment Directive sets standards to be met in the collection and treatment of wastewater as well as the monitoring requirements for wastewater discharges from urban areas. The directive is about protecting the environment from the adverse effects of urban wastewater discharges. On 1 January 2014, the management of urban wastewater collection and treatment infrastructure transferred from local authorities to Irish Water. Compliance with the requirements of the directive is monitored by the EPA, and annual reports on compliance are available from the EPA.

The licensing or certification of wastewater discharges was introduced in 2007 under the Waste Water Discharge (Authorisation) Regulations 2007. The regulations identify the EPA as the regulator that authorises discharges from wastewater treatment plants.

Larger wastewater treatment plants are licensed, whereas smaller plants are subject to certification. The licenses set out conditions and remedial actions to be taken to ensure compliance with standards for various substances' discharges. Licenses also outline the actions needed for meeting obligations under a number of EU Environmental Directives. The licensing and certification processes are open and transparent and access to the application documentation is freely available from the EPA.

Water Services Guidelines 2018 (draft)

These Guidelines provide best practice guidance in relation to the interface between the planning and development functions provided by Planning Authorities and the delivery of public water services by Irish Water. The key aims of the Guidelines are to:

- Provide advice to Planning Authorities on the operational framework within which Irish Water must operate to deliver water services,
- Establish mechanisms for effective engagement between Planning Authorities and Irish Water across all the relevant functions of planning authorities, and
- Set out how the planning system, in setting out a spatial framework for growth and development, will relate to and inform the planning and delivery of water services by Irish Water at a national, regional and local level.

13.1.2 Water Quality

EU Water Framework Directive (2000/60/EC) & EU Groundwater Directive

The EU Water Framework Directive (WFD) is an important and innovative piece of EU legislation which was transposed into Irish Law in 2003. It aims to protect, improve and use sustainably our rivers, lakes, estuaries, coastal waters and groundwater through an integrated approach. It mandates public participation in the development and implementation of River Basin Management Plans.

The WFD aims for better management of our water resources and affects conservation, fisheries, flood defence, planning and development. It requires us to control all impacts – physical modification, diffuse and point source pollution, abstraction or otherwise – on our water resource.

The Groundwater Directive complements the WFD by establishing environmental objectives for groundwater chemical status and ensuring continuity with previous Groundwater Directives. Alongside surface waters, groundwater is an important natural resource, which supplies some 20-25% of drinking water in Ireland and is important in maintaining wetlands and river flows through dry periods. Groundwater and aquifers in Ireland are protected under EU and national legislation, and local authorities and the Environmental Protection Agency (EPA) are responsible for enforcing this legislation. A practical and effective means of protecting groundwater and preventing pollution is through the use of a Groundwater Protection Scheme.

A Groundwater Protection Scheme provides guidelines for the planning and licensing authorities in carrying out their functions, and a framework to assist in decision-making on the location, nature and control of developments and activities in order to protect groundwater. A Groundwater Protection Scheme aims to maintain the quantity and quality of groundwater and aquifers, and in some cases improve it, by applying a risk assessment-based approach to groundwater protection and sustainable development. In this way it helps public authorities to meet their responsibility to protect groundwater.

Groundwater protection within the County is carried out through the Wicklow Groundwater Protection Scheme which has been undertaken jointly between the GSI and Wicklow County Council. The purpose of the scheme is to preserve the quality of groundwater, particularly for drinking water purposes, for the benefit of present and future generations. The scheme identifies the vulnerability of areas within the County and groundwater protection responses for existing and new potentially polluting activities.

These directives aim to achieve 'good' ecological status in all waters, protect high ecological status in our pristine waters and must ensure that status does not deteriorate in any waters. Local Authorities are charged with implementing the Water Framework and Groundwater Directive objectives.

River Basin Management Plan (RBMP) 2018 – 2021

The WFD requires that water quality management be centred on river basins, which are natural geographical areas that occur in the landscape. This is in contrast to other water management systems which use administrative management units which have arbitrary boundaries.

The Government has produced a roadmap to better water quality, known as the River Basin Management Plan (RBMP). For the purpose of assessment, reporting and management, water has been divided into groundwater, rivers, lakes, estuarine waters and coastal waters which are in turn divided into specific, clearly defined waterbodies. The River Basin Management Plan lists the current status of our waters and detail the measures required to bring those failing back to 'good' status and maintain the high status of our pristine sites. The plan aims to achieve 'good' ecological status and prevent deterioration in water quality in all waters[1].

[1] The Government is in the process of preparing the RBMP for Ireland 2022 – 2027.

Waterbodies not meeting the required standards are prioritised for assessment of pressures and the assigning of measures to help improve quality. The most recent updates on the status of water bodies within County Wicklow show a 9% increase in waterbodies at 'Good' or 'High' status, while on average nationally there has been a 5% decline in status. In addition to Priority Areas for Action, 'Blue-Dot' catchments have been designated in the RBMP for the protection and improvement of *pristine* water quality. Wicklow has number of blue-dot catchments, but nationally there is a steady decline in the number each year. These pristine waterbodies are very sensitive to pollution or any changes in the catchment.

Continuous efforts to maintain and restore all water bodies within the County to at least 'good' ecological status will be required throughout the lifetime of this Development Plan.

Twenty-seven Management Plans for the Freshwater Pearl Mussel have been published, the objective of which is to restore the freshwater pearl mussel populations in 27 rivers, or stretches of rivers that are within the boundaries of Special Areas of Conservation. The Derreen Sub-Basin Management Plan is partially located in County Wicklow, the Derreen being a tributary of the River Slaney.

Nitrates Directive (91/676/EEC)

The Nitrates Directive (91/676/EEC) has been in place since 1991 and it aims to protect water quality from pollution by agricultural sources and to promote the use of good farming practice. All EU Member States are required to prepare National Nitrates Action Programmes (NAP) that outline the rules for the management and application of livestock manures and other fertilisers. Ireland's NAP is designed to prevent pollution of surface waters and ground water from agricultural sources and to protect and improve water quality. Ireland's 5th NAP came into operation in 2022.

S.I. No. 605 of 2017 (EU Regulations on Good Agricultural Practice for Protection of Waters 2017) gives effect to Ireland's Nitrates Action Programme (NAP) for the protection of waters against pollution, caused by agricultural sources. The set of measures in these regulations provides a basic level of protection against possible adverse impacts to waters arising from the agricultural expansion targets.

Local Authority Waters Programme

The Local Authority Waters Programme Office (LAWPRO) was previously called the Local Authority Waters and Communities Office. LAWPRO has three core aims:

- To coordinate efforts by Local Authorities, public bodies and other stakeholders to achieve the environmental objectives of the EU Water Framework Directive;
- To support local communities who wish to get involved in the care of their local waters and engage with river basin planning; and
- To build a better understanding of the issues impacting on water quality at a local level and recommend improvement measures.

LAWPRO programmes are delivered by a network of 13 Community Water Officers located in centres throughout the country. These officers engage with Local Authority and Regional Authority Teams, as well as the public through Public Participation Networks, Local Community Development Committees, LEADER Groups, Partnerships, sectoral interest groups, Rural Development companies and the Irish Local Development Network.

Community engagement will include education and awareness campaigns to deliver the right message to the right groups in the right way. It is intended that results and lessons learnt from projects and initiatives with a connection to water will be shared widely on social media platforms, thereby facilitating knowledge and information transfer between communities.

Planning & Development Act 2000 (as amended)

The Planning & Development Act requires that a development plan includes objectives for:

"The provision or facilitation of the provision of infrastructure including - water supplies and waste water services (regard having been had to the water services strategic plan for the area made in accordance with the Water Services Act 2007)"

"The promotion of compliance with environmental standards and objectives established -
(i) for bodies of surface water, by the European Communities (Surface Waters) Regulations 2009;
(ii) for groundwater, by the European Communities (Groundwater) Regulations 2010;
which standards and objectives are included in river basin management plans (within the meaning of Regulation 13 of the European Communities (Water Policy) Regulations 2003)."

13.1.3 Climate Change Sectoral Adaptation Plan for the Water Quality & Water Services Infrastructure Sectors

The Minister for Housing, Planning and Local Government has prepared a Sectoral Adaptation Plan (SAP) under the National Adaptation Framework in respect of two sectors: 'water quality' and 'water services infrastructure', together called the 'water sectors'. The development of this Sectoral Plan forms one part of a much larger effort by Ireland to prepare for climate change.

This Sectoral Adaptation Plan for the water quality and water services infrastructure sectors presents an assessment of key future climate risks to the sectors and describes a range of key potential adaptive measures. The outcomes of this assessment should be considered by organisations and stakeholders within the sectors in future adaptation planning.

Summary:

Key points from this sectoral plan	▪ Protecting and improving water quality and improving water services infrastructure are major challenges in Ireland. ▪ Climate change-induced threats will increase the scale of these challenges. ▪ Risks to water quality and water infrastructure arise from changing rainfall patterns and different annual temperature profiles. The frequency and intensity of storms and sea level rise are also considered.
The challenges: Water Quality	▪ High rainfall and flooding leading to mobilisation of pollutants. ▪ Reduced dilution of contaminants in water bodies at low flow. ▪ Drying of peatland resulting in the reduction of natural filtration of pollutants. ▪ Increased spread and viability of pathogens, such as from livestock waste and slurry. ▪ Changes in the distribution and viability of native, non-native and invasive flora and fauna.
The challenges: Water Services Infrastructure	▪ Increased surface and sewer flooding leading to pollution, water and wastewater service interruptions. ▪ Reduced availability of water resources. ▪ Hot weather increasing the demand for water. ▪ Increased drawdown from reservoirs in the autumn/winter for flood capacity, leading to resource issues. ▪ Business continuity impacts or interruptions for water services providers.
Primary Adaptive Measures	▪ Fully adopt the 'integrated catchment management' approach. ▪ Improve treatment capacity and network functions for water services infrastructure.

	▪ Water resource planning and conservation – on both supply and demand sides. ▪ Include climate measures in monitoring programmes and research. ▪ Many of these proposed adaptation actions are already underway through existing and scheduled water sector plans and programmes.

As set out in this sectoral plan, apart from climate change, there are very significant and multiple additional pressures facing the water sector in Ireland. Ireland is currently implementing a programme of investment to improve water services to ensure that infrastructure meets basic quality and performance standards. In addition, pressures from population growth and demographic and societal change (e.g. urbanisation) are significant. Climate change impacts may compound these existing pressures and pose challenges for adaptation planning and finance. There are likely to be interactions and feedbacks between climate change and these additional pressures, including both direct and indirect impacts and positive and negative relationships. The National Adaptation Framework recognises the importance of the social and economic policy context when considering climate change impacts and adaptation actions.

13.2 Water Services Objectives

Water Quality

CPO13.1 To ensure and support the implementation of the *EU Groundwater Directive* and the *EU Water Framework Directive* and associated *River Basin and Sub-Basin Management Plans* and *Blue Dot Catchment Programme*, to ensure the protection, improvement and sustainable use of all waters in the County, including rivers, lakes, ground water, coastal and estuarine waters, and to restrict development likely to lead to a deterioration in water quality. The Council will also have cognisance of, where relevant, the EU's Common Implementation Strategy Guidance Document No. 20 and 36 which provide guidance on exemptions to the environmental objectives of the *Water Framework Directive*.

CPO13.2 To prevent development that would pollute water bodies and in particular, to regulate the installation of effluent storage and disposal systems in the vicinity of natural water bodies or development that would exacerbate existing underlying water contamination.

CPO13.3 To minimise alterations or interference with river / stream beds, banks and channels, except for reasons of overriding public health and safety (e.g. to reduce risk of flooding); a buffer of generally 25m along watercourses should be provided (or other width, as determined by the Planning Authority having particular regard to '*Planning for Watercourses in the Urban Environment*' by Inland Fisheries Ireland for urban locations) free from inappropriate development, with undeveloped riparian vegetation strips, wetlands and floodplains generally being retained in as natural a state as possible.

CPO13.4 To ensure that any development or activity with the potential to impact on ground water has regard to the GSI Groundwater Protection Scheme (see Map 17.06 Groundwater Vulnerability).

CPO 13.5 To ensure compliance with and to implement the provisions of the Nitrates Directive in so far as it falls within the remit of the Council to do so.

CPO 13.6 To encourage and promote the use of catchment-sensitive farming practices, in order to meet *Water Framework Directive* targets and comply with the *River Basin Management Plan*.

CPO13.7 To support and facilitate projects and programmes that aim to improve scientific knowledge and public awareness of the importance of natural water quality, and in particular to support the LAWPRO programme in County Wicklow and adjoining counties as appropriate.

Water Supply Objectives

CPO 13.8 In order to fulfil the objectives of the Core Strategy and Settlement Strategy, Wicklow County Council will work alongside and facilitate the delivery of Irish Water's ***Water Services Investment Programme,*** to ensure the provision of sufficient storage, supply and pressure of potable water to serve all lands zoned for development and in particular, to endeavour to secure the delivery of regional and strategic water supply schemes and any other smaller, localised water improvement schemes required during the lifetime of the plan, as well as programmes to consolidate, and improve supply and resilience under the National Water Resource Plan.

In particular, to support and facilitate the delivery of new / improved water treatment supplies and storage infrastructure in the following settlements/areas:

- Newtownmountkennedy
- Rathdrum
- Dunlavin
- The areas and settlements covered by the Mid Wicklow Water Supply Scheme

CPO 13.9 To protect existing and potential water resources of the County, in accordance with the EU *Water Framework Directive*, the *River Basin Management Plans*, the *Groundwater Protection Scheme* and source protection plans for public water supplies.

CPO 13.10 To require new developments to connect to public water supplies where services are adequate or where they will be provided in the near future, or where extension of an adjacent water supply system is technically and environmentally feasible.

CPO 13.11 Where connection to an existing public water supply is not possible, or the existing supply system does not have sufficient capacity, the provision of a private water supply will be only permitted where it can be demonstrated that the proposed water supply meets the standards set out in EU and national legislation and guidance, would not be prejudicial to public health, would not impact on the source or yield of an existing supply, particularly a public supply or would not adversely affect the ability of water bodies to meet the objectives of the *Water Framework Directive*. Private water supplies for multi-house developments will not be permitted.

CPO 13.12 To support Irish Water's ongoing investment in the Vartry Water Supply Scheme.

CPO 13.13 To support the provision of a water supply to all large and small villages.

Water Demand Objectives

CPO 13.14 To require all new developments to integrate water demand reduction designs and technologies in all aspects of the development including but not limited to:

- Installation of water efficient equipment;
- Provision of dual flush toilets, cistern bags or other similar technologies;
- Construction of grey water systems to allow for the re-use of wastewater from sinks, shower drains or washing machines;
- Provision of rainwater harvesting equipment;
- The use of low maintenance plants in the design of landscaping;

- In manufacturing, use of process or cooling loops, counter current rinsing and batch processing, or increasing the recycle rate of cooling towers.

Waste Water Objectives

CPO 13.15 In order to fulfil the objectives of the Core Strategy, Wicklow County Council will work alongside and facilitate the delivery of Irish Water's ***Water Services Investment Programme,*** to ensure that all lands zoned or identified for development are serviced by an adequate wastewater collection and treatment system and in particular, to endeavour to secure the delivery of regional and strategic wastewater schemes.

In particular, to support and facilitate the delivery of new / improved wastewater treatment plants in the following settlements:

- Arklow
- Blessington
- Aughrim
- Tinahely
- Avoca
- Laragh – Glendalough
- Lakes area around Blessington
- Large and Small Villages

CPO 13.16 Permission will be considered for private wastewater treatment plants for single rural houses where:

- the specific ground conditions have been shown to be suitable for the construction of a treatment plant and any associated percolation area;
- the system will not give rise to unacceptable adverse impacts on ground waters / aquifers and the type of treatment proposed has been drawn up in accordance with the appropriate groundwater protection response set out in the Wicklow *Groundwater Protection Scheme* (2003);
- the proposed method of treatment and disposal complies with Wicklow County Council's '*Policy for Wastewater Treatment & Disposal Systems for Single Houses (PE ≤ 10)*' and the Environmental Protection Agency "*Waste Water Treatment Manuals*"; and
- in all cases the protection of ground and surface water quality shall remain the overriding priority and proposals must definitively demonstrate that the proposed development will not have an adverse impact on water quality standards and requirements set out in EU and national legislation and guidance documents.

CPO 13.17 Private wastewater treatment plants for multi-house developments will not be permitted.

CPO 13.18 Private wastewater treatment plants for commercial / employment generating development will only be considered where:

- Irish Water has confirmed the site is due to be connected to a future public system in the area[2] or Irish Water has confirmed there are no plans for a public system in the area;
- It can clearly demonstrated that the proposed system can meet all EPA / Local Authority environmental criteria; and
- An annually renewed contract for the management and maintenance of the system is contracted with a reputable company / person, details of which shall be provided to the Local Authority.

[2] The developers of the private temporary treatment plants will be required to submit details of how the proposed development will be decommissioned where a connection to the future public sewer is possible and the subject lands returned to their previous state

CPO 13.19 Where any application for a private treatment plant would require a discharge licence under the Water Pollution Acts, a simultaneous application for same shall be required to be made when submitting the planning application.

Storm & Surface Water Infrastructure Objectives

CPO 13.20 Ensure the separation of foul and surface water discharges in new developments through the provision of separate networks.

CPO 13.21 Ensure the implementation of Sustainable Urban Drainage Systems (SUDS) in accordance with the Wicklow County Council SuDS Policy to ensure surface water runoff is managed for maximum benefit. In particular to require proposed developments to meet the design criteria of each of the four pillars of SuDS design; Water Quality, Water Quantity, Amenity and Biodiversity.

CPO 13.22 To promote the use of green infrastructure, such as swales and wetlands, where feasible as landscape features in new development to provide storm / surface runoff storage and reduce pollutants, as well as habitat, recreation and aesthetic functions.

CHAPTER 14
FLOOD RISK MANAGEMENT

14.0 Introduction

Flooding is a natural phenomenon of the hydrological cycle. It constitutes a temporary covering of land by water and presents a risk only when people and human assets are present in the area which floods. Flooding can happen at any time in a wide variety of locations. Different types of flooding include overland flows, river flooding, coastal flooding, groundwater flooding, estuarial flooding and flooding resulting from the failure of infrastructure. Rivers with a low gradient are more susceptible to flooding at any time of the year; however, the increasing tendency for heavy summer downpours can also cause significant flooding in steep, flashy catchments.

Flooding can pollute water and cause significant damage to human life, the local economy, local biodiversity and local public health. Like any other natural process, flooding cannot be completely eliminated, but its impacts can be avoided or minimised with proactive and environmentally sustainable management and planning.

Projections for climate change include continued sea level rise, potentially more severe Atlantic storms, which could generate more significant storm surges and extreme waves, increase in the number of heavy rainfall days each year, and wetter winters. The potential impacts from these projections include increasing flood risk for communities and infrastructure along rivers, estuaries and the coast with accelerating rates of coastal erosion; threatening coastal habitats and environment.

Climate change will impact on different aspects of the national flood risk management programme. These impacts, and the need to take adaptive action to address them, vary across the different programmes of work within flood risk management, with the highest priority impacts being on flood protection, spatial planning and development management. Non-structural flood risk management measures (e.g. preparedness measures) tend to be more inherently adaptable to changes in flood frequency and severity, and 'green' measures, such as natural water retention measures also facilitate adaptation while providing benefits to other sectors (e.g. improve water quality and biodiversity, contribute towards carbon mitigation)

With reference to the **National, Regional and County Objectives** set out in Chapter 2 of this plan, ensuring that flood risk is appropriately managed will contribute to numerous goals across the three pillars of 'sustainable healthy communities', 'climate action' and 'economic opportunity' including:

- Reduction and management of flood risk;
- To build resilience to increased risks of extreme weather events, changes in sea level and patterns of coastal erosion to protect property, critical infrastructure and food security;
- To conserve and enhance biodiversity, protected habitats and species;
- To identify, protect and enhance Green Infrastructure and ecosystem services and promote the sustainable management of strategic natural assets such as coastlines, farmlands, peatlands, uplands woodlands and wetlands;
- Promoting environmentally sustainable development in terms of location, layout, design and energy and water usage.

14.1 Context

The following EU and national plans / strategies have been taken into account in the development of the approach of addressing flood risk in this County Development Plan.

14.1.1 EU Floods Directive 2007

Directive 2007/60/EC on the assessment and management of flood risks entered into force on 26 November 2007. This Directive requires Member States to assess if all water courses and coast lines are at risk from flooding, to map the flood extent, and assets and humans at risk in these areas and to take adequate and coordinated measures to reduce this flood risk.

Its aim is to reduce and manage the risks that floods pose to human health, the environment, cultural heritage and economic activity. The Directive requires Member States to first carry out a preliminary assessment by 2011 to identify the river basins and associated coastal areas at risk of flooding. For such zones they would then need to draw up flood risk maps by 2013 and establish flood risk management plans focused on prevention, protection and preparedness by 2015. The Directive applies to inland waters as well as all coastal waters across the whole territory of the EU.

The Directive shall be carried out in coordination with the *Water Framework Directive*, notably by flood risk management plans and river basin management plans being coordinated, and through coordination of the public participation procedures in the preparation of these plans. All assessments, maps and plans prepared shall be made available to the public

Member States shall furthermore coordinate their flood risk management practices in shared river basins, including with third countries, and shall in solidarity not undertake measures that would increase the flood risk in neighbouring countries. Member States shall take into consideration long term developments, including climate change, as well as sustainable land use practices in the flood risk management cycles addressed in this Directive.

14.1.2 National Preliminary Flood Risk Assessment (PFRA)

The Preliminary Flood Risk Assessment (PFRA) is a requirement of the EU Floods Directive that is aimed at identifying through a national screening exercise the Areas of Potentially Significant Flood Risk, or Areas for Further Assessment (AFAs) as they were referred to in Ireland. The AFAs are the areas where, under the Floods Directive, detailed flood maps need to be produced and for which flood risk management measures need to be assessed to reduce and manage the risk.

In Ireland the first cycle PFRA involved:

- Reviewing records of floods that have happened in the past (the historic assessment);
- Undertaking analysis to determine which areas might flood in the future, and what the impacts might be (the 'predictive' assessment); and,
- Consulting with the Local Authorities, Government Departments, other public agencies and members of the public.

The assessment has considered all types of flooding such as from rivers, the sea and estuaries, heavy rain and groundwater, and also from man-made sources, such as the failure of built infrastructure. It has included the impacts flooding can have on people, property, businesses, the environment and cultural heritage.

The first cycle PFRA identified 300 AFAs. Under the Catchment Flood Risk Assessment and Management (CFRAM) Programme and other location-specific projects, detailed flood hazard and risk assessments were subsequently undertaken for these areas, as described below.

The Floods Directive is cyclical and as part of the second and subsequent cycles, the OPW and other relevant authorities are required to review, and if necessary update, the PFRA in relation to the potential sources of flooding they have responsibilities for. This review builds on the work of previous cycles, taking into account floods that may have occurred at the time of the reviews.

14.1.3 National Indicative Flood Mapping

Produced by the OPW, these maps are 'predictive' flood maps showing indicative areas predicted to be inundated during a theoretical fluvial flood event with an estimated probability of occurrence. Flood Zone A is represented by the 1% AEP extent and Flood Zone B by the 0.1% AEP event.

Indicative flood maps have been produced for all watercourses that are on the EPA watercourse layers "WATER_RivNetRoutes" and "WFD_LakeSegment", have a catchment area greater than 5km^2, and for which flood maps were not produced under the National CFRAM Programme

14.1.4 Irish Coastal Protection Strategy Study

The Irish Coastal Protection Strategy Study (ICPSS) is a national study that was commissioned in 2003 with the objective of providing information to support decision making about how best to manage risks associated with coastal flooding and coastal erosion. The Study was completed in 2013 and provides strategic current scenario and future scenario (up to 2100) coastal flood hazard maps and strategic coastal erosion maps for the national coastline. This major study provides invaluable and essential information required to inform policy in this area, particularly for local authorities in relation to the proper planning and development of coastal areas.

The Irish Coastal Wave and Water Level Modelling Study (ICWWS) was commissioned in 2011 with the objective of providing information to facilitate the assessment of flood risk due to wave overtopping around the coast of Ireland. The Study was completed in 2013 and provides detailed nearshore water level and wave condition information for the current and future scenario (up to 2100) at 63 locations identified as being susceptible to wave overtopping and where this may contribute to significant coastal flooding both now and in the future.

In 2018, the OPW commissioned a further study to update the extreme water level and wave analysis completed as part of the ICPSS and ICWWS by incorporating any additional data that is now available from tide gauges and records of more recent storm events. The objectives of this study are to update the predicted extreme water levels for all previous ICPSS coastal locations and the predicted extreme water level and wave climate information for the areas identified as being susceptible to wave overtopping, under current and multiple future scenarios. The study also includes the development of detailed models of specified major flood relief scheme locations to inform the detailed assessment and design of these schemes.

14.1.5 Catchment Flood Risk Assessment and Management (CFRAM) Programme

Completed in 2018, the objectives of the CFRAM Programme were to:

- identify and map the existing and potential future flood hazard and flood risk in the areas at potentially significant risk from flooding, called Areas for Further Assessment (AFAs), as identified through the PFRA,
- identify feasible structural and non-structural measures to effectively manage the assessed risk in each of the AFAs, and
- prepare a set of Flood Risk Management Plans (FRMPs), and associated Strategic Environmental and Habitats Directive (Appropriate) Assessments that set out the proposed feasible measures and actions to manage the flood risk in the identified areas and their river catchments.

The CFRAM Programme covered those areas in each county, where based on initial analysis, the flood risk was determined to be potentially significant. The 300 communities studied are home to two thirds of the population and 80% of properties potentially at risk in Ireland from rivers and seas, the primary source of flooding in Ireland. Ninety of these communities are coastal areas. While the CFRAM Programme assessed flood risk in all our large

urban areas, approximately one quarter of communities assessed had populations of less than 500 people and half had less than 2,000 people.

In consultation with Local Authorities, the OPW embarked on extensive and detailed analysis to fully assess the risk of flooding in each of these areas. This was completed through six CFRAM Projects covering 29 River Basins and other location-specific projects. To ensure best practice and a national consistency of approach, the OPW established a National Technical Coordination Group that established common standards, methods and approaches to assessing and planning for flood risk management.

Through the CFRAM Programme and other location-specific projects, the OPW has assessed and mapped the flood extents, hazard and risk for the 300 communities assessed for a range of flood events from frequent, minor flood events (1 in 10 year event) up to, very rare (1 in 100 year event) to extreme events (1 in 1,000 year event). The flood maps were developed for two future scenarios taking account of the potential impacts of climate change as well as for current conditions.

These maps and assessments provide valuable information for the OPW, local authorities and other sectors in planning for adaptation against increasing flood risks due to climate change, as well as informing future planning decisions, emergency response planning and helping communities and people to plan for and respond to a flood event.

14.1.6 Planning System & Flood Risk Management – Guidelines for Planning Authorities 2009[1]

These national guidelines introduce comprehensive mechanisms for the incorporation of flood risk identification, assessment and management into the planning process. Implementation of the Guidelines will be achieved through actions at the national, regional, local authority and site-specific levels.

At city and county level these guidelines require:

- Planning authorities to introduce flood risk assessment as an integral and leading element of their development planning functions under the Planning Code and at the earliest practicable opportunity in line with the requirements of these Guidelines.
- The new flood risk assessment system to be aligned with the existing Strategic Environmental Assessment (SEA) process introducing processes for identifying flood risk and determining what flood risk assessment is required and carrying out such assessments similar to the overall system for screening and scoping under the SEA process.
- City and County development plans to establish the flood risk assessment requirements for their functional areas including other planning authorities and any local area plans (LAP) which may be supplemented by more detailed site-specific flood risk assessment required to comply with these Guidelines.
- Planning authorities to assess planning applications for development in accordance with the provisions of these Guidelines following the guidance of their own or any OPW Strategic Flood Risk Assessment and the application of the sequential approach and, if necessary, the Justification Test required by these Guidelines.
- Planning authorities to ensure that development is not permitted in areas of flood risk, particularly floodplains, except where there are no suitable alternative sites available in areas at lower risk that are consistent with the objectives of proper planning and sustainable development. Where such development has to take place, in the case of urban regeneration for example, the type of development has to be carefully considered and the risks should be mitigated and managed through location, layout and design of the development to reduce flood risk to an acceptable level.
- Planning authorities to ensure that only developments consistent with the overall policy and technical approaches of these Guidelines will be approved and permission will be refused where flood issues have not been, or cannot be, addressed successfully and where the presence of unacceptable residual flood risks to the development, its occupants or users and adjoining property remains.

[1] Including associated Circulars and Technical Appendices

14.1.7 Climate Change Sectoral Adaptation Plan for Flood Risk Management

Under Section 5 of the Climate Action and Low Carbon Development Act, 2015, the Minister for Communications, Climate Action and Environment published the National Adaptation Framework (NAF) in January 2018 (DCCAE, 2018), which complements the National Mitigation Plan published in July 2017 (DCCAE, 2017). The NAF specifies the national strategy for the application of adaptation measures in different sectors and by local authorities in their administrative areas in order to reduce the vulnerability of the State to the negative effects of climate change and to avail of any positive effects that may occur. The NAF identifies Flood Risk Management as one of the priority sectors, and the Office of Public Works (OPW) as the Lead Department for the adaptation plan for the sector.

The purpose of the Climate Change Sectoral Adaptation Plan for Flood Risk Management is to:

- outline the potential impacts of climate change on flooding and flood risk management in Ireland;
- identify the objectives for an effective and sustainable approach to adaptation as part of flood risk management for the future,
- promote a coordinated approach to adaptation:
  - within the flood risk management sector and sustainable flood risk management measures in other sectors, and
  - across the policies and actions of other Sectors including Local Authorities,
- recommend any further actions required to meet the objectives for adaptation.

This plan sets out a methodology for dealing with adapting to flood risk, which is centred particularly on prevention, protection, preparedness and good data collection and flood risk assessment.

14.1.8 Planning and Development Act 2000 (as amended)

The Planning & Development Act set out that the development plan may include objectives for:

"Carrying out flood risk assessment for the purpose of regulating, restricting and controlling development in areas at risk of flooding (whether inland or coastal)".

14.2 Strategic Flood Risk Assessment

This plan is accompanied by a Strategic Flood Risk Assessment (SFRA), which has been prepared and informed by '*The Planning System and Flood Risk Management – Guidelines for Planning Authorities'* (Appendix 8).

The purpose of the SFRA primarily is to provide an assessment of all types of flood risk to inform land-use planning decisions in the County Development Plan. The SFRA enables the local authority to undertake the sequential approach, including the Justification Test, allocate appropriate sites for development and identify how flood risk can be reduced as part of the development plan process. The SFRA can also be used to assist other planning decisions (e.g. development management) however in any instance a site-specific flood risk assessment may be required when assessing a planning application for development.

The SFRA has identified flooding and/or surface water management issues related to the County that may warrant further investigation at the appropriate lower level plan or planning application levels, and also to suggest objectives to be integrated into the County Development Plan that will contribute towards both flood risk management in the County and compliance with the Flood Risk Management Guidelines.

The County Wicklow SFRA contained within the appendices of this Development Plan, provides information on various flood risk indicators that occur within the County. It also provides information on the three types of flood zones, the SFRAs for each settlement within the County, the sequential approach and Justification Test to be considered and implemented at the development management stage.

14.3 Flood Risk Management Strategy

Flood Risk Management Approach

The Council shall adopt a comprehensive risk-based planning approach to flood management to prevent or minimize future flood risk. In accordance with the Flood Risk Management Guidelines, the avoidance of certain types of development in areas where flood risk has been identified shall be the primary response. Proposals for mitigation and management of flood risk will only be considered where avoidance is not possible and where development can be clearly justified with the guidelines' Justification Test. Flood management should have regard to surface water, groundwater, drinking water supply, flood plains and water and wastewater infrastructure.

Where flood risk may be an issue for any proposed development, a flood risk assessment should be carried out that is appropriate to the scale and nature of the development and the risks arising. This shall be undertaken in accordance with the Flood Risk Management Guidelines.

With respect to Urban Storm Water Drainage and water bearing infrastructure, local authorities maintain the road and urban stormwater drainage infrastructure within their areas to help ensure that urban run-off can drain into drainage networks for storage and/or removal from potential risk areas, while Irish Water is responsible for combined sewerage systems (carrying foul and storm water), and for maintaining the existing capacity of these systems, which can drain urban areas, and for managing new connections and inflows.

Water-bearing infrastructure, including piped networks and water retention structures, can potentially cause flooding in the event of failure or blockage. Piped networks might include water supply pipes or sewerage systems, while water-retention structures might include dams and embanked reservoirs and raised canals. The owners and operators of the infrastructure are responsible for managing the risk of flooding from that infrastructure.

Statutory Instrument SI No. 122 of 2010 requires that relevant infrastructure owners must assess the flood risk related to their assets and, where significant, identify measures to manage the risk in line with the requirements of the EU Floods Directive, with a review of the risk to be carried out every six years.

14.4 Flood Risk Management Objectives

CPO 14.01 To support the implementation of recommendations in the OPW Flood Risk Management Plans (FRMPs), including planned investment measures for managing and reducing flood risk.

CPO14.02 To support and facilitate flood management activities, projects or programmes as may arise, including but not limited to those relating to the management of upstream catchments and the use of 'natural water retention' measures[2], **and** ensure each flood risk management activity is examined to determine actions required to embed and provide for effective climate change adaptation as set out in the Climate Change Sectoral Adaptation Plan for Flood Risk Management applicable at the time.

CPO14.03 To recognise the concept of coastal evolution and fluvial flooding as part of our dynamic physical environment, and adopt an adaptive approach to working with these natural processes. The focus of a flood management strategy should not solely be driven by conservation of existing lands; it should recognise that marshes, mud flats and other associated eco-systems evolve and degenerate, and appropriate consideration should be given to the realignment of defences and use of

[2] Natural Water Retention Measures (NWRM) are multi-functional measures that aim to protect water resources and address water-related challenges by restoring or maintaining ecosystems as well as natural features and characteristics of water bodies using natural means and processes.

managed retreat and sacrificial flood protection lands to maintain such habitats as part of an overall strategy.

CPO 14.04 To ensure the County's natural coastal defences (beaches, sand dunes, salt marshes and estuary lands) are protected and to ensure that their flood defence/management function is not put at risk by inappropriate works or development.

CPO14.05 To continue to work with the OPW and other agencies to deliver Flood Defence Schemes in the County as identified in current and future FRMPs, and in particular:

- Avoca River (Arklow) Flood Defence Scheme;
- Avoca River (Avoca) Flood Defence Scheme;
- Low cost works in accordance with the OPW's Minor Works Scheme;
- Coastal Protection Projects, where funding allows;

and ensure that development proposals support, and do not impede or prevent, progression of such schemes.

CPO 14.06 To implement the 'Guidelines on the Planning System and Flood Risk Management' (DoEHLG/OPW, 2009).

CPO 14.07 To prepare new or update existing flood risk assessments and flood zone maps for all zoned lands within the County as part of the review process for Local Area Plans, zoning variations and Small Town Plans, where considered necessary.

CPO 14.08 The zoning of land that has been identified as being at a high or moderate probability of flooding (flood zones A or B) shall be in accordance with the requirements of the Flood Risk Management Guidelines and in particular the 'Justification Test for Development Plans' (as set out in Section 4.23 and Box 4.1 of the Guidelines).

CPO 14.09 Applications for new developments or significant alterations/extension to existing developments **in an area at risk of flooding** shall comply with the following:

- Follow the 'sequential approach' as set out in the Flood Risk Management Guidelines;
- An appropriately detailed flood risk / drainage impact assessment will be required with all planning applications, to ensure that the development itself is not at risk of flooding and the development does not increase the flood risk in the relevant catchment (both up and down stream of the application site), taking into account all sources of flooding;
- Restrict the types of development permitted in Flood Zone A and Flood Zone B to that which are 'appropriate' to each flood zone, as set out in Tables 3.1 and 3.2 of the Flood Risk Management Guidelines unless the 'plan making justification test' has been applied and passed;
- Where a site has been subject to and satisfied the 'Plan Making Justification Test' development will only be permitted where a proposal complies with the 'Justification Test for Development Management', as set out in Box 5.1 of the Guidelines.
- Flood Risk Assessments shall be in accordance with the requirements set out in the Guidelines and the SFRA.

Where flood zone mapping **does not indicate a risk of flooding** but the Planning Authority is of the opinion that flood risk may arise or new information has come to light that may alter the flood designation of the land, an appropriate flood risk assessment will be required to be submitted by an applicant for planning permission and the sequential approach shall be applied as the 'Plan Making Justification Test' will not be satisfied.

CPO 14.10 To prohibit development in river flood plains or other areas known to provide natural attenuation for floodwaters except where the development can clearly be justified with the Flood Risk Management Guidelines 'Justification Test'.

CPO 14.11 To limit or break up large areas of hard surfacing in new developments and to require all surface car parks to integrate permeability measures such as permeable paving.

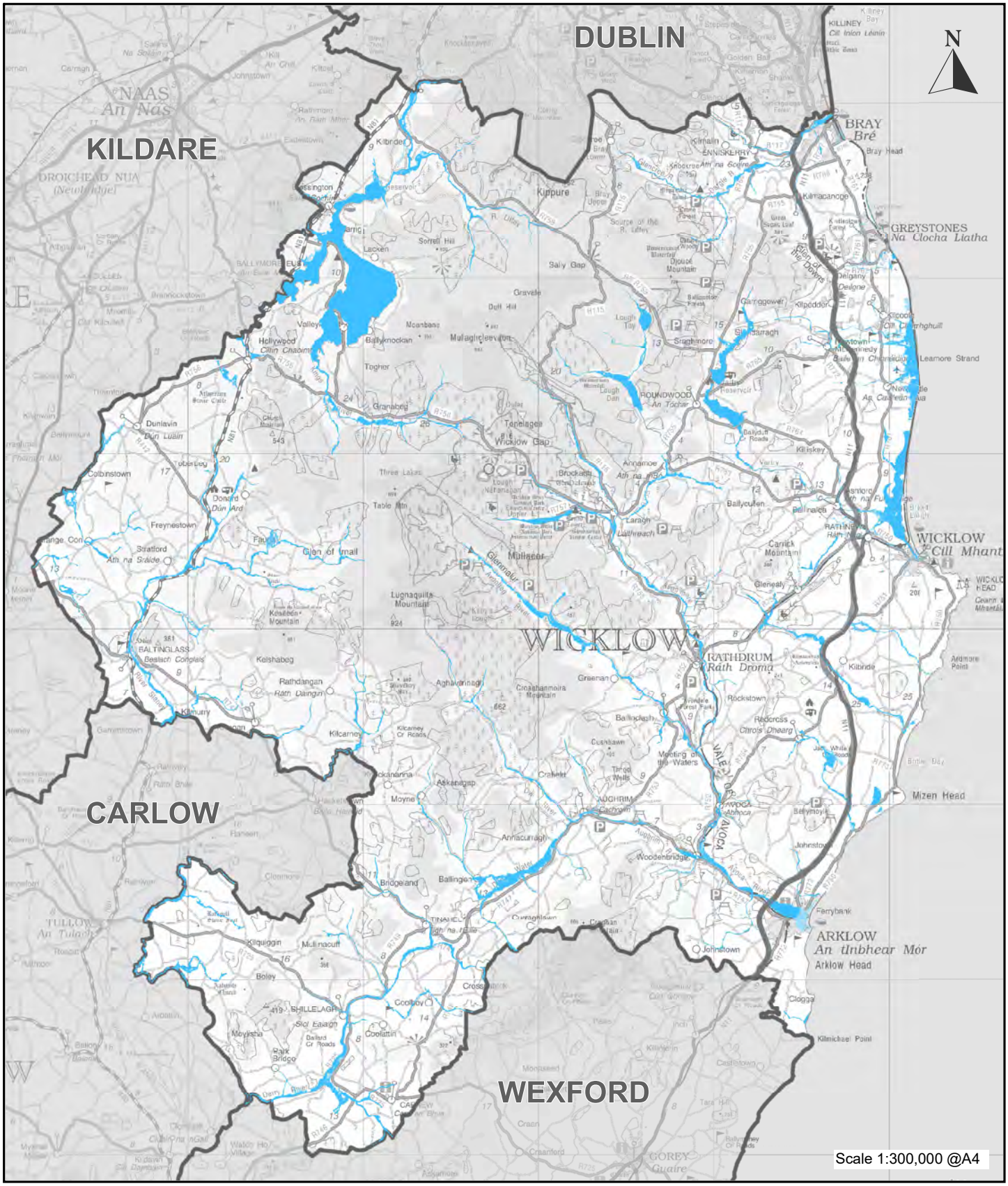
CPO 14.12 Excessive hard surfacing shall not be permitted for new, or extensions to, residential or commercial developments and all applications will be required to show that sustainable drainage techniques have been employed in the design of the development.

CPO 14.13 Ensure the implementation of Sustainable Urban Drainage Systems (SUDS) in accordance with the Wicklow County Council SuDS Policy to ensure surface water runoff is managed for maximum benefit. In particular to require proposed developments to meet the design criteria of each of the four pillars of SuDS design; Water Quality, Water Quantity, Amenity and Biodiversity.

CPO 14.14 Underground tanks and storage systems shall be permitted as a last resort only where it can be demonstrated the other more sustainable SuDS infrastructure measures are not feasible. In any case underground tanks and storage systems shall not be permitted under public open space, unless there is no other feasible alternative.

CPO 14.15 To promote the use of green infrastructure, such as swales and wetlands, where feasible as landscape features in new development to provide storm / surface runoff storage and reduce pollutants, as well as habitat, recreation and aesthetic functions.

CPO 14.16 For developments adjacent to all watercourses or where it is necessary to maintain the ecological or environmental quality of the watercourse, any structures (including hard landscaping) must be set back from the edge of the watercourse in accordance with the guidelines in 'Planning for Watercourses in the Urban Environment' by Inland Fisheries Ireland.



Flood Management Map No. 14.01

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.

Full Disclaimer is included in SFRA

WICKLOW
ENDLESS OPPORTUNITIES

Legend

Indicative Flood Zones

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).

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council

CHAPTER 15
WASTE & ENVIRONMENTAL EMISSIONS

15.0 Introduction

The issue of waste disposal and damaging emissions to the environment is recognised by Wicklow County Council as one of the most problematic areas of environmental management. Waste and emission generation is directly linked to trends in consumption and output, reflecting population growth and household formation, the level of manufacturing, industrial and agricultural activity, and overall economic performance. The waste produced from the above activities can be quite diverse requiring consideration of a wide range of environmental, technical, economic and market related issues in order for it to be efficiently managed.

This chapter of the plan will address solid and hazardous waste management, emissions to the air, as well as noise and light pollution, while water pollution / water quality is addressed separately in Chapter 13.

With reference to the **National, Regional and County Objectives** set out in Chapter 2 of this plan, the appropriate management of wastes and emissions will contribute to numerous goals across the three pillars of 'sustainable healthy communities', 'climate action' and 'economic opportunity' by:

- Creating a clean environment for a healthy society;
- Ensuring adequate capacity and systems to manage waste in an environmentally safe and sustainable manner;
- Addressing air quality in urban and rural area through better planning and design;
- Incorporating consistent measures to avoid, mitigate and minimise or promote the pro-active management of noise;
- Promoting environmentally sustainable development in terms of location, layout, design, energy and water usage, reduction and safe disposal of wastes.

15.1 Context

The following directives, national primary and secondary legislation, strategies / plans and guidelines influence the objectives and standards of this plan insofar as they are relevant to a land use plan:

15.1.1 Environmental Protection Agency Acts 1992 & 2003 EU Integrated Pollution Prevention & Control Directive (Directive 96/61/EC)

The 1992 Act addresses the prevention, limitation, elimination, abatement or reduction of environmental pollution, as well as the preservation of the quality of the environment, and for the purposes of the Act, environmental pollution means:

a) air pollution,
b) water pollution,
c) the disposal of waste in a manner which would endanger human health or harm the environment by creating a risk to waters, the atmosphere, land, soil, plants or animals, causing a nuisance through noise or odours or adversely affect the countryside or places of special interest, or noise which is a nuisance,
d) activities that would endanger human health or damage property or harm the environment.

The IPPC Directive was transposed into Irish law in 2003 with the enactment of the Protection of the Environment Act, 2003. While the 1992 Act anticipated and implemented most of the requirements of the Directive, the PoE Act 2003 made legislative provision for the remaining elements.

The EU Integrated Pollution Prevention and Control (IPPC) Directive (Directive 96/61/EC) provides for a permit system for activities including waste management. It was brought into effect in Ireland by the Protection of the Environment Act 2003 which amends the licensing provisions of the Environmental Protection Agency Act 1992 and the Waste Management Act 1996. The Environmental Protection Agency is responsible for Waste Licensing (formerly Integrated Pollution Control IPC licences) of large or complex industries with significant polluting potential. Local Authorities are responsible for small-scale permitting with authorisation of Waste Permits for small-scale recovery and disposal activities.

Various activities must have a Waste Licence as opposed to a Waste Permit to operate. These are listed in the Environmental Protection Agency Act 1992 as amended by the Protection of the Environment Act 2003. These activities include:

- Energy production
- Intensive agriculture
- Food production
- Activities involving chemicals
- Paper production

The 2003 Act adds further activities to the list which need licences – for example, rearing of poultry and cattle slaughtering.

Licence holders are required to use 'best available techniques' to avoid pollution. An applicant for a Waste Licence has to be a 'fit and proper person'. Among other things, this means that they have not been convicted of an offence involving the pollution control and waste legislation. The EPA has the power to revoke or suspend a Waste Licence where the 'fit and proper person' requirements are no longer met.

The EPA Act 1992 and Part 2 of the PoE Act 2003 are collectively referred to as the Environmental Protection Agency Acts 1992 and 2003.

15.1.2 Seveso III Directive
Prevention of Major Accidents (Control of Major Accident Hazards Involving Dangerous Substances) Regulations

The catastrophic accident in the Italian town of Seveso in 1976 prompted the adoption of legislation on the prevention and control of such accidents. The so-called Seveso Directive (Directive 82/501/EEC) was later amended in view of the lessons learned from later accidents such as Bhopal, Toulouse or Enschede resulting into Seveso-II (Directive 96/82/EC). In 2012 Seveso-III (Directive 2012/18/EU) was adopted taking into account, amongst others, the changes in the Union legislation on the classification of chemicals and increased rights for citizens to access information and justice.

The Directive applies to more than 12 000 industrial establishments in the EU where dangerous substances are used or stored in large quantities, mainly in the chemical and petrochemical industry, as well as in fuel wholesale and storage (incl. LPG and LNG) sectors.

The Chemicals Act (Control of Major Accident Hazards involving Dangerous Substances) Regulations 2015 (S.I. No. 209 of 2015) (the "COMAH Regulations"), implement the Seveso III Directive (2012/18/EU). The purpose of the COMAH Regulations is to lay down rules for the prevention of major accidents involving dangerous substances, and to seek to limit as far as possible the consequences for human health and the environment of such accidents, with the overall objective of providing a high level of protection in a consistent and effective manner.

The intention is to achieve this through tiered controls on the operators of the establishments subject to the regulations - the larger the quantities of dangerous substances present at an establishment, the more onerous the duties on the operator.

The European Communities (Control of Major Accident Hazards Involving Dangerous Substances) Regulations 2006 and the European Union (Control of Major Accident Hazards Involving Dangerous Substances) (Amendment) Regulations 2013, which implemented the Seveso II Directive (96/82/EC), have been revoked by the European Union (Control of Major Accident Hazards Involving Dangerous Substances)(Revocation) Regulations 2015 (S.I. No. 208 of 2015) and replaced by the COMAH Regulations.

15.1.3 EU Waste Directives (various)
Waste Management Acts (1996-2011)
Eastern–Midlands Region Waste Management Plan (WMP) 2015-2021

The Waste Framework Directive (Directive 2008/98/EC on waste) sets down basic requirements for handling waste and defines what is meant by "waste". It provides that EU member states must:

- Ensure that the disposal and recovery of waste does not present a risk to water, air, soil, plants and animals;
- Not allow waste disposal to constitute a public nuisance through excessive noise levels or unpleasant odours, or to degrade places of special natural interest;
- Prohibit the dumping or uncontrolled disposal of waste;
- Establish an integrated and effective network of waste disposal plants, prepare waste management plans, ensure that those who store waste, handle it properly, and ensure that waste treatment operations are licensed;
- Require waste collectors to have special authorisation and to keep records;
- Undergo periodic inspections of companies involved in waste collection or disposal.

Hazardous waste: The PCB/PCT Directive (Directive 96/59/EC on the disposal of polychlorinated biphenyls and polychlorinated terphenyls) deals with the disposal of certain hazardous chemicals that represent a particular threat to the environment and to human health.

Sewage Sludge Directive: The Sewage Sludge Directive (Directive 86/278/EEC on the protection of the environment, and in particular of the soil, when sewage sludge is used in agriculture) sets controls on the use of sewage sludge in agriculture.

Landfill Directive: The Landfill Directive (Directive 1999/31/EC on the landfill of waste) sets out detailed rules on waste landfills. It provides that the operators of existing landfill sites must have an approved conditioning plan which indicates how the requirements of the Directive are to be met within the required timeframe. These plans must help prevent the negative effects of landfill on surface water, groundwater, soil and air. The Directive also bans certain types of waste from landfill sites, for example used tyres, and requires member states to reduce the amount of biodegradable waste that they landfill to 35% of 1995 levels.

Incineration of Waste Directive: The Directive on the incineration of waste (Directive 2000/76/EC of 4 December 2000) aims to prevent or limit the negative effects of the incineration of waste. It imposes operational and technical requirements and sets emission limit values for waste incineration and co-incineration plants within the EU.

Packaging Waste Directive: The Packaging Waste Directive (Directive 94/62/EC on packaging and packaging waste) sets targets for the recovery and recycling of packaging waste and requires member states to set up collection, recycling and recovery schemes for such waste.

End-of-Life Vehicles Directive: The End-of-Life Vehicles Directive (Directive 2000/53/EC on end-of-life vehicles) sets out measures which aim to prevent waste from motor vehicles and vehicle components that have reached the end of their life-cycle and to promote vehicle reuse, recycling and other forms of recovery. It requires that collection systems be set up to ensure that end-of-life vehicles are effectively and safely disposed of without damaging the environment.

Electrical & Electronic Waste (WEEE): The Directive on waste electrical and electronic equipment (the WEEE Directive 2012/19/EU) became effective on 14 February 2014. It aims to prevent the generation of electrical and electronic waste and to promote reuse, recycling and other forms of recovery in order to reduce the quantity of such waste to be eliminated through landfilling or incineration. It requires the collection of WEEE, recovery and reuse or recycling.

These Directives are implemented in Ireland by the Environmental Protection Agency Act 1992, the Waste Management Act 1996, the Waste Management (Amendment) Act 2001 and the Protection of the Environment Act 2003. Several statutory instruments deal with specific aspects of EU Directives.

Waste policy and legislation are implemented largely by the Environmental Protection Agency and the local authorities. The current waste management policy is set out in the September 2020 publication by the Department of Environment, Climate and Communications of '*A Waste Action Plan for a Circular Economy*'. This plan goes beyond the management of waste and addresses how we look at resources more broadly, capturing and maximising the value of materials that may in the past have been discarded. A key objective of this Action Plan is therefore to shift the focus away from waste disposal and moves it back up the product life cycle, to remove or design out harmful waste, to extend the life of the products and goods we use and prevent waste arising in the first place – consistent with the concept of a zero-waste future.

The Waste Management Acts provide for a general duty on everyone not to hold, transport, recover or dispose of waste in a manner that causes or is likely to cause environmental pollution.

The EPA's main activities in the waste management area are:

- Drawing up and reviewing the National Hazardous Waste Management Plan;
- The waste licensing system, which deals with the generation, recovery and disposal of waste of large and complex industries;
- Development of guidelines for the selection, management, operation and ending of use of landfill sites;
- Authorisation of waste imports;
- Maintenance of a national waste database.

Local Authorities are responsible for:

- Authorisation and control of commercial waste collection activities;
- Authorisation of waste exports and monitoring of internal movements of hazardous wastes;
- Waste permits for small-scale recovery and disposal activities;
- Ensuring adequate waste collection, recovery and disposal arrangements in their areas;
- Monitoring and inspection of waste activities generally.

Waste Management Plans

There are 3 regions for the purposes of waste management planning: Southern, Eastern-Midlands and Connacht-Ulster. The regional waste management plans deal with non-hazardous waste and must include measures to:

- Prevent or minimise the production or harmful nature of waste;
- Encourage and support the recovery of waste;
- Ensure that the waste which cannot be prevented or recovered is disposed of without causing environmental pollution; and
- Ensure that the 'polluter pays' principle is effectively applied.

County Wicklow is part of the Eastern–Midlands Waste Region. The Eastern–Midlands Region Waste Management Plan (WMP) 2015-2021 provides the framework for solid waste management in the region and sets out a range of policies and actions to meet specified mandatory and performance based targets. The WMP seeks to assist and support resource efficiency and waste prevention initiatives. A key WMP target is to achieve a 1% reduction per annum in the quantity of household waste generated per capita over the period of the WMP. In tandem, the WMP identifies measures to develop a circular economy whereby waste management initiatives are no longer confined to treating and disposing of waste, instead supporting initiatives that value waste as a resource or potential raw material. This Plan supports the move to a more circular economy as this will save resources, increase resource efficiency, and help to reduce carbon emissions. The successful implementation of circular economy principles will help to reduce the volume of waste that the County produces.

15.1.4 Air Quality Framework Directive 1996
Ambient Air Quality and Cleaner Air for Europe (CAFE) Directive 2008
Ambient Air Regulations 2009
Air Quality Standards Regulations 2011

EU directives set down the standards for monitoring, assessing and managing ambient air quality in Ireland and the other Member States. The principles to this approach were set down by the European Commission in 1996 through the Air Quality Framework Directive. Following this, four 'daughter' directives established limits to specific pollutants. This Framework Directive and the first three 'daughter' directives were replaced by the Ambient Air Quality and Cleaner Air for Europe (CAFE) Directive in 2008.

The fourth 'daughter' directive specifies target values and monitoring requirements for arsenic, cadmium, mercury, nickel and polycyclic hydrocarbons. This was transposed into Irish legislation in the Ambient Air Regulations 2009.

The CAFE Directive was transposed into Irish legislation by the Air Quality Standards Regulations 2011. It replaced three earlier statutory instruments: the Air Quality Standards Regulations 2002, the Ozone in Ambient Air Regulations 2004 and S.I. No. 33 of 1999.

These regulations set down the limit or target values for the following pollutants:

- Sulphur Dioxide
- Nitrogen Dioxide and Oxides of Nitrogen
- Particulate Matter (PM10 and PM2.5)
- Lead
- Benzene
- Carbon Monoxide
- Ozone

While the CAFE Directive did not change existing air quality standards, it did introduce new obligations relating to fine particulate matter (PM2.5). Fine particulate matter is considered to be particularly harmful to human health.

15.1.5 EU Noise Directive 2002/49/EC
Noise Regulations S.I.140 / 2006 & S.I. 549/2018

The aim of EU Noise Directive 2002/49/EC is to define a common approach intended to avoid, prevent or reduce, on a prioritised basis, the harmful effects, including annoyance, due to exposure to environmental noise.

Environmental noise means unwanted or harmful outdoor sound created by human activities, including noise from transport, road traffic, rail traffic, air traffic, and from sites of industrial activity. The Directive applies to noise to which humans are exposed, particularly in built-up areas, public parks or other quiet areas within built-up areas, and in quiet areas in open country, near schools, hospitals and other noise-sensitive buildings and areas.

Under the Directive, local authorities are required to make action plans to reduce ambient noise. The EPA exercises general supervision over the functions and actions of the local authorities in this aspect of their work.

When granting planning permission, the local authority has the power to provide that conditions in relation to noise prevention or reduction be included in the permission.

This Directive aims at providing a basis for developing Community measures to reduce noise emitted by the major sources, in particular road and rail vehicles and infrastructure, aircraft, outdoor and industrial equipment and mobile machinery.

The Environmental Noise Directive was transposed into Irish Law as Statutory Instrument, S.I. No. 140/2006 - Environmental Noise Regulations 2006. However, the European Communities (Environmental Noise) Regulations 2018 (S.I. No. 549) both revise and revoke the Environmental Noise Regulations 2006.

The Environmental Noise Directive (END) requires Member States to prepare and publish, every 5 years, strategic noise maps and noise management action plans. The aim of the END is to provide a common framework to avoid, prevent or reduce, on a prioritised basis, the harmful effects of exposure to environmental noise through the preparation of strategic noise maps and the development and implementation of action plans.

The EPA is the national authority for overseeing the implementation of the Regulations. This role includes supervisory, advisory and coordination functions in relation to both noise mapping and action planning, as well as various reporting requirements for the purpose of the Directive.

Responsibility for the preparation of the relevant noise maps lies with the Noise Mapping Bodies (NMBs) which include Transport Infrastructure Ireland (TII) responsible for National Roads & the Luas, Local Authorities (LAs) responsible for non-national roads, Irish Rail (heavy rail), Dublin Airport Authority (DAA), as well as Dublin City Council, Fingal, Dún Laoghaire-Rathdown, & South Dublin County Councils (Dublin agglomeration) as well as Cork City and Cork County Councils (Cork agglomeration). The preparation and implementation of the resulting noise action plans occurs at local level and is the responsibility of the Local Authorities.

Following the preparation of the noise maps, the relevant Action Planning Authorities (APAs) i.e. the local authorities, are required to prepare noise action plans where the L_{den} (55 dB) and L_{night} (50 dB) thresholds have been exceeded. These action plans are designed to manage noise issues and effects, and it involves the prevention and reduction of environmental noise. Each LA should identify their noise sensitive locations which may include drawing up a short list of potential areas for action, both above the recommended onset values for noise mitigation measures, and below the recommended level for preservation (to help identify Quiet Areas). Wicklow's current Noise Action Plan was adopted in 2019.

15.1.6 Planning & Development Act 2000 (as amended) with respect to Waste & Environmental Emissions

The Planning & Development Act requires that a development plan includes objectives for:

"'The provision or facilitation of the provision of infrastructure including—waste recovery and disposal facilities (regard having been had to the waste management plan for the area made in accordance with the Waste Management Act 1996)"

"The control, having regard to the provisions of the Major Accidents Directive and any regulations, under any enactment, giving effect to that Directive, of-
(i) siting of new establishments,
(ii) modification of existing establishments, and
(iii) development in the vicinity of such establishments,
for the purposes of reducing the risk, or limiting the consequences, of a major accident".

15.2 Climate Action

As set out in the **Climate Action Plan,** gas emissions arising from the material management of waste account for more than 50% of national emissions; Ireland's material consumption is well above the EU average, and continues to rise as the economy recovers and grows. While Ireland has made significant progress in managing waste streams, particularly in improving recycling rates and diversion from landfill, there is scope for savings in greenhouse gas emissions through better prevention strategies, improved capture rates, reduced contamination and reducing the amount of non-recyclable materials.

Ireland's National Waste Policy 2020 – 2025 sets out new targets to tackle waste and move towards a circular economy. The plan includes halving our food waste by 2030, the introduction of a deposit and return scheme for plastic bottles and cans, a ban on certain single use plastics from July 2021, and a levy on disposable cups. Other measures include applying green criteria and circular economy principles in all public procurement, a waste recovery levy to encourage recycling, and ensuring all packaging is reusable or recyclable by 2030.

The Waste Action Plan for a Circular Economy fulfils the commitment in the Programme for Government to publish and start implementing a new National Waste Action Plan. The policy document shifts focus away from waste disposal and moves it back up the production chain. To support the policy, regulation is already being used (Circular Economy Legislative Package) or in the pipeline (Single Use Plastics Directive). The policy document contains over 200 measures across various waste areas including Circular Economy, Municipal Waste, Consumer Protection and Citizen Engagement, Plastics and Packaging, Construction and Demolition, Textiles, Green Public Procurement and Waste Enforcement.

In addition to the contribution of the proposals contained in **Climate Action Plan** to reduce Ireland's greenhouse gas emissions, many of the changes that are required will have positive economic and societal co-benefits, including cleaner air, warmer homes and a more sustainable economy for the long term. In line with the UN Sustainable Development Goals, climate action must be seen as complementary to other important policy objectives, such as promoting sustainable economic development pathways, improving energy security, and addressing air pollution impacts on human health. For example, a significant shift away from internal combustion engine vehicles in the transport sector, and the retrofitting of existing buildings with electricity-powered heat pump systems, are expected to result in significant improvements in local air quality metrics and health outcomes.

Climate Change Sectoral Adaption Plan for Health addresses the impact of climate change on human health, including among other areas the impact of air pollution. Older adults, individuals with chronic disease, children and those in deprived communities living near busy roads are particularly vulnerable to the health impacts of poor air quality. Climate change is expected to aggravate existing health risks through weather-driven increases in air

pollutants such as ozone and particulate matter. The current magnitude of premature mortality from air pollution and the potential of climate change to exacerbate this makes this scenario a very serious risk. In Ireland, it is estimated that 1,050 premature deaths occurred in 2014 secondary to PM2.5 and 20 premature deaths occurred secondary to ozone (European Environment Agency [EEA], 2017). Climate change impacts on aeroallergens such as the earlier onset in the pollen season in the northern hemisphere - by about 15 days over the last three decades - which is likely to have had an impact on the patterns of allergenic disease caused by pollen.

15.3 Waste & Emissions Objectives

Solid Waste Management Objectives

CPO 15.1 To require all developments likely to give rise to significant quantities of waste, either by virtue of the scale of the development or the nature of the development (e.g. one that involves demolition) to submit a construction management plan, which will outline, amongst other things, the plan to minimise waste generation and the plan to protect the environment with the safe and efficient disposal of waste from the site.

CPO 15.2 To require all new developments, whether residential, community, agricultural or commercial to make provision for storage and recycling facilities (in accordance with the standards set out in Development & Design Standards of this plan).

CPO 15.3 To facilitate the development of existing and new waste prevention and recovery facilities and in particular, to facilitate the development of 'green waste' recovery sites.

CPO 15.4 To facilitate the development of waste-to-energy facilities, particularly the use of landfill gas and biological waste.

CPO 15.5 To have regard to the Council's duty under the 1996 Waste Management Act (as amended), to provide and operate, or arrange for the provision and operation of, such facilities as may be necessary to promote reuse or for the recovery and disposal of household waste arising within its functional area.

CPO 15.6 To facilitate the development of sites, services and facilities necessary to achieve implementation of the objectives of the Regional Waste Management Plan.

Hazardous Waste Objectives

CPO 15.7 To facilitate the development of sites, services and facilities for the disposal of hazardous household wastes in accordance with the objectives of the Regional Waste Management Plan.

CPO 15.8 In relation to the Prevention of Major Accidents (Control of Major Accident Hazards Involving Dangerous Substances) legislation, it is an objective to:

- comply with the Seveso III Directive in reducing the risk and limiting the potential consequences of major industrial accidents;
- where proposals are being considered for the following: (i) new establishments at risk of causing major accidents, (ii) the expansion of existing establishments designated under the Directive, and (iii) other developments proposed near to existing establishments; the Council will require that applicants must demonstrate that the following considerations are taken into account: (i) prevention of major accidents involving dangerous substances, (ii) public health and safeguarding of public health, and (iii) protection of the environment;

- ensure that land use objectives must take account of the need to maintain appropriate distances between future major accident hazard establishments and residential areas, areas of substantial public use and areas of particular natural sensitivity or interest; and
- have regard to the advice of the Health and Safety Authority when dealing with proposals relating to Seveso sites and land use plans in the vicinity of such sites.

Air Pollution Objectives

CPO 15.9 To regulate and control activities likely to give rise to emissions to air (other than those activities which are regulated by the EPA).

CPO 15.10 To require proposals for new developments with the potential for the accidental release of chemicals or dust generation, to submit and have approved by the Local Authority construction and/or operation management plans to control such emissions.

CPO 15.11 To require activities likely to give rise to air emissions to implement measures to control such emissions, to undertake air quality monitoring and to provide an annual air quality audit.

Noise Pollution Objectives

CPO 15.12 To implement the Wicklow County Council Noise Action Plan 2018-2023 (and any subsequent Plan) in order to avoid, prevent and reduce the harmful effects, including annoyance, due to environmental noise exposure

CPO 15.13 To enforce, where applicable, the provisions of the Environmental Protection Agency (EPA) Acts 1992 and 2003, and EPA Noise Regulations 2006.

CPO 15.14 To regulate and control activities likely to give rise to excessive noise (other than those activities which are regulated by the EPA).

CPO 15.15 To require proposals for new developments with the potential to create excessive noise to prepare a construction and/or operation management plans to control such emissions.

CPO 15.16 To require activities likely to give rise to excessive noise to install noise mitigation measures to undertake noise monitoring and to provide an annual monitoring audit.

Light Pollution Objectives

CPO 15.17 To ensure that all external lighting whether free standing or attached to a building shall be designed and constructed so as not to cause excessive light spillage, glare, or dazzle motorists, and thereby limiting light pollution into the surrounding environment and protecting the amenities of nearby properties, traffic and wildlife.

CPO 15.18 To require proposals for new developments with the potential to create light pollution or light impacts on adjacent residences to mitigate impacts, in accordance with the Development & Design Standards set out in this plan.

CPO 15.19 To promote the use of low energy LED (or equivalent) lighting.

CPO 15.20 To require the design and implementation of a hierarchy of light intensity zones in development schemes to ensure that environmental impact is minimised as far as possible particularly in areas proximate to ecological corridors.

CHAPTER 16
ENERGY & INFORMATION INFRASTRUCTURE

16.0 Introduction

This energy chapter focuses primarily on 'energy infrastructure' associated with the production, distribution and use of energy including electricity and the energy used in transport and heating. The importance of energy management in its wider sense is however a cross cutting issue in this plan and is addressed throughout the plan policies and objectives where necessary, in particular with reference to the climate change related actions, development standards and transport objectives.

The word *energy* is used as a synonym of energy resources, and most often refers to substances like fuels, petroleum products and electricity in general. These are sources of *usable energy*, in that they can be easily transformed to other kinds of energy sources that can serve a particular useful purpose.

Ireland's energy requirements have increased significantly over the past two decades due to growth in energy consumption for transport, electricity and heating. Linked with increasing economic growth, Ireland's overall demand for energy continues to rise. In 2018 energy demand grew by 4.5%. Oil continues to be the dominant energy source, increasing from a share of 47% in 1990 to a peak of 60% in 1999, but falling back to 49 % in 2018. Natural gas increased in 2018 by 3.8%, which is 28% higher than in 2005.

Despite the increase in energy demand, energy-related CO2 emissions fell slightly, mainly due to a reduction in the amount of coal used for electricity generation, along with increased contributions from wind generation. The transition from fossil fuels to renewables to generate electricity has led to a fall in the amount of CO2 released into the atmosphere and it is now less than half what it was in the year 2000. Energy demand for heat and transport increased in 2018.

Under the EU Renewable Energy Directive 2009, the National 2020 target for Ireland was to source 16% of all energy consumed from renewable sources. In addition to this Ireland was required to achieve a 10% share of renewable energy in transport consumption by 2020 (known as RES-T). Ireland has committed to a range of renewable energy and efficiency targets many of which are being implemented as Climate Change policy measures to reduce carbon emissions. At a European level, the 20/20/20 commitments agreed under the EU Climate Change and Energy Package set three new targets for 2020:

- A minimum 20% reduction in GHG emissions based on 1990 levels;
- 20% of final energy consumption to be produced by renewable energy resources; and
- 20% reduction in primary energy use compared with projected levels to be achieved by improving energy efficiency.

Ireland's National Renewable Energy Action Plan 2009 details a pathway for Ireland to meet these binding commitments by setting national targets.

A report prepared by the Sustainable Energy Authority of Ireland (SEAI) '*Renewable Energy in Ireland 2020 Update*' found that Ireland was not on track to meet its 2020 renewable energy targets. The Report indicates that overall renewable energy supply was 11% of gross final consumption which falls short of the 16% target. The share of renewable transport energy (RES-T) was 7.2% which is below the 10% target. The share of renewable electricity (RES-E) was 33.2%. Ireland had a national target of 40% by 2020. It is therefore imperative that a significant emphasis is placed on both the issues of supply and demand for energy in the County Development Plan.

The communications sector is essential to the functioning of a modern economy and is a key enabler of numerous other economic activities. Disruptions to communications channels can have significant negative impacts on the economy and the citizen.

The provision of a high quality information and communications networks and digital infrastructure has never been more important in the context of national, regional and local development; this has been demonstrated throughout the period of COVID-19. The increased usage of new technologies and work practices have placed an increased reliance on the provision of such services in all areas for industrial, commercial, tourism and social development.

The communications sector is highly dynamic, with new technologies developing rapidly and with these new technologies, new elements are added to the critical infrastructure network. In addition, the communications sector, including access to broadband and mobile services, is becoming increasingly important for all citizens and businesses of all sizes.

The widespread availability of a high quality telecommunications network throughout County Wicklow will be critical to the development of a knowledge based economy. It will contribute to sustained macro-economic growth and competitiveness, by ensuring that the County is best placed to avail of the emerging opportunities provided by the information and knowledge society and supporting new and innovative forms of distance working including working from home and the development of co-working hubs.

With reference to the desired **Strategic County Outcomes** set out in Chapter 2 of this plan, the delivery of reliable, clean energy and a high level of energy efficiency, as well a high quality communication infrastructure will contribute to numerous goals across the three pillars of 'sustainable healthy communities', 'climate action' and 'economic opportunity' by:

- Promoting and facilitating the development of alternative and renewable sources of electricity to meet electricity demand with policy and objectives for reduction in electricity use, wind energy, solar energy, hydro energy, bio-energy and small scale renewable electricity generation;
- Promoting the circular economy and the 'just transition' to clean energy;
- Facilitating improved access to employment, services and amenities, such as education, healthcare, water services, communication infrastructure, shops, parks, leisure and social interactions;
- Strengthen and broaden the economic base, harness opportunities for economic growth to build economic resilience, strengthen enterprise ecosystems and create quality jobs that align with population growth, ensure a good standard of living and reduce the need for long-distance commuting;
- Supporting education facilities and the knowledge economy, and facilitating and promoting entrepreneurial activity;
- Supporting employment growth around Wicklow's natural resources and supporting key sectors for growth;
- Promoting environmentally sustainable development in terms of location, layout, design and energy and water usage.

16.1 Policy Context

16.1.1 Energy Infrastructure

Energy Act 2016

This is an Act that changed the name of the Commission for Energy Regulation and conferred on the Commission powers to carry out investigations and impose administrative sanction. It also gives further effect to different EU Directives and enhances cross-border links with electricity. In general it streamlines the existing energy legislation in Ireland.

National Energy & Climate Plan (NECP) 2021 – 2030

Irelands National Energy & Climate Plan (NECP) 2021-2030 takes into account energy and climate policies developed up to 2019, the levels of demographic and economic growth identified in the National Planning Framework - Project 2040 and includes all of the climate and energy measures as set out in the National Development Plan 2018-2027.

The planned policies and measures that were identified up to the end of 2019, collectively deliver a 30% reduction by 2030 in non-Emission Trading Systems greenhouse gas emissions (from 2005 levels). Ireland is committed to achieving a 7% annual average reduction in greenhouse gas emissions between 2021 and 2030. The NECP was drafted in line with the current EU effort-sharing approach, before the Government committed to this higher level of ambition, and therefore does not reflect this higher commitment. Ireland is currently developing those policies and measures and intends to integrate the revision of the NECP into the process which will be required for increasing the overall EU contribution under the Paris Agreement.

Energy White Paper 'Ireland's Transition to a Low Carbon Energy Future 2015 – 2030' (December 2015)

The Irish Government's Energy White Paper, presents a long-term strategic vision that is intended to guide the direction of Irish energy policy up to 2030. It sets out a high-level framework for Ireland's energy transition to a low carbon economy and society and identifies a range of measures and actions to support the development of renewable technologies. One key action is to explore the scope to provide market support for microgeneration technologies. At its heart is a commitment to transform Ireland into a low carbon society and economy by 2050 and reduce the country's fossil fuel dependency. This ambitious vision for Ireland's energy system envisages a reduction in greenhouse gas emissions from that sector by 80-95% relative to 1990 levels by 2050. The current Government's Climate Action and Low Carbon Development (Amendment) Bill 2020[1] gives further ambition for Ireland to achieve net zero emissions by 2050 by introducing a system of 5-year economy-wide carbon budgets setting a ceiling for total greenhouse gas emissions.

Ireland's National Renewable Energy Action Plan (NREAP 2009)

The National Renewable Energy Action Plan (NREAP) sets out the Government's strategic approach and concrete measures to deliver on Ireland's 16% target under Directive 2009/28/EC. The development of renewable energy is central to overall energy policy in Ireland. Renewable energy reduces dependence on fossil fuels, improves security of supply, and reduces greenhouse gas emissions creating environmental benefits while delivering green jobs to the economy, thus contributing to national competitiveness.

All Member States must submit a report on progress to the European Commission every two years with the final report submitted by 31 December 2021. The 2018 report outlined that Ireland has met the interim target set by the Renewable Energy Directive for 2015-2016, reporting an average final energy consumption of 9.5% over that two year period, against a target level of 8.92%. The share of electricity from renewable energy has increased fivefold between 1990 and 2016 (5.3% to 27.2%), mainly since 2000, and the majority is attributable to wind energy. Electricity generated from biomass accounted for 9% of renewable electricity in 2016.

Bioenergy Plan (2014)

The Draft Bioenergy Plan 2014 sets out the policy areas that must be coordinated to support the development of biomass sector in Ireland. It identifies 19 measures to support the sustainable development of the sector. It also recognises that meeting the demand for biomass from indigenous sources could deliver significant economic and employment benefits and contains measures to stimulate and support the supply of Irish biomass. The draft Plan identifies that an additional bioenergy-focussed measure in the heat sector represents the most cost effective

[1] This Bill was signed into law as the Climate Action and Low Carbon (Amendment) Act 2021 during the making of this Development Plan.

means of meeting a number of different policy goals and recommends the introduction of an incentive for renewable heat for larger heat users to change to heating solutions that produce heat from renewable sources.

The Strategy for Renewable Energy 2012 – 2020 (DoCENR)

The strategy for renewable energy is at the heart of the Government's energy policy recognising that renewable energy reduces dependence on fossil fuels, improves security of supply, and reduces greenhouse gas emissions. This in turn creates environmental benefits while delivering green jobs to the economy and thus contributes to the national competitiveness and the jobs and growth agenda.

The overarching objective of the strategy is to make renewable energy an increasingly significant component of Ireland's energy supply by 2020, so that at a minimum we achieve our legally binding 2020 target in the most cost efficient manner for consumers. To achieve the overarching objective five Strategic Goals reflecting the key dimensions of the renewable energy challenge to 2020 are set out.

Strategic Goal 1	Progressively produce more renewable electricity from onshore and offshore wind power for the domestic and export markets.
Strategic Goal 2	A sustainable bio-energy sector supporting renewable heat, transport and power generation.
Strategic Goal 3	Green growth through research and development of renewable technologies including the preparation for market of ocean technologies.
Strategic Goal 4	Increase sustainable energy use in the transport sector through biofuels and electrification.
Strategic Goal 5	An intelligent, robust and cost efficient energy networks system.

National Energy Efficiency Action Plan 4 (NEEAP April 2017)

Article 24 of the Energy Efficiency Directive requires each Member States to submit a NEEAP every three years. Ireland's fourth National Energy Efficiency Action Plan (NEEAP 4) reaffirmed Ireland's commitment to delivering a 20% reduction in energy demand across the whole of the economy by 2020, along with a 33% reduction in public sector energy use. 12% of the national target of 20% was achieved by the end of 2016. The NEEAP outlines the energy efficiency measures that will be implemented to reach the national energy saving targets as well as the progress towards this target. The NEEAPs also include information on the exemplary role of the public sector and on the provision of information and advice to final customers.

Part L of the Building Regulations

All new buildings, extensions to existing buildings as well as material changes of use to existing buildings are subject to Part L of the Building Regulations (Conservation of Fuel and Energy) which sets statutory minimum energy performance requirements. In the case of dwellings, an ambitious programme for upgrading the Regulations has been advanced over the past decade with the 2005 standards being used as a benchmark for further improvements. The Regulations were upgraded in 2007 to achieve improvements in energy efficiency and a reduction in associated carbon emissions.

The 2017 amendment to Part L provides for the implementation of requirements of Articles 2, 3, 4, 6 (part of), 7, 8, 9 (3,b) of the EU Energy Performance of Buildings Directive – EPBD (recast) (2010/31/EU of 19 May 2010).
These requirements include:

- application of a methodology for the calculation of the energy performance of buildings on the basis of a general framework set out in Annex I to the EPBD (recast);
- setting of minimum energy performance requirements for buildings and the application of these requirements to new buildings to achieve Nearly Zero Energy Buildings;

- ensuring where buildings undergo major renovation that the renovated systems and components meet minimum thermal performance requirements in so far as this is technically, functionally and economically feasible;
- ensuring that when a building element that forms part of the building envelope and has a significant impact on the energy performance of the building envelope, is retrofitted or replaced, the energy performance of the building element meets minimum energy performance requirements in so far as this is technically, functionally and economically feasible.

The NZEB (nearly zero energy building) standard will apply to all new buildings occupied after the 31st December 2020. For Public Sector bodies, the standard will apply to all new buildings owned and occupied by the 31st December 2018. As with previous Building Regulations there are transitional arrangements in place where buildings are occupied after these dates but work commenced prior to 31st December 2018 for Non Domestic Buildings and 31st October for Domestic Buildings.

For all new non-residential builds, such as community centres, an equivalent to a 60% improvement in energy performance on the 2008 Building Regulations is required. This means an improved energy performance for the fabric, services and lighting specification. It also introduces a mandatory requirement for renewable sources. The renewable sources must in general provide 20% of the primary energy use, however there is flexibility where the building is more energy efficient than the regulations. This typically corresponds to an A3 Building Energy Rating.

Design Guidelines for Social Housing

In recent years significant efforts have been made to ensure that all new construction projects, including the delivery of social housing stock, are designed and built to high energy efficiency and sustainable development standards.

Local Authorities are responsible for the maintenance and upgrade of social housing which is in Local Authority ownership. In accordance with the Energy Efficiency Directive and the Recast Energy Performance of Buildings Directive, Local Authorities take an exemplar role in the retrofit of social housing. Local Authorities are allocated capital funding each year in respect of a range of measures to improve the standard and overall quality of their social housing stock. The programme includes retrofitting measures aimed at improving the energy efficiency of older apartments and houses by reducing heat loss through the fabric of the building and the installation of high-efficiency condensing boilers.

Standards for Renovation of Existing Buildings - Code of practice for the energy efficiency retrofit of dwellings

A national code of practice for the retrofit of dwellings (Standard Recommendation (S.R.) 54 of 2014) has been developed by the National Standards Authority of Ireland (NSAI), the Department of Housing, Planning, Community & Local Government (DHPCLG), the Department of Environment, Climate and Communications, (DECC previously DCENR and DCCAE) and the Sustainable Energy Authority of Ireland (SEAI). The Standard Recommendation is based on the consensus of an expert panel and was subject to public consultation. This Code of Practice provides guidance to practitioners working on energy efficient retrofit works for dwellings. It provides technical guidance on the retrofit of the building fabric and services, the application of retrofit measures on a whole dwelling basis, general building science and the management of retrofit projects. The Guide is available to download for free from the National Standards Authority of Ireland website.

16.1.2 Communications

The National Broadband Plan (2012)

The National Broadband Plan (NBP) is a Government policy initiative which aims to deliver high speed broadband to every citizen and business in Ireland. The NBP sets out the strategy to deliver high speed broadband throughout Ireland and is overseen by the Department of Environment, Climate and Communications.

The NBP sets out:

- a clear statement of Government policy on the delivery of high speed broadband;
- specific targets for the delivery and rollout of high speed broadband and the speeds to be delivered;
- the strategy and interventions that will underpin the successful implementation of these targets; and
- a series of specific complementary measures to promote implementation of Government policy in this area.

The objectives of the NBP will be achieved through a combination of accelerated commercial investment by telecoms operators, and a proposed state intervention to provide high speed broadband to those parts of the country where the commercial sector will not invest; the 'Intervention Strategy' is the Government's plan of action designed to fund the delivery of high speed broadband to areas where the commercial sector will not deliver service. The strategy explains how the intervention will be implemented and what service will be delivered once the infrastructure is built.

The Intervention Strategy sets out the key elements of the intervention - what services are proposed and how they will be delivered. The Intervention Strategy has been developed following intensive engagement with industry and wider stakeholders. In addition, the European Commission has set out detailed guidelines on what is required to obtain State Aid approval for Government interventions in the broadband sector. The Department has followed these guidelines when formulating the proposed intervention strategy. Given Wicklow's large rural population the proposed state intervention will be key in providing high speed broadband to all rural areas within the County. Broadband Connection Points BCPs have been established at four locations in County Wicklow - at Clermont, Dunlavin, Rathdrum and Ballycoog. County Wicklow is currently on NBI (National Broadband Ireland) rollout plan in terms of surveys for the new high-speed fibre network. In Wicklow, there are 14,871 premises within the Intervention Area (IA), which includes homes, farms, commercial businesses and schools. This equates to 23% of all premises in the County. Under the National Broadband Plan, Wicklow will see an investment of €59m in the new high speed fibre network. This will enable e-learning, remote monitoring of livestock or equipment, e-health initiatives, better energy efficiency in the home, and more remote working – all of which support the National Development Plan (NDP).

The first homes in Wicklow were connected in 2021.

Telecommunications Antennae & Support Structures Guidelines (1996)

These guidelines were published in 1996 to support Government policy on the roll out of a high quality telecommunications service. The overarching aim of these guidelines (and subsequent Circular PL 07/2012) is to ensure a consistent approach by Planning Authorities in the preparation of development plans and in determining applications for planning permission. Since the publication of these guidelines, the planning system has facilitated significant development in telecommunications networks in a manner consistent with proper planning and sustainable development to such an extent that as of 2018, approximately 89% of households in Ireland had access to the internet (CSO 2018). Circular PL 07/2012 indicates that development plans should not specify minimum separation distances between telecommunication structures and other structures as this can inadvertently have a major impact on the roll out of a viable and effective communications network.

It is anticipated that the updates to the guidelines introduced will support the planning system in facilitating the objectives of the National Broadband Plan 2012 (NBP) as detailed above.

16.1.3 Planning & Development Act 2000 (as amended)

The Planning & Development Act requires that a development plan includes objectives for:

- *'The provision or facilitation of the provision of infrastructure including - transport, energy and communication facilities'.*

- *'The promotion of sustainable settlement and transportation strategies in urban and rural areas including the promotion of measures to—*
  (i) reduce energy demand in response to the likelihood of increases in energy and other costs due to long-term decline in non-renewable resources,
  (ii) reduce anthropogenic greenhouse gas emissions, and
  (iii) address the necessity of adaptation to climate change;
  in particular, having regard to location, layout and design of new development'.

16.1.4 Climate Change

The Climate Action and Low Carbon Development Act 2015 sets out that the manner in which the transition towards a low carbon economy will be achieved through a 'National Low Carbon Transition and Mitigation Plan'[2] to lower Ireland's level of greenhouse emissions and a 'National Climate Change Adaptation Framework' (National Adaptation Framework, published 19th January 2018), to provide for responses to changes caused by climate change. More recently the new Climate Action and Low Carbon (Amendment) Act 2021 further enhances Ireland's ambition for net zero emissions by 2050.

The National Mitigation Plan (NMP) aims to set Ireland on a pathway to achieve the level of decarbonisation required. This plan provides guidance on how each responsible government department, incorporates sectoral mitigation measures into the following four sectors:

- Decarbonising Electricity Generation,
- Energy Efficiency in the Built Environment,
- Decarbonising Transport, and
- An Approach to Carbon Neutrality for Agriculture, Forestry and Land Use Sectors.

The mitigation measures set out in the NMP lay the foundations for transitioning Ireland to a low carbon, climate resilient and environmentally sustainable economy by 2050. In support of this, the NMP also includes over 100 individual actions for various Ministers and public bodies to take forward through its implementation. These have been considered in the formulation of the objectives of this County Development Plan.

In addition, Adaption Plans for the Electricity & Gas Networks Sector, and for the Communications Sector have been adopted; these plans identify that the critical infrastructure of the electricity and gas systems, and the communications network, play an essential role in ensuring social and economic wellbeing and that risks to this infrastructure both from extreme weather events (such as flooding or extreme wind) and gradual climate change could have significant economic and social consequences. They identify that communications networks are heavily dependent on the electricity and gas networks for their functioning and therefore disruption to the electricity and gas networks often results in knock on disruption to the communications networks. In addition, it is noted that access to vital communications infrastructure is often contingent on the functioning of the transport networks, which are also susceptible to climate impacts.

[2] While this was published 19 July 2017, it was quashed by the Supreme Court on 31 July 2020, because the Plan failed to specify the manner in which it was proposed to achieve the "national transition objective," as required under the 2015 Climate Act.

The Communications Sector plan identifies the following key infrastructure types were identified as being particularly vulnerable to the climate change impacts identified: overhead fibre and copper lines, underground cables, street cabinets and base stations, with secondary impacts on other infrastructure, staff, customers and the economy.

16.2 Energy Infrastructure

16.2.1 Electricity Generation

Electricity is generated in Ireland from a number of sources such as gas, coal, oil and renewable sources. The share of electricity generated from renewable energy sources (RES-E) has increased between 1990 and 2016, from 4.9% to 27.2%. The National Renewable Energy Action Plan set a target of 40% of electricity demand to be provided by renewable energy by 2020. A report prepared by the Sustainable Energy Authority of Ireland (SEAI) '*Renewable Energy in Ireland 2020 Update indicated that* the share of renewable electricity (RES-E) was 33.2%. It is therefore imperative that further progress is made in this area and that alternative renewable sources are further expanded and developed. As renewable energy sources can only be developed where they occur, it will also be necessary to put in place an electricity transmission and distribution network that can accommodate this change.

In accordance with the provisions of section 28(1C) of the Planning and Development Act 2000 (as amended), and having regard to the Government's commitment in the Climate Action Plan 2021 to achieve 80% of electricity from renewable sources by 2030 (adding 14.5GW – 15.5GW of renewable energy capacity nationally), National Policy Objective 55 which promotes renewable energy use and generation to meet national targets, and Section 28 Wind Energy Development Guidelines 2006 and the Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change 2017, the development plan aims to put in place the appropriate supports that will allow County Wicklow to contribute its share of the additional onshore national renewable electricity target, which estimated to be **285MW – 315MW**[3].

The Government Policy Statement on the Strategic Importance of Transmission and Other Energy Infrastructure (July 2012) acknowledges the strategic and economic importance of investment in networks and energy infrastructure. The Government endorses the major investment underway in the high voltage electricity system under EirGrid's Grid25 Programme. The Planning Authority recognises the need for development and renewal of energy networks, in order to meet both economic and social policy goals.

16.2.1.1 Wind Energy

The generation of electricity from wind is the principal renewable alternative being developed in Ireland at present, primarily due to the good wind resources available. The entire Country is richly endowed with wind resources. Although Ireland only accounts for 2% of the total EU land mass, we have some 6% of EU wind resources. Per capita, we are one of the richest countries in the world in terms of wind energy. In 2015 Wind Energy made up 84% of the 27.2% of gross electricity consumption from renewable sources in Ireland.

Access to the electricity transmission grid is an issue for the supply of wind-generated electricity, which is controlled by EirGrid and in some instances the ESB. While a land-use plan cannot impact directly on the manner in which the grid is regulated or developed, through the development of a Wind Energy Strategy, other planning 'bottlenecks' can be somewhat addressed through:

- the identification of locations where wind energy projects will be favoured and supported;
- the setting out of a clear set of parameters to be considered in the locating of wind farms; and

[3] With respect to meeting the County's share of national renewable energy targets, having regard to the national target of 14.5GW-15.5GW, and of this the wind energy targets being +5GW of off-shore wind energy and +8GW of additional onshore wind energy (Source: 2021 Climate Action Plan), County Wicklow should endeavour to deliver 3% of the on-shore growth requirement (Wicklow comprising 3% of the land mass of the Republic of Ireland), which equates to +285MW-315MW.

- providing clear guidance about the design and layout of wind farm projects.

The 2006 Wind Energy Guidelines (DoEHLG) for Ireland offer advice to Planning Authorities on planning for wind energy through the development plan process and in determining applications for planning permission. While an update to these guidelines is anticipated shortly, the 2006 guidance currently forms the sole guide for planning for wind energy development in Ireland. The guidelines set out a step-by-step approach for the identification of key areas where there are good wind energy resources capable of exploitation in a manner consistent with proper planning and sustainable development. This ordered approach involves a sieve mapping analysis of the key environmental, landscape, technical and economic criteria which must be balanced in order to identify the most suitable location for wind energy development.

The development of new Ministerial guidelines with respect to Wind Energy has been ongoing for some years, and in advance of publishing draft new guidelines for consultation (which occurred in 2019), the Department of Housing, Planning, Community and Local Government issued 'interim' guidelines under Section 28 of the Act in 2017 with respect to 'statutory plans, renewable energy and climate change'. These guidelines focussed on administrative procedures and did not replace or amend the 2006 guidelines. These guidelines set out the following Specific Planning Policy Requirements for Planning Authorities in advance of the issuing of new guidelines:

1) Ensure that overall national policy on renewable energy as contained in documents such as the Government's 'White Paper on Energy Policy - Ireland's Transition to a Low Carbon Future', as well as the 'National Renewable Energy Action Plan', the 'Strategy for Renewable Energy' and the 'National Mitigation Plan', is acknowledged and documented in the relevant development plan or local area plan;
2) Indicate how the implementation of the relevant development plan or local area plan over its effective period will contribute to realising overall national targets on renewable energy and climate change mitigation, and in particular wind energy production and the potential wind energy resource (in megawatts); and
3) Demonstrate detailed compliance with item number (2) above in any proposal by them to introduce or vary a mandatory setback distance or distances for wind turbines from specified land uses or classes of land use into their development plan or local area plan. Such a proposal shall be subject to environmental assessment requirements, for example under the SEA and Habitats Directives. It shall also be a material consideration in SEA, when taking into account likely significant effects on climatic factors, in addition to other factors such as landscape and air, if a mandatory setback or variation to a mandatory setback proposed by a planning authority in a development plan or local area plan would create a significant limitation or constraint on renewable energy projects, including wind turbines, within the administrative area of the plan.

In light of these requirements, for the purpose of this Development Plan, it is not intended to update, amend or review the Wind Energy Strategy (WES) as set out in the 2016 County Development Plan until new guidelines are made, and the 2016 WES is herewith subsumed in this County Development Plan. Upon the making of any new guidelines, the WES and the provisions of the County Development Plan relating to Wind Energy will be updated if required.

The Wind Energy Strategy for the County supports a plan led approach to wind energy development in Wicklow and sets out areas 'Most Favoured', areas 'Less Favoured' and areas 'Not Favoured' for Wind Energy Development within the County. It is the policy of the Council to maximise wind energy development within the County in all three of these areas, on a case by case basis, subject to meeting specific requirements and guidance contained within the strategy.

16.2.1.2 Solar Energy

The current principal application of solar energy is use in heating. Therefore this aspect of solar power is addressed in Section 16.2.3 to follow. However, as technology advances, solar power is increasingly being used to generate electricity through the use of photovoltaic (PV) cells. Photovoltaic systems use semiconductor materials to convert light into electricity. This technology is widely used in consumer products such as solar calculators, watches or

garden lights, and is increasingly used as a cost-effective solution in Ireland for stand-alone applications where a grid connection is too expensive (e.g. parking meters, caravans or remote holiday homes). Solar PV can also be used to provide free solar electricity to houses as well as for commercial and industrial applications. It is now possible to connect solar PV systems to the grid, opening up a new era for solar PV in Ireland. Applications are also being made for commercial scale ground mounted solar PV 'Solar Farms' and such developments are supported, subject to suitable locations being selected and environmental criteria being satisfied.

16.2.1.3 Hydro Energy

Hydro generated power contributes almost 6% of total renewable energy produced in Ireland, generated from hydropower stations on dammed river or reservoir and lake systems. In Wicklow, hydroelectric generating stations are located at Poulaphouca, Blessington and Turlough Hill, Wicklow Gap (technically 'pumped storage' generation). While there are no current plans in County Wicklow to install new river dammed hydro plants, subject to ecological considerations, this still remains a viable form of renewable electricity generation. Hydroelectricity also plays an important role in electricity management in the grid as additional electricity can be brought in swiftly from hydro plants during demand spikes.

Wave and tidal power are also considered hydropower sources. Though often confused, wave power is distinct from the tidal power and the steady gyre of ocean currents. Wave power is the transport of energy by ocean surface waves and it is the energy encapsulated in the motion of the waves themselves that can be converted to electrical power. Tidal systems for the most part make use of the kinetic energy of moving water to power turbines, in a similar way to windmills that use moving air.

16.2.1.4 Bio-Energy

Bio energy is energy derived from biomass. Biomass is all organic material and can be either the direct product of photosynthesis i.e. plant matter such as leaves or stems etc or the indirect product of photosynthesis e.g. animal mass resulting from the consumption of plant materials. Types of biomass that are used to provide bio energy include residues from forestry and related industries, recycled wood, agricultural residues, agri-food effluents, manure, the organic fraction of municipal solid waste, separated household waste, sewage sludge and purpose grown energy crops.

Biomass can be burned to produce heat that is used to create steam to turn turbines and produce electricity. Therefore energy from biomass can produce electricity and/or heat. Liquid bio-fuels can also be derived from biomass crops such as oilseed rape.

There is large scale potential for biomass in Ireland. The industry is currently modest in scale; however, with Ireland's growth rate, technological advances and the deregulation of the electricity industry and in conjunction with stricter controls on waste management, an increase in the development of biomass installations is likely.

16.2.1.5 Small-Scale Renewable Electricity Generation

With the development of new technologies, the generation of electricity on a small scale from renewable or low carbon sources is becoming more viable. Small-scale installations are available in the form of PV cells (solar panels), single stand-alone or wall mounted wind turbines and biomass converters. The Planning & Development Regulations (2001 as amended) set out exemptions for certain small scale renewable installations.

16.2.1.6 Geothermal

Geothermal energy refers to heat energy stored in the ground. Heat is supplied to the ground from two sources, namely the hot core of the planet and the sun. It can be classified as either 'deep' or 'shallow' depending on the depths from which it is sourced. Heat transfer from groundwater is an example of a shallow geothermal source. The

deep geothermal energy can only be accessed through geological processes or by drilling through the surface. The second source of heat in the ground is from radiation from the sun. This energy can be regarded as stored energy which stays relatively warm throughout the year. This heat can then be extracted by using a ground source heat pump.

16.2.1.7 Electricity Transmission & Distribution

Electricity generation installations require grid connection (obviously other than small scale projects). Depending on the amount of electricity generated, grid connections can be either through direct connection to the transmission network (110KV/220kV), controlled by EirGrid or to a local distribution system (normally 38kV), controlled by ESB networks. The Commission for Energy Regulation (CER) regulates grid connections. Physical proximity to the grid is a consideration in the siting of new installations, but will not on its own normally determine the viability of any project, as new transmission lines can be constructed to virtually any location.

In order to facilitate the expansion in electricity generation installation, particularly wind farms, the grid itself will require development and expansion. In Wicklow, the grid has three lines – from Fassaroe in the north to Arklow in the south (roughly along the N11 corridor), from Turlough Hill in the Wicklow Gap down to Hollywood and from Baltinglass to Hollywood. It is important for the future development of electricity in the County that these strategic pieces of infrastructure are protected from inappropriate development in their immediate environs and that their scope for development is maintained. The corridors along these routes can therefore be considered 'strategic infrastructure corridors'.

16.2.1.8 Electricity Demand

Coupled with the provision of alternative, renewable sources of electricity, it is considered imperative to reduce the amount of electricity consumed. This will entail electricity saving measures to be built into existing and new structures and behavioural changes in the use of power.

16.2.2 Transport Energy

The energy utilised in transport comes from both the fuel burned in vehicles and the electricity used in electrically powered vehicles, such as electric cars or electrified tram / light rail systems. While electricity can be sourced from renewable and non-polluting sources, the use of petrol and diesel in trains, buses and cars is more difficult to address but a combination of actions will be required, such as:

- reducing the need to use vehicles, increased opportunities for walking and cycling;
- reductions in journey length and times, reduction in congestion;
- higher intensity of use of public transport; and
- development and increased usage of alternative vehicle fuel sources, such as electricity, hydrogen and biofuels. As part of the Climate Action Plan, the government has set a target to have 936,000 EVs (including battery EVs and plug-in hybrid EVs) on Irish roads by 2030. This is equivalent to one-third of around 2.8 million vehicles that are currently on the road in Ireland. The National Policy Framework on Alternative Fuels Infrastructure for Transport in Ireland, published in May 2017, sets out the need to develop publically accessible fast chargers to support growth in electric vehicles (EVs).

16.2.3 Heating Energy

The energy used in the generation of building heating accounts for a third of all energy consumed in Ireland. Heat has traditionally been generated from fossil fuel sources such as oil, gas and coal and from electricity, which also has been dependent on fossil fuels for production. The technology is now available to make considerable savings in heat use.

Methods of reducing heat generation and use are currently focused on individual buildings, but it is also possible to construct district heating system that might serve a housing or commercial development.

Heat generation: There are a number of more efficient and renewable methods now available to heat spaces and water in buildings. In particular, solar panels, biomass burners, heat exchangers and geothermal heat pumps are widely available, relatively easy to install and available for all types of buildings.

Heat demand: The key to reducing heat demand is to make buildings more efficient. This may mean only heating the minimum amount of water or space required at any time of the day or for a particular use or designing a structure so that it can maximise solar heat gain**.**

16.3 Energy Infrastructure & Communications Objectives

General Energy Objectives

CPO 16.01 To support and facilitate to the highest degree possible the development of alternative and renewable sources of energy, particularly in the generation of electricity / heating and for use as transport fuel.

CPO 16.02 To support and facilitate the co-location of renewable energy developments and technologies to ensure the most efficient use of land identified as suitable for renewable energy generation.

CPO 16.03 To support and promote the development of 'Sustainable Energy Communities' and in particular to encourage and facilitate developments that are energy neutral / low emission, integrate renewable energy technology or involve local renewable energy production.

CPO 16.04 To support the research and development of green hydrogen as a fuel for power generation, manufacturing, energy storage and transport.

Wind Energy Objectives

CPO 16.05 To encourage the development of wind energy in accordance with the County Wicklow Wind Energy Strategy and in particular to allow wind energy exploitation in most locations in the County subject to:

- consideration of any designated nature conservation areas (SACs, NHAs, SPAs, SAAOs etc) and any associated buffers;
- consideration of collision risk species (bird and bats);
- impacts on Wicklow's landscape designations;
- particular cognisance and regard being taken of the impact on wind turbines on residential amenity particularly with respect to noise and shadow flicker;
- impacts on visual and recreational amenity;
- impacts on 'material assets' such as towns, infrastructure and heritage sites;
- consideration of land cover and land uses on or adjacent to the site;
- best practice in the design and siting of wind turbines, and all ancillary works including access roads and overhead cables.

CPO 16.06 To facilitate and support the development of off-shore wind energy projects insofar as onshore facilities such as substations/connections to the grid may be required and the development of Operations and Maintenance (O&M) bases as may be required.

CPO 16.07 To support community-based wind energy projects.

Solar Energy Objectives

CPO 16.08 To facilitate and support the development of solar generated electricity.

CPO 16.09 To positively consider all applications for the installation of building mounted PV cells at all locations, having due regard to architectural amenity and heritage.

CPO 16.10 To support the development of commercial scale ground mounted solar PV 'Solar Farms' subject to compliance with emerging best practice and available national and international guidance[4].

Hydro Energy Objectives

CPO 16.11 To facilitate the development of expanded or new river / lake based hydroelectricity plants, subject to due consideration of ecological impacts, in particular, the free flow of fish and maintenance of biodiversity corridors.

CPO 16.12 To facilitate the development of off shore hydroelectricity projects insofar as onshore facilities such as substations/connections to the grid and the development of Operations and Maintenance (O&M) bases as may be required.

Bio-Energy Objectives

CPO 16.13 To facilitate the development of projects that convert biomass to gas or electricity, subject to demonstration that such projects are resource efficient having regard to carbon emissions resulting from the growth, harvesting and transport of inputs, and do not result in unsustainable climate damaging agricultural intensification.

CPO 16.14 Other than biomass installations that are location specific to the rural area, biomass conversion installations / facilities shall be located on suitable zoned industrial land in settlements.

Small-Scale Renewable Objectives

CPO 16.15 To facilitate and support the development of small-scale electricity generation installations.

Geothermal Objectives

CPO 16.16 To facilitate the exploration of geothermal energy where such development does not have a negative impact on the surrounding environment, landscape, biodiversity or local amenities.

CPO 16.17 To ensure that any proposal for geothermal technologies or any other subsurface exploration does not impact on groundwater quality.

[4] It should be noted that there is currently no national guidance available on the appropriate location and design of solar farms. However there are a number of excellent examples of such guidance provided in other jurisdictions and these will be utilised in the assessment of any applications; for example 'Planning guidance for the development of large scale ground mounted solar PV systems' produced by BRE National Solar Centre and Cornwall Council in the UK.

Transmission & Distribution Objectives

CPO 16.18 To support the development and expansion of the electricity transmission and distribution grid, including the development of new lines, pylons and substations as required.

CPO 16.19 To facilitate planned growth and transmission / distribution of a renewable energy focused electricity generation across the main demand centres.

CPO 16.20 To support roll-out of the Smart Grids and Smart Cities Actions enabling new connections, grid balancing, energy management and micro grid development.

CPO 16.21 To facilitate high energy demand development only at appropriate locations, most accessible to the National Grid.

CPO 16.22 To suitably manage development within 35m of existing 110KV/220kV transmission lines.

CPO 16.23 To support and facilitate the development of landing locations for off shore generated wind energy and for any cross channel power interconnectors.

CPO 16.24 Proposals for the undergrounding of cables should demonstrate that environmental impacts including the following are minimised:

- Habitat loss as a result of removal of field boundaries and hedgerows by topsoil stripping;
- Short to medium term impacts on the landscape where, for example, hedgerows are encountered;
- Impacts on underground archaeology;
- Impacts on soil structure and drainage; and
- Impacts on surface waters as a result of sedimentation.

Electricity Demand Objectives

CPO 16.25 To require all new developments during the design process to incorporate sustainable electricity technologies in accordance with Part L of the Buildings Regulations and as part of any application for permission, to demonstrate how these requirements will be met.

CPO 16.26 To facilitate retrofitting of existing buildings with electricity saving devices and installations, where permission is required for such works.

Transport Energy Objectives

CPO 16.27 Through coordinated land-use and transport planning, to reduce the demand for vehicular travel and journey lengths.

CPO 16.28 To encourage car pooling and facilitate park and ride facilities for public transport.

CPO 16.29 Through sustainable planning and investment in transport infrastructure, including roads and public transport systems, to reduce journey; times, length, congestion and to increase the attractiveness of public transport.

CPO 16.30 To facilitate the development of services and utilities for electric vehicles and other low emission alternative vehicles / fuel types, including the roll-out of additional electric charging points and alternative fuel distribution infrastructure in collaboration with relevant agencies at appropriate locations.

CPO 16.31 To require the provision of EV charging points in new developments as follows:

Building type		Requirement
New buildings and buildings undergoing major renovation	Non-residential buildings with more than 10 parking spaces within property boundary.	Installation of at least 1 recharging point. Installation of ducting infrastructure for at least 1 in 5 parking spaces.
	Residential multi-unit buildings.	Installation of 1 recharging point for every 10 car parking spaces (with a minimum 1 for developments under 10 spaces) Installation of ducting infrastructure for every parking space within property boundary.
New (single-unit residential) buildings	New 'own door' dwelling with car parking space located within the property boundary.	Installation of recharging points for electric vehicles on site.
New (single-unit residential) buildings	New 'own door' dwelling served by shared car parking areas or car parking spaces not within the dwelling site boundaries.	Installation of 1 recharging point for every 10 dwellings (with a minimum 1 for development under 10 dwellings) which is available to all residents. Installation of ducting infrastructure for every parking space within development.

Heating Objectives

CPO 16.32 To require all new developments during the design process to incorporate sustainable heating technologies in accordance with Part L of the Buildings Regulations and as part of any application for permission, to demonstrate how these requirements will be met.

CPO 16.33 To facilitate retrofitting of existing building with heat saving devices and installations, where permission is required for such works.

CPO 16.34 To support the development of district heating systems, particularly those generating heat from renewable sources.

Communication Objectives

CPO 16.35 To facilitate and support the roll out of the National Broadband Plan and the development/expansion of communication, information and broadcasting networks, including mobile phone networks, broadband and other digital services, subject to environmental and visual amenity constraints.

CPO 16.36 To support the national objective to promote Ireland as a sustainable international destination for Information Communications Technology (ICT) infrastructure such as data centres and associated economic activities at appropriate locations[5].

CPO 16.37 The development of new masts and antennae shall be in accordance with the development standards set out in Appendix 1 of this plan.

CPO 16.38 Facilitate and support the development of public Wi-Fi zones at appropriate public spaces where possible.

CPO 16.39 To support and facilitate to the greatest extent possible the development of new structures and the conversion of existing structures for the development of co-working spaces / hubs providing access to reliable high quality ICT infrastructure within towns and villages, including smaller rural settlements, subject to normal planning criteria.

[5] RPO 8.25 of the RSES MERA

CHAPTER 17
NATURAL HERITAGE & BIODIVERSITY

17.0 Introduction

The purpose of this chapter is to set out strategies and objectives with regard to the natural heritage and biodiversity in the County. The chapter also encompasses landscape conservation. The maps and schedules associated with this chapter are presented at the end of the chapter.

Natural heritage includes the variety of life, often referred to as biodiversity, its physical or geological foundation, and the landscapes which form the surrounding environment. Wicklow supports a good diversity of natural and semi natural habitats such as marine, coastal, wetland, woodland, lake, river and uplands that in turn support a wide range of associated wild plant and animal species. There are also many geological heritage sites of interest in the County which are an important element of the natural heritage. The conservation and management of the natural environment must be viewed as a central element in the long-term economic and social development of the County. Protecting and enhancing biodiversity and landscapes is vital for the health, well-being and quality of life of communities today and it has a vital role to play in our response to the climate emergency.

Biodiversity refers to the variety of life on earth. It includes the habitats and ecosystems, which support this life and how life-forms interact with each other and the rest of the environment. Biodiversity covers plants, animals and micro-organisms both on land and in water. It relates to both wildlife and domesticated crops and animals. The biological diversity we see today is the result of millions of years of evolution. The conservation and enhancement of biodiversity will require the suitable and sustainable protection of designated habitats, the linkages between natural sites (whether they are natural or man-made) and the range of species in the ecosystem.

The Council has an important role to play when it comes to promoting a reasonable balance between conservation measures and development needs, in order to avoid negative impacts upon the natural environment, mitigate the effects of harm where it cannot be avoided, and to promote the appropriate enhancement of the natural environment as an integral part of any development. The County Wicklow Heritage Plan provides one framework through which the Council works actively with other partner organisations on initiatives to further our understanding, protection and appreciation of Wicklow's natural heritage resource.

This chapter of the plan will also address landscape issues not solely related to nature conservation, such as landscape characterisation and identification of views and prospects worthy of protection.

It is the overall strategy of this plan to:

- To conserve and enhance biodiversity in recognition of the many ecosystem services provided to society;
- To avoid negative impacts upon the natural environment and promote appropriate enhancement of the natural environment as an integral part of any development;
- To promote an integrated approach to landscape planning and management in order to protect the County's unique landscape character;
- To conserve and enhance the County's geological heritage; and
- To support the actions in the County Wicklow Heritage Plan which seek to enhance the understanding, appreciation and protection of Wicklow's biodiversity including the County Wicklow Biodiversity Action Plan.

With reference to the **National, Regional and County Objectives** set out in Chapter 2 of this plan, the protection and enhancement of natural heritage and biodiversity will contribute to numerous goals across the three pillars of 'sustainable healthy communities', 'climate action' and 'economic opportunity' by:

- protecting our natural capital, which underpins our economy and society, which provides us with the food we eat, the air we breathe, the water we depend on for life and numerous other goods and services we depend on for health, happiness and prosperity;
- protecting and enhancing Green Infrastructure and ecosystem services and promote the sustainable management of strategic natural assets such as coastlines, farmlands, peatlands, uplands, woodlands and wetlands;
- conserving and enhancing biodiversity, protected habitats and species;
- conserving and enhancement of water resources including sea, rivers, lakes and groundwater;
- contributing to reduction and management of flood risk;
- promoting and facilitating an environmentally sustainable approach to practicing agriculture and forestry;
- supporting appropriate human access to natural assets and areas as a recreational resource, supporting physical and mental wellbeing.

17.1 Legislative & Policy Context

EU Directives

The Habitats Directive and the Birds Directive are the principal sources of legislation for nature conservation policy. It is built around two pillars: the European network of protected sites and the strict system of species protection. The Directives protects over 1,000 animals and plant species and over 200 "habitat types" (e.g. special types of forests, meadows, wetlands, etc) which are of European importance.

The protection of Designated European Sites i.e. Special Areas of Conservation and Special Protection Areas, finds its origins in the EU Directive on the Conservation of Habitats, Flora and Fauna (92/43/EEC), more commonly known as the "Habitats Directive" which came into force in 1994 and was transposed into Irish law in 1997. "The Habitats Directive" provides legal protection for habitats and species of European importance.

The Habitats Directive was formulated as a direct result of the continuous deterioration of natural habitats and the increasing impacts on wild species arising in the most part as a result of development and agricultural activity. The main aim of the EC Habitats Directive is to promote the maintenance of biodiversity by requiring Member States to take measures to maintain or restore natural habitats and wild species at a favourable conservation status, introducing robust protection for those habitats and species of European importance.

The conservation status of a habitat is defined in Article 1 of the Directive as the sum of the influences acting on a natural habitat and its typical species that may affect its long-term natural distribution, structure and functions, as well as the long-term survival of its typical species. The conservation status of a natural habitat will be taken as favourable when:

- Its natural range and the areas it covers within that range are stable or increasing,
- The specific structure and functions which are necessary for its long-term maintenance exist and are likely to continue to exist for the foreseeable future,
- The conservation status of its typical species is favourable[1].

Articles 3 to 9 provide the legislative means to protect habitats and species of European Community interest through the establishment and conservation of an EU-wide network of sites. These are Special Areas of Conservation (SACs), designated under the Habitats Directive and Special Protection Areas (SPAs), designated under the Conservation of Wild Birds Directive (79/409/ECC).

[1] Council Directive 92/43/EEC

In its implementation the Habitats Directive introduces the 'Precautionary Principle" approach towards proposals whereby projects can only be permitted having ascertained that there is not likely to be any significant impact on the conservation status of the designated site.

As set out in MN2000[2], the conservation of natural habitats and habitats of species forms the most ambitious and far-reaching challenge of the Habitats Directive. This is set out in Article 6 of the Directive, which governs the conservation, and management of European sites. In this context Article 6 is viewed as one of the most important of the 24 articles of the directive being the one which determines the relationship between conservation and land use.

The Planning & Development Act 2000 (as amended) sets out the role of Appropriate Assessment (AA) in planning and development. It requires that an Appropriate Assessment screening is carried out as part of the process of drafting the development plan, on the impacts of the policies and objectives of the plan on European Sites. The screening assesses if the plan, individually or in combination with another plan or project is likely to have a significant effect on the integrity of any European site/s and that the requirements of the directives have been satisfied. If the plan is likely to have a significant effect on a European site, or there is uncertainty of the effects, it shall be subject to AA. The AA of this plan is a separate document contained in Appendix 7.

EU Guidance

A range of guidance regarding natural heritage, biodiversity and ecosystems is provided by the EU. Most recently, the EU has developed guidance on integrating ecosystems and their services into decisions making (2019). This guidance document aims to help decision-makers who are seeking to improve the impact, cost effectiveness and sustainability of their policies, plans and investments. It does this by (i) highlighting the benefits that flow from nature to people and the need to protect and enhance the ecosystems that deliver these benefits, and (ii) providing an overview of the steps and available tools to assess and integrate these benefits into policy and planning decisions.

The guidance is applicable to all ecosystems across EU landscapes and the marine environment (including artificial and semi-natural habitats that result from interactions with human activities, such as urban or agricultural ecosystems). This guidance draws on key EU policy frameworks, and promotes the integration of ecosystems and their services into decision-making in sector policies and instruments having a connection or dependence with the environment. It is based on the EU biodiversity strategy to 2020, and also implements action 1b of the EU action plan for nature, people and the economy.

The guidance is addressed to a range of EU, national and local decision-makers in different sectors. It is also addressed to planners and businesses who may have varying levels of experience in assessing and integrating ecosystem services in policy and planning. It therefore outlines basic concepts, principles and a generic, cross-cutting framework for approaching ecosystem services in the common stages of a decision-making process. Within each decision-making stage, readers can find an overview of (i) entry points and steps for integrating ecosystems and their services, (ii) reflections on aspects that need special attention, and (iii) references to tools and resources and to case studies that illustrate the use of these tools and resources.

Due to its broad scope across a wide range of decision-making processes and target groups, the guidance provided in this document remains at a relatively general level. This is also a static document in a field of constantly developing research and practice.

[2] MANAGING EUROPEAN SITES, The provisions of Article 6 of the 'Habitats' Directive 92/43/EEC (2000)

EU Water Framework Directive (2000/60/EC) & EU Groundwater Directive (2006/118/EC)

The EU Water Framework Directive (WFD) is an important and innovative piece of EU legislation which was transposed into Irish law in 2003. It aims to protect, improve and use sustainably our rivers, lakes, estuaries, coastal waters and groundwater through an integrated approach. It mandates public participation in the development and implementation of River Basin Management Plans.

The WFD aims for better management of our water resources and affects conservation, fisheries, flood defence, planning and development. It requires us to control all impacts – physical modification, diffuse and point source pollution, abstraction or otherwise – on our water resource.

The Groundwater Directive complements the WFD by establishing environmental objectives for groundwater chemical status and ensuring continuity with previous Groundwater Directives. Alongside surface waters, groundwater is an important natural resource, which supplies some 20-25% of drinking water in Ireland and is important in maintaining wetlands and river flows through dry periods. Groundwater and aquifers in Ireland are protected under EU and national legislation, and local authorities and the Environmental Protection Agency (EPA) are responsible for enforcing this legislation.

These directives aim to achieve 'good' ecological status in all waters, protect high ecological status in our pristine waters and must ensure that status does not deteriorate in any waters. Local Authorities are charged with implementing the Water Framework and Groundwater Directive objectives.

A practical and effective means of protecting groundwater and preventing pollution is through the use of a Groundwater Protection Scheme. A Groundwater Protection Scheme provides guidelines for the planning and licensing authorities in carrying out their functions, and a framework to assist in decision-making on the location, nature and control of developments and activities in order to protect groundwater. A Groundwater Protection Scheme aims to maintain the quantity and quality of groundwater and aquifers, and in some cases improve it, by applying a risk assessment-based approach to groundwater protection and sustainable development. In this way it helps public authorities to meet their responsibility to protect groundwater.

Groundwater protection within the County is carried out through the Wicklow Groundwater Protection Scheme which has been undertaken jointly between the GSI and Wicklow County Council. The purpose of the scheme is to preserve the quality of groundwater, particularly for drinking water purposes, for the benefit of present and future generations. The scheme identifies the vulnerability of areas within the County and Groundwater protection responses for existing and new potentially polluting activities.

River Basin Management Plan (RBMPs) 2018 – 2021

The WFD requires that water quality management be centred on river basins, which are natural geographical areas that occur in the landscape. This is in contrast to other water management systems which use administrative management units which have arbitrary boundaries.

The Government has produced a roadmap to better water quality, known as the River Basin Management Plans (RBMP). For the purpose of assessment, reporting and management, water has been divided into groundwater, rivers, lakes, estuarine waters and coastal waters which are in turn divided into specific, clearly defined waterbodies. The River Basin Management Plan lists the current status of our waters and detail the measures required to bring those failing back to 'good' status and maintain the high status of our pristine sites. The plan aims to achieve 'good' ecological status and prevent deterioration in water quality in all waters[3].

[3] The Government is in the process of preparing the RBMP for Ireland 2022 – 2027.

Waterbodies not meeting the required standards are prioritised for assessment of pressures and the assigning of measures to help improve quality. The most recent updates on the status of water bodies within County Wicklow show a 9% increase in waterbodies at 'Good' or 'High' status, while on average nationally there has been a 5% decline in status. In addition to Priority Areas for Action, 'Blue-Dot' catchments have been designated in the RBMP for the protection and improvement of *pristine* water quality. Wicklow has number of blue-dot catchments, but nationally there is a steady decline in the number each year. These pristine waterbodies are very sensitive to pollution or any changes in the catchment.

Continuous efforts to maintain and restore all water bodies within the County to at least 'good' ecological status will be required throughout the lifetime of this Development Plan.

Local Authority Waters Programme

The Local Authority Waters Programme Office (LAWPRO) was previously called the Local Authority Waters and Communities Office. LAWPRO has three core aims:

- To coordinate efforts by Local Authorities, public bodies and other stakeholders to achieve the environmental objectives of the EU Water Framework Directive;
- To support local communities who wish to get involved in the care of their local waters and engage with river basin planning;
- To build a better understanding of the issues impacting on water quality at a local level and recommend improvement measures.

LAWPRO programmes are delivered by a network of 13 Community Water Officers located in centres throughout the country. These officers engage with Local Authority and Regional Authority Teams, as well as the public through Public Participation Networks, Local Community Development Committees, LEADER Groups, Partnerships, sectoral interest groups, Rural Development companies and the Irish Local Development Network.

Community engagement will include education and awareness campaigns to deliver the right message to the right groups in the right way. It is intended that results and lessons learnt from projects and initiatives with a connection to water will be shared widely on social media platforms, thereby facilitating knowledge and information transfer between communities.

Landscape

Ireland signed and ratified the Council of Europe's European Landscape Convention (ELC) which came into effect on 1 March 2004. The European Landscape Convention defines landscape as '*…an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors*'. The Convention, under Article 5(d), requires landscape to be integrated into regional and town planning policies and in cultural, environmental, agricultural, social and economic policies, as well as any other policies with possible direct and indirect impacts on landscape. The Convention, in addition to the obvious environmental benefits from properly protecting, managing and planning landscape, highlights the economic and social benefits that accrue such as tourism potential, economic growth, employment and quality of life enhancement.

The National Landscape Strategy for Ireland (2015-2025) is the national mechanism to ensure compliance with the ELC and to establish principles for protecting and enhancing it while positively managing its change. It is a high level policy framework to achieve balance between the protection, management and planning of the landscape by way of supporting actions. The NLS recognises the importance of landscape protection and its interconnectivity with biodiversity and climate change.

The Regional Spatial and Economic Strategy for the Eastern and Midland Region sets out that the conservation and enhancement landscapes is a desired 'Regional Strategic Outcome' (RSO 11). The strategy recognises the need for a national GIS platform to provide the structure for on-going collection, monitoring and review of the landscape's physical, scientific, ecological, biodiversity and cultural assets. It is noted that although a number of local authorities

in the Region have undertaken landscape character assessments, there remain gaps in coverage and inconsistencies in approach and that the national landscape character assessment, when complete, will provide consistency in how we characterise and connect with the landscape, and provide a framework for regional and local landscape character assessments.

Planning and Development Act 2000 (as amended)

The Planning & Development Act requires that a development plan includes objectives for:

"The preservation of the character of the landscape where, and to the extent that, in the opinion of the Planning Authority, the proper planning and sustainable development of the area requires it, including the preservation of views and prospects and the amenities of places and features of natural beauty or interest", and

"The conservation and protection of the environment including, in particular the archaeological and natural heritage and the conservation of European sites and any other sites which may be prescribed for the purposes of this paragraph;

(a) the encouragement, pursuant to Article 10 of the Habitats Directive, of the management of features of the landscape, such as traditional field boundaries, important for the ecological coherence of the European network and essential for the migration, dispersal and genetic exchange of wild species;

(b) the promotion of compliance with environmental standards and objectives established-
(i) for bodies of surface water, by the European Communities (Surface Waters) Regulations 2009;
(ii) for groundwater, by the European Communities (Groundwater) Regulations 2010;
which standards and objectives are included in river basin management plans (within the meaning of Regulation 13 of the European Communities (Water Policy) Regulations 2003)."

"The preservation of public rights of way which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility, which public rights of way shall be identified both by marking them on at least one of the maps forming part of the development plan and by indicating their location on a list appended to the development plan."

"Landscape, in accordance with relevant policies or objectives for the time being of the Government or any Minister of the Government relating to providing a framework for identification, assessment, protection, management and planning of landscapes and developed having regard to the European Landscape Convention done at Florence on 20 October 2000."

National & County Heritage Plans

The preparation of a local heritage plan and establishment of a local heritage forum became part of Government policy in the National Heritage Plan (NHP) of 2002. The Heritage Council subsequently published guidelines on the preparation of Local Heritage Plans in 2003. The Wicklow Heritage Plan has been produced in accordance with those guidelines.

The third Heritage Plan for County Wicklow covers the period 2017-2022. The overall aim of the plan is to conserve the natural, built and cultural heritage of Wicklow and to foster a greater awareness, appreciation and enjoyment of this by all. The Heritage Plan represents a strategic approach to the management of heritage in County Wicklow that is underpinned by both national and local heritage policy.

The Heritage Plan will be implemented through the annual work programme, overseen by the Wicklow Heritage Forum and co-ordinated on a day to day basis by the Wicklow County Council Heritage Officer. While the Wicklow Heritage Forum, Wicklow County Council and the Heritage Council are key partners in the delivery of the plan, there is a significant role for the wider heritage 'community' in Wicklow, which includes additional community groups, agencies, third level institutions and individuals. Successful implementation of the Plan is dependent on the continued active engagement, support and participation of this wider community in Wicklow.

The key objectives of the Heritage Plan are:
- To raise awareness of and enthusiasm for Wicklow's heritage;
- Increase understanding of the value of Wicklow's heritage;
- Promote the conservation and management of Wicklow's heritage;
- Facilitate partnership and active community participation in heritage plan actions;
- Record the heritage of Wicklow and disseminate existing information.

Biodiversity Plans & Actions

Ireland's national policy is set out in the National Biodiversity Action Plan 2017-2021. The plan sets out actions aimed towards understanding and protecting biodiversity in Ireland and overseas. The current County Wicklow Biodiversity Action Plan 2010 – 2015 sets out a strategy for increasing our understanding and appreciation of biodiversity in the County along with measures for enhancing the protection of this valuable resource. The County Wicklow Biodiversity Action Plan, an action of the County Wicklow Heritage Plan, contains 30 actions that ensure the conservation and enhancement of biodiversity.

One third of our bee species are threatened with extinction from Ireland. This is because we have drastically reduced the amount of food (flowers) and safe nesting sites in our landscapes. The **All-Ireland Pollinator Plan** is about all in society from farmers to local authorities, to schools, gardeners and businesses, coming together to try to create an Ireland where pollinators can survive and thrive. The first Plan covers the period 2015-2020 and a new version has been developed to cover 2021-2025. In February 2019, a new Council Partnership Framework was launched, which Wicklow County Council has joined, to take the lead in taking actions to support pollinators on public land and to work with local community groups, residents' associations and schools to help raise awareness of the All-Ireland Pollinator Plan.

17.2 Key Components of the Natural Environment

17.2.1 Protected Habitats

Wicklow hosts a wealth of wildlife including a range of threatened habitats and species which are protected by law and are recognised as being of local, national and EU importance. Many habitats and species are designated for protection / preservation under national and/or EU legislation[4]. County Wicklow has one National Park, 17 Special Areas of Conservation[5] (SAC), 35 (proposed) Natural Heritage Areas (NHAs), 4 Special Protection Areas (SPA), and 6 Nature Reserves (as set out in Schedules 17.01, 17.02, 17.03 & 17.04 and Maps 17.01, 17.02, 17.03 & 17.04 of this plan).

The occurrence of protected flora and fauna species is not confined to protected sites. Protected birds, bats, otters and badgers for example are frequently found in the wider countryside, together with a wide range of common plants and animals which are all part of the interrelated natural fabric of the landscape. Rivers and streams and their associated riparian wetlands and habitats are home to a variety of habitats and species. Collectively, these various natural landscape features function as ecological "corridors" and "stepping stones" which enable wildlife to exist, move and flourish.

[4] SPAs are designated under EU birds Directive (79/409/EEC), SACs are designated under EU Habitats Directive (92/43/EEC), transposed into Irish Law by the EU (Natural Habitats) regulations, 1997. SACs and SPAs are collectively now known as 'European' sites. NHAs are legally protected under The Wildlife (Amendment) Act 2000.
[5] Within or in proximity to County Wicklow.

17.2.2 Woodlands, Trees and Hedgerows

Woodlands, trees and hedgerows are important natural habitats and groups and lines of trees/hedgerows are important wildlife corridors. Trees, individually or in groups, make a valuable contribution to the biodiversity and amenities of the town. Groups of trees in urban areas can act as an attractive visual relief to the built environment and as an absorber of carbon emissions.

The Council aims to protect individual trees, groups of trees and woodlands which are of environmental and/or amenity value. This can be done so with a Tree Preservation Order (TPO) that can be made through the development plan process or a separate TPO process under Section 205 of the Planning and Development Act (TPOs are set out in Schedule 17.05 and Maps 17.05 A, B & C). A TPO is subject to any conditions or exemptions for which provision may be made in the order, preserved from any cutting down, topping, lopping or willful destruction pending the final decision of the Council. Mature trees situated elsewhere in the County, whether in groups or individually, should be preserved where possible. Any interference to hedges/trees during the breeding season (March 1st - August 31st) is now an offence under the Wildlife Act 2000.

Woodlands and trees also have an amenity function, providing not only important recreational areas but also adding to the overall beauty of the County. A sizeable proportion of the forestry estate in Wicklow consists of the remains of old demesne planting. In addition to being an environmental and forestry resource, these areas are also of significant amenity value.

17.2.3 Water Systems & Wetlands

Our natural water systems are also fundamental to the survival of our natural habitats and the species therein. Wicklow's water systems contain such features as rivers, lakes, ponds, aquifers, bogs, springs, coastal waters and wetlands, some of which are recognise as being of local, national and EU importance, and many are designated for preservation under national and/or EU legislation.

Wetlands were identified in the Wicklow Biodiversity Plan as a vulnerable habitat in Wicklow for which little information exists. A phase 1 study of wetlands in Co. Wicklow carried out in 2011 resulted in the generation of a preliminary GIS-based wetland map for the County, identifying for the first time known wetland sites and potential wetland areas. A phase 2 survey in 2012, called the Wicklow Wetland Survey, generated records for 55 additional sites. The sites selected for survey were those most likely to contain notable wetland habitats including transition mire, bog, fen and wet heaths, as well as potential breeding sites for marsh fritillary butterfly. This information is a valuable resource when it comes to making land-use decisions, and will be of use for landowners and for community-based groups looking to develop local sites for recreational amenity.

17.2.4 Soils & Geology

Soil is a complex, variable and living medium and performs many vital functions including food and other biomass production, storage, filtration and transformation of many substances including water, carbon, and nitrogen. Soil has a role as a habitat and gene pool, serves as a platform for human activities, landscape and heritage and acts as a provider of raw materials. Such functions of soil are worthy of protection because of their socio-economic as well as environmental importance.

In 2014, the Council in partnership with the Irish Geological Heritage Programme of the Geological Survey of Ireland (GSI), assessed the geological heritage of Wicklow and identified the most important sites which are worthy of protection as County Geological Sites (CGS) (Schedule 17.07 and Map 17.07 of this plan). Some of these sites may be designated, in due course, as Natural Heritage Areas (NHAs) because of their geological interest from a national perspective. The Council will seek to maintain and where possible enhance the geological heritage values of these sites. The Council will consult the Geological Survey of Ireland when considering undertaking, approving or authorising developments which are likely to affect County Geological Sites.

This plan will aim to protect unique geology or geological features of importance and to allow the exploitation of our geological resources in an environmentally sensitive manner.

17.3 Landscape

The landscape of the County is a national asset. County Wicklow is richly endowed with a variety of landscape 'types' formed naturally over time and through the interactions of humans with the natural environment producing a variety of characteristic landscapes and landscape features. The increasing development pressure of recent years has caused changes in the natural landscape, which are unprecedented in scale and nature, and has led to the Government setting out guidelines for landscape appraisal. This assessment of the landscape is to ensure that "*the environment and heritage generally are maintained in a sustainable manner, while at the same time enabling a proactive approach to development*".

The landscape assessment that was undertaken for the previous County Development Plan in 2016 has not been updated for the purposes on this plan, and is considered to remain a robust and up to date reflection of the landscape character zones of the County.

This detailed Landscape Character Assessment identified 15 distinctive landscape categories, which were placed within a landscape hierarchy detailed below and as shown on Map 17.09A-E of this plan and remain as described as set out in the Landscape Character Assessment appendix of the 2016 plan, which is herewith subsumed and carried forward into this plan.

The following provides a generalised description of each of the 15 landscape areas identified within the County and should be read alongside the additional detail, including the key features and characteristics of each area, as set out in the Landscape Character Assessment appendix of the 2016 County Development Plan.

Table 17.1 Wicklow Landscape categories

HIERARCHY	1	2	3	4	5	6
LANDSCAPE CATEGORY	**Mountain and Lakeshore AONB**	**Coastal Areas AONB**	**Areas of High Amenity**	**Corridor Area**	**Lowlands**	**Urban Area**
LANDSCAPE AREA	**The Mountain Uplands** **The Blessington Lakes Area** **The Bray Mountains Group** **The North Eastern Valley / Glencree**	**Northern Coastal Area** **Southern Coastal Area**	**North East Mountain Lowlands** **South East Mountain Lowlands** **Southern Hills** **Baltinglass Hills** **Transitional Lands**	**N11 Corridor** **N81 corridor**	**Rolling Lowland Areas 1-6**	**All towns ranging from Levels 1-6 of the Wicklow Settlement Hierarchy**

1. The Mountain and Lakeshore Area of Outstanding Natural Beauty

1(a) - The Mountain Uplands
The central mountain upland area extends from the Dublin border in the north of the County at Kippure towards Aughrim in the south and from east of the Glen of Imaal as far as west of Roundwood Village. A key characteristic of this area is mountainous topography with U-shaped valleys, lakes and glacial topography. This area generally relates to lands immediately surrounding and above the 300m+ contour line.

1(b) - The Blessington Lakes Area
This category generally relates to the area around Blessington known locally as the 'Blessington Lakes' and extends into Sorrell Hill. The lakes area is dominated by the lake, views onto and from the lake. To the east and south, land is more mountainous with attractive views and vegetation.

1(c) - The Bray Mountains Group/Northern hills
The area of land covering the Great and Little Sugarloaf including Bray Head comprising of the mountainous region surrounding the town of Bray. These areas are important locations for recreation amenity both locally and for visiting tourists, with Bray Head having a Special Area Amenity Order designation.

1(d) - The North Eastern Valley/Glencree
This area is situated along the northern extremities of the County and is based around the drainage pattern of the Glencree and Dargle Rivers and the surrounding road network. This area is very scenic, with attractive views and number of tourist attractions such as Powerscourt House and Demesne, Charleville Demesne and Glencree Drive. This landscape provides for extensive forested areas made up of both coniferous and deciduous woodlands.

2. Coastal Areas Area of Outstanding Natural Beauty

2(a) - The Northern Coastline
The Northern Coastline comprises of lands north of Wicklow Town-Rathnew extending to south of Greystones. The northern coastline provides intermittent views of the sea from the coast road with this area being somewhat more developed than the southern coastline. This landscape category includes a number of key environmental features such as the Murrough SAC/SPA, a designated European site and Natural Heritage Area (NHA). While this section of the Wicklow coastline is not as heavily utilised from a tourist perspective compared to the southern coastline it does act as a significant recreational resource to the local residential population, the use of which must be managed in an appropriate manner.

2(b) - The Southern Coastline
The southern coastline comprises of lands south of Wicklow Town beginning at the Glen Turn, encompassing Wicklow head and extending as far as south of Arklow Rock. This area comprises of the main sandy beaches of Brittas Bay, Ennereilly and Clogga and provides for a continuous prospect and numerous views from the coast road out to sea. Sand dunes are dominant in sections of the area forming a number of important environmental designations such as Magherabeg Dunes and Buckroney-Brittas Dunes and Fen (NHA and SAC) and Arklow Rock/Askintinny NHA. These areas are important not just from a landscape or habitat perspective, but also are increasingly important for recreational activities, the development and promotion of which must be managed appropriately.

3. Area of High Amenity

3(a) - The North East Mountain Lowlands
Transitional lands located between the corridor zone and the AONB, comprising of Trooperstown Hill, large tracts of forestry lands, including Devil's Glen (a listed County Geological site) and a number of views and prospects in particular those surrounding the Vartry Reservoir.

3(b) - The South East Mountain Lowlands
Transitional undulating lands bordering the Area of Outstanding Natural Beauty and surrounding the distinctive features of the Vale of Avoca, lands surrounding the village of Avoca and the Aughrim River Valley. The area includes a number of designated views and prospects and significant cultural heritage in the form of the Avoca Mines County Geological Site and Avondale House.

3(c) - The Southern Hills
Lands generally following the 300m contour comprising of 1) the mountainous leg from Moylisha running north-west of Shillelagh, Tinahely and Aughrim 2) the Croghan Mountain area south of Aughrim and Woodenbridge and 3) the Kilcavan Gap and Hillbrook area.

3(d) - The Baltinglass Hills
The rolling undulating terrain of the hills around Baltinglass, characterised by the existence of important archaeological remains and monuments. This area is of significant heritage value while also forming a key tourist attraction within this area.

3(e) – Area of High Amenity Transitional Area
The Area of High Amenity Transitional Area comprise of lands which act as a natural buffer and provide a clear distinction between the less sensitive landscapes within the County and the landscape areas identified as Areas of Outstanding Natural Beauty. These lands are located at Manor Kilbride, south of Hollywood moving towards Donard and lands extending from the Glen of Imaal towards Aughrim.

4. Corridor Area

4(a) - The N11 Corridor
This area covers the main access corridor area along the east of the County. The boundary of the eastern access corridor generally follows what is considered to be the areas upon which the greatest influence is exerted by this primary access route. This route, for the most part, runs through the more low lying and accessible tracts of land, dissects the Glen of the Downs wood in the north of the County and provides expansive coastal views north of Wicklow Town. This landscape area acts as the main connection between the major towns along the east coast of the County.

4(b) - The N81 Corridor
This landscape area covers the main access corridor along the west of the County. The boundary of the western corridor generally follows what is considered to be the area upon which the greatest influence is exerted by this secondary access route. This route, for the most part, runs through the more low lying and accessible tracts of land, providing expansive views of the Wicklow Mountain Range, intermittent views of the Blessington lakes south of Blessington with its primary function being the connection between the towns of Blessington and Baltinglass in the west of the County.

5. Rolling Lowlands

The gently rolling and undulating countryside best described as low-lying when compared to the rest of the terrain in Co. Wicklow. These landscape areas are generally located adjacent to the corridor zone or surrounded by more elevated lands within the 'Area of High Amenity'. The rolling lowlands are made up of the following 6 areas:

- west of the N81 including lands surrounding Grangecon and Dunlavin;
- south east of Baltinglass extending as far as south of Knockananna;
- the extreme south west of the County surrounding the Rathwood and Coolkenna areas and adjoining County Carlow;
- south of Shillelagh, surrounding the Carnew area and adjoining the more elevated lands within County Wexford;
- lands located to the east of Tinahely and Aughrim adjoining the Area of High Amenity to the south, and

- lands west of Arklow adjoining the foothills of Croghan Mountain.

6. Urban Areas

All locations designated as 'settlements' in the County settlement hierarchy (i.e. areas falling within Levels 1-6) are considered 'urban' areas for the purpose of landscape classification. In terms of landscape classification, these settlements have already been deemed suitable for development (of the type allowed by the settlement strategy and the development standards of this plan) and the impacts on the wider landscape of such development has already been deemed acceptable. Therefore it will not be necessary for developments in urban areas to have regard to the surrounding landscape classification or to carry out landscape or visual impact assessment.

Views & Prospects

The views and prospects listed in this plan for protection are those views / prospects that are considered to be of the highest amenity value in the County. Some views / prospects will form a cohesive set, such as coastal or lake drives, while some appear suddenly and provide the viewer with a new and interesting angle on a natural feature or place. Some views / prospects are intermittent in nature and appear through gaps in vegetation or buildings.

Where listed views / prospect occur in settlements, it is not the intention that all lands in the view / prospect will be 'sterilised' from development. Any application for development in such locations will be required to provide an assessment of the view / prospect and an evaluation of how the development would change or interfere with that view / prospect. Views and prospects listed for the towns of Bray, Wicklow, Arklow and Greystones-Delgany are listed and mapped in each individual Town Development Plan / Local Area Plan. The policies and objectives set out in this Plan shall apply to all views/prospects listed for preservation in these local plans. Views and prospects listed in this plan for County are set out in Schedules 17.11 & 17.12 and Maps 17.10 A, B, C, D & 17.11 of this plan.

17.4 Natural Heritage & Biodiversity Objectives

General

CPO 17.1 To protect, sustainably manage and enhance the natural heritage, biodiversity, geological heritage, landscape and environment of County Wicklow in recognition of its importance for nature conservation and biodiversity and as a non-renewable resource.

CPO 17.2 Ensure the protection of ecosystems and ecosystem services by integrating full consideration of these into all decision making.

CPO 17.3 To support and promote the implementation of the County Wicklow Heritage Plan and the County Wicklow Biodiversity Action Plan.

Protected Sites and Species

CPO 17.4 To contribute, as appropriate, towards the protection of designated ecological sites including Special Areas of Conservation (SACs) and Special Protection Areas (SPAs); Wildlife Sites (including proposed Natural Heritage Areas); Salmonid Waters; Flora Protection Order sites; Wildfowl Sanctuaries (see S.I. 192 of 1979); Freshwater Pearl Mussel catchments; and Tree Preservation Orders (TPOs).

To contribute towards compliance with relevant EU Environmental Directives and applicable National Legislation, Policies, Plans and Guidelines, including but not limited to the following and any updated/superseding documents:

- EU Directives, including the Habitats Directive (92/43/EEC, as amended)[6], the Birds Directive (2009/147/EC)[7], the Environmental Liability Directive (2004/35/EC)[8], the Environmental Impact Assessment Directive (2011/92/EU, as amended), the Water Framework Directive (2000/60/EC), EU Groundwater Directive (2006/118/EC) and the Strategic Environmental Assessment Directive (2001/42/EC); EU 'Guidance on integrating ecosystems and their services into decision-making' (European Commission 2019);
- National legislation, including the Wildlife Acts 1976 and 2010 (as amended)[9], European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018, the Wildlife (Amendment) Act 2000, the European Union (Water Policy) Regulations 2003 (as amended), the Planning and Development Act 2000 (as amended), the European Communities (Birds and Natural Habitats) Regulations 2011 (SI No. 477 of 2011), the European Communities (Environmental Liability) Regulations 2008 (as amended)[10] and the Flora Protection order 2015;
- National policy guidelines (including any clarifying circulars or superseding versions of same), including 'Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment' (2018), 'Guidance for Consent Authorities regarding Sub-Threshold Development' (2003), 'Tree Preservation Guidelines', 'Landscape and Landscape Assessment' (draft 2000), 'Appropriate Assessment Guidance' (2010);
- Catchment and water resource management plans, including the National River Basin Management Plan 2018-2021 (including any superseding versions of same);
- Biodiversity plans and guidelines, including National Biodiversity Action Plan 2017-2021 (including any superseding versions of same) and the County Wicklow Biodiversity Action Plan;
- Ireland's Environment – An Integrated Assessment 2020 (EPA), including any superseding versions of same), and to make provision where appropriate to address the report's goals and challenges.

CPO 17.5 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 plan[11].

CPO 17.6 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.

CPO 17.7 To maintain the conservation value of all proposed and future Natural Heritage Areas (NHAs) and to protect other designated ecological sites[12] in Wicklow.

[6] Including Annex I habitats, Annex II species and their habitats and Annex IV species and their breeding sites and resting places (wherever they occur).
[7] Including Annex I species and other regularly occurring migratory species, and their habitats (wherever they occur).
[8] Including protected species and natural habitats.
[9] Including species of flora and fauna and their key habitats.
[10] Including protected species and natural habitats.
[11] 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.
[12] Along with SACs, SPAs and pNHA these include Salmonid Waters; Flora Protection Order sites; Wildfowl Sanctuaries (see S.I. 192 of 1979); Freshwater Pearl Mussel catchments; and Tree Preservation Orders (TPOs).

CPO 17.8 Ensure ecological impact assessment is carried out for any proposed development likely to have a significant impact on proposed Natural Heritage Areas (pNHAs), Natural Heritage Areas (NHAs), Statutory Nature Reserves, Refuges for Fauna, Annex I habitats, or rare and threatened species including those species protected by law and their habitats. Ensure appropriate avoidance and mitigation measures are incorporated into development proposals as part of any ecological impact assessment.

CPO 17.9 The Council recognises the natural heritage and amenity value of the Wicklow Mountains National Park and shall consult at all times with National Park management regarding any developments likely to impact upon the conservation value of the park, or on issues regarding visitor areas.

CPO 17.10 To support the Department of Housing, Local Government and Heritage and the National Parks and Wildlife Service in the development of site specific conservation objectives (SSCOs) for designated sites.

CPO 17.11 To preserve lands at 'The Rocks', Kilcoole (as shown on Map 17.12) in its existing state; to allow no development of these lands; to protect the lands as a natural habitat and biodiversity area; to protect the open nature and landscape quality of the lands.

Sites & Corridors of Ecological & Biodiversity Value

CPO 17.12 To protect non-designated sites from inappropriate development, ensuring that ecological impact assessment is carried out for any proposed development likely to have a significant impact on locally important natural habitats, species or wildlife corridors. Ensure appropriate avoidance and mitigation measures are incorporated into development proposals as part of any ecological impact assessment.

CPO 17.13 To facilitate, in co-operation with relevant stakeholders, the ongoing identification and recording of locally important biodiversity areas and species in County Wicklow, not otherwise protected by legislation and ensure that consideration is given to these in the development management process.

CPO 17.14 Ensure that development proposals support the protection and enhancement of biodiversity and ecological connectivity within the plan area in accordance with Article 10 of the Habitats Directive, including linear landscape features like watercourses (rivers, streams, canals, ponds, drainage channels, etc), woodlands, trees, hedgerows, road and railway margins, semi-natural grasslands, natural springs, wetlands, stonewalls, geological and geo-morphological systems, features which act as stepping stones, such as marshes and woodlands, other landscape features and associated wildlife where these form part of the ecological network and/or may be considered as ecological corridors or stepping stones that taken as a whole help to improve the coherence of the European network in Wicklow.

CPO 17.15 To protect and enhance wetland sites that are listed as being of C+ or higher importance in the County Wicklow wetlands survey and any subsequent updates or revisions thereof and to implement the recommendations of the County Wicklow wetlands survey.

CPO 17.16 Require pollinator friendly landscape management and planting within new developments and on Council owned land [13].

[13] Land utilised for such planting spaces may include the smaller spaces / strips of open space in new residential development that are not large or wide enough to be counted as part of the 15% amenity open space.

CPO 17.17 Work with statutory authorities to prevent and control the spread of invasive plant and animal species and require, where appropriate Invasive Species Management Plans to be prepared as part of the development management process where necessary.

Woodlands, Trees and Hedgerows

CPO 17.18 To promote the preservation of trees, groups of trees or woodlands in particular native tree species, and those trees associated with demesne planting, in the interest of the long-term sustainability of a stable ecosystem amenity or the environment generally, as set out in Schedule 17.05 and Maps 17.05 and 17.05A - H of this plan.

CPO 17.19 To consider the making of Tree Preservation Orders (TPOs) to protect trees and woodlands of high amenity value.

CPO 17.20 Development that requires the felling of mature trees of environmental and/or amenity value, even though they may not have a TPO in place, will be discouraged.

CPO 17.21 To strongly discourage the felling of mature trees to facilitate development and encourage tree surgery rather than felling if such is essential to enable development to proceed.

CPO 17.22 To require and ensure the preservation and enhancement of native and semi-natural woodlands, groups of trees and individual trees, as part of the development management process, and require the planting of native broad leaved species, and species of local provenance in all new developments.

CPO 17.23 To require the retention, wherever possible, of hedgerows and other distinctive boundary treatment in the County. Where removal of a hedgerow, stone wall or other distinctive boundary treatment is unavoidable, provision of the same type of boundary will be required of similar length and set back within the site in advance of the commencement of construction works on the site (unless otherwise agreed by the Planning Authority).

Water Systems

CPO 17.24 To ensure and support the implementation of the *EU Groundwater Directive* and the *EU Water Framework Directive* and associated River Basin and Sub-Basin Management Plans and Blue Dot Catchment Programme, to ensure the protection, improvement and sustainable use of all waters in the County, including rivers, lakes, ground water, coastal and estuarine waters, and to restrict development likely to lead to a deterioration in water quality. The Council will also have cognisance of, where relevant, the EU's Common Implementation Strategy Guidance Documents No. 20 and 36 which provide guidance on exemptions to the environmental objectives of the Water Framework Directive.

CPO 17.25 Ensure that floodplains and wetlands are retained for their biodiversity and ecosystems services value and resist development and activities that would interfere with the natural water cycle to a degree that would interfere with the survival and stability of these natural habitats.

CPO 17.26 Protect rivers, streams and other water courses by avoiding interference with river / stream beds, banks and channels and maintaining a core riparian buffer zone of generally 25m along watercourses (or other width, as determined by the Planning Authority having particular regard to 'Planning for Watercourses in the Urban Environment' by Inland Fisheries Ireland for urban locations) free from inappropriate development, with

undeveloped riparian vegetation strips, wetlands and floodplains generally being retained in as natural a state as possible. Structures such as bridges should be clear span, and designed and built in accordance with Inland Fisheries Ireland guidance.

Soils & Geology

CPO 17.27 Geological and soil mapping where available shall be considered in planning decisions relating to settlement, excavation, flooding, food production value and carbon sequestration, to identify prime agricultural lands (for food production), degraded/contaminated lands (which may have implications for water quality, health, fauna), lands with unstable soils / geology or at risk of landslides, and those which are essential for habitat protection, or have geological significance.

CPO 17.28 Protect and enhance 'County Geological Sites' (Schedule 17.07 and Map 17.07 of this plan) from inappropriate development at or in the vicinity of a site, such that would adversely affect their existence, or value.

CPO 17.29 To consult with the Geological Survey of Ireland as is deemed necessary, when dealing with any proposals for major developments, which will entail 'significant' ground excavation, such as quarrying, road cuttings, tunnels, major drainage works, and foundations for industrial or large buildings and complexes.

CPO 17.30 To facilitate public access to County Geological Heritage Sites, on the principle of "agreed access" subject to appropriate measures being put in place to ensure public health and safety and subject to the requirements of Article 6 of the Habitats Directive.

CPO 17.31 To facilitate the Geological Survey of Ireland, and other interested bodies with the interpretation of geological heritage in Wicklow, and to facilitate the development of a "Wicklow Rock Trail", geopark or other similar geo-tourism initiatives.

CPO 17.32 To facilitate the exploitation of mineral resources, in an environmentally sensitive manner, in accordance with the objectives and control measures set out in Chapter 9 and in the Design & Development standards of this plan.

CPO 17.33 To have regard to the National Peatlands Strategy (NPWS 2015) as may be applicable.

CPO 17.34 Developments sited on peatlands have the potential to increase overall carbon losses, potentially undermining expected carbon savings (in the case of renewable energy developments) and damaging rare habitats of European importance. Project proposals for developments on peatlands shall ensure no adverse impacts arise in relation to:

- Peatland stability;
- Carbon emissions balance; and
- Hydrology and ecology.

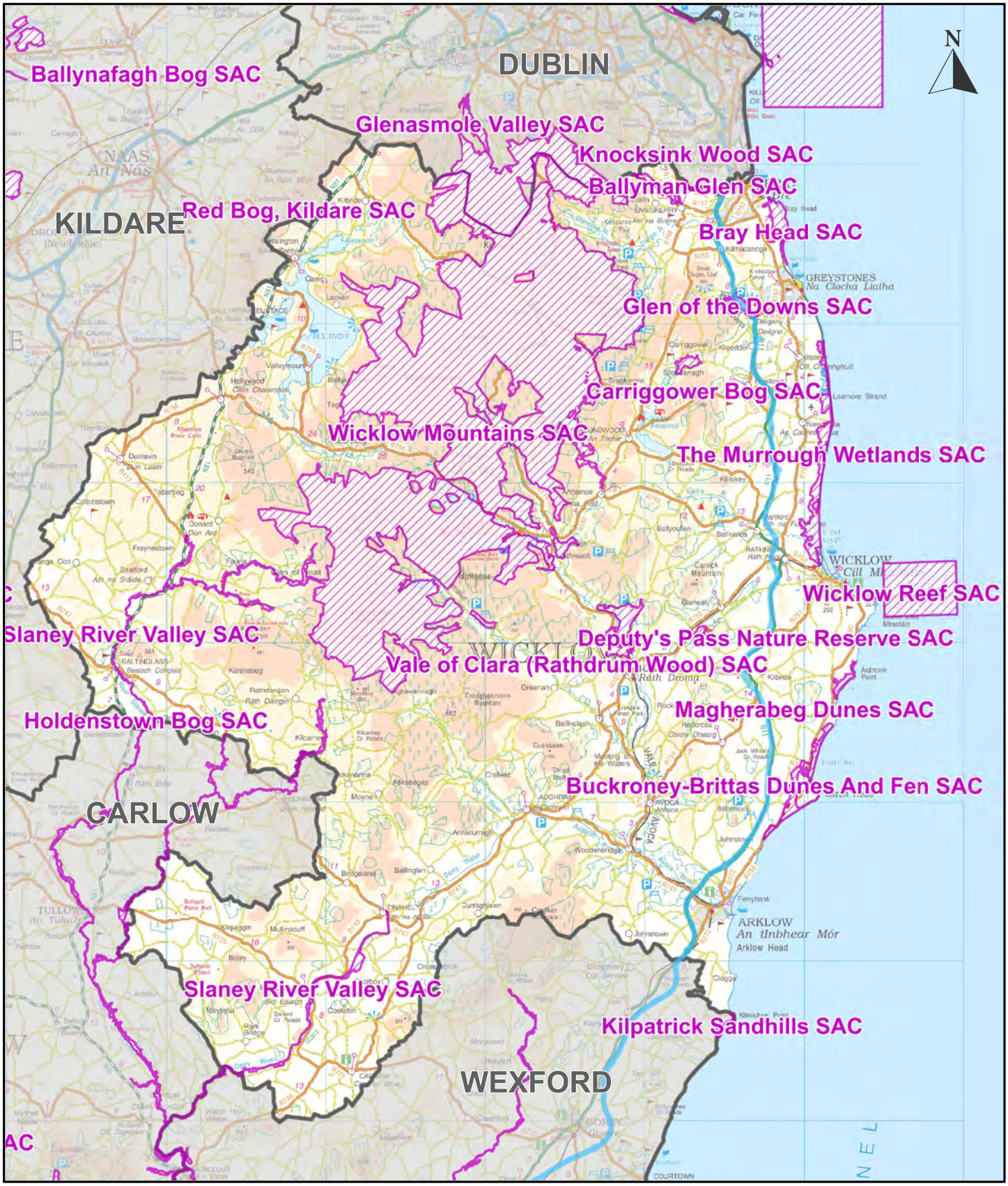
Landscape, Views & Prospects

CPO 17.35 All development proposals shall have regard to the County landscape classification hierarchy in particular the key landscape features and characteristics identified in the Wicklow Landscape Assessment (set in Volume 3 of the 2016 County Development Plan) and the 'Key Development Considerations' set out for each landscape area set out in Section 5 of the Wicklow Landscape Assessment.

CPO 17.36 Any application for permission in the AONB which may have the potential to significantly adversely impact the landscape area shall be accompanied by a Landscape / Visual Impact Assessment, which shall include, inter alia, an evaluation of visibility and prominence of the proposed development in its immediate environs and in the wider landscape, a series of photos or photomontages of the site / development from clearly identified vantage points, an evaluation of impacts on any listed views / prospects and an assessment of vegetation / land cover type in the area (with particular regard to commercial forestry plantations which may be felled thus altering character / visibility). The Assessment shall demonstrate that landscape impacts have been anticipated and avoided to a level consistent with the sensitivity of the landscape and the nature of the designation.

CPO 17.37 To resist development that would significantly or unnecessarily alter the natural landscape and topography, including land infilling / reclamation projects or projects involving significant landscape remodelling, unless it can be demonstrated that the development would enhance the landscape and / or not give rise to adverse impacts.

CPO 17.38 To protect listed views and prospects from development that would either obstruct the view / prospect from the identified vantage point or form an obtrusive or incongruous feature in that view / prospect. Due regard will be paid in assessing development applications to the span and scope of the view / prospect and the location of the development within that view / prospect.



Natural Heritage & Biodiversity

Map No. 17.01

WICKLOW
ENDLESS OPPORTUNITIES

Legend

European Sites
Special Area of Conservation

353 Scale 1:330,000 @A4

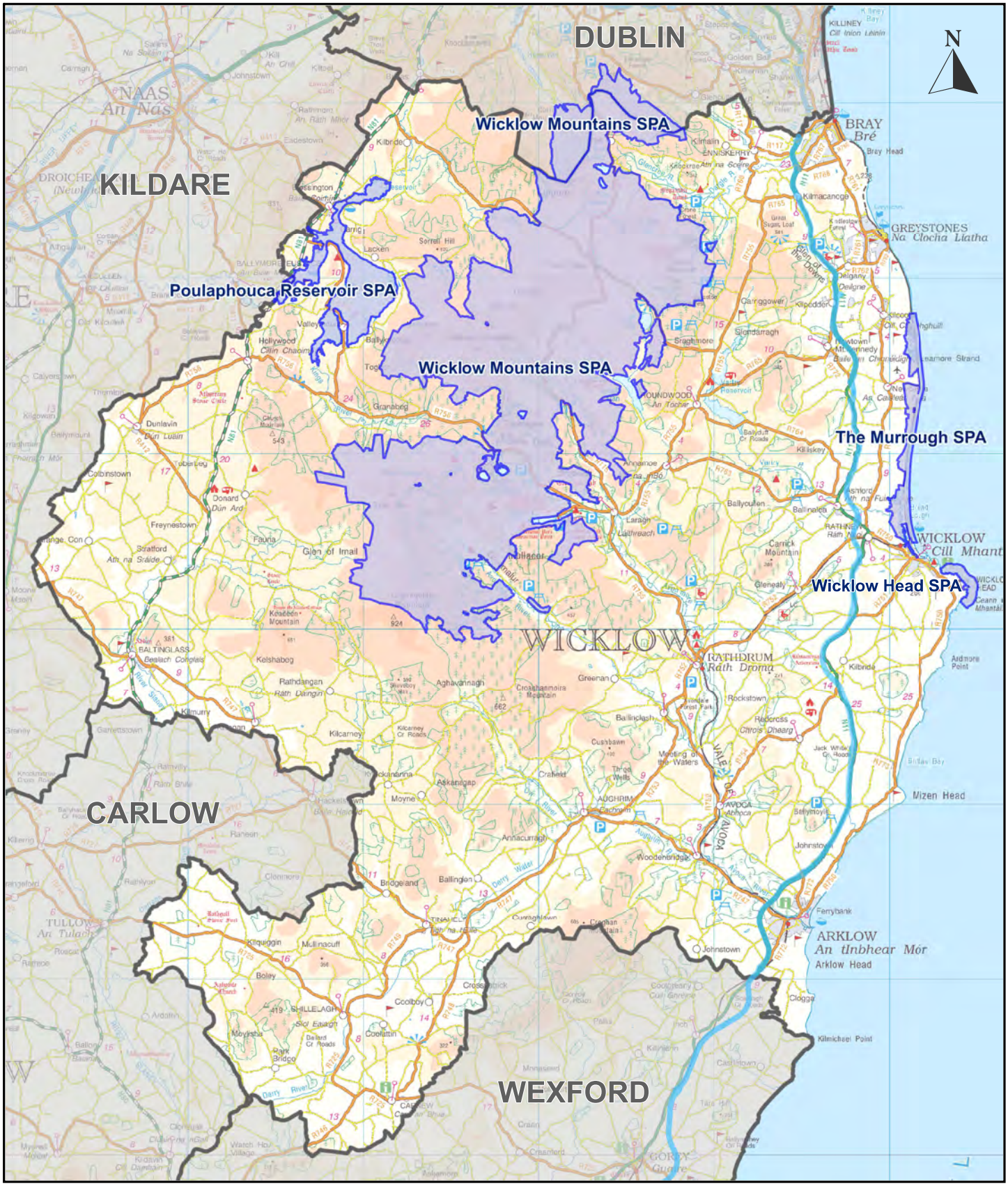
WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council

Schedule 17.01 Special Areas of Conservation (within and in proximity to County Wicklow)

No.	Name
1	Bray Head SAC
2	Carriggower Bog SAC
3	Deputy's Pass Nature Reserve SAC
4	Glen Of The Downs SAC
5	Buckroney-Brittas Dunes And Fen SAC
6	Vale Of Clara (Rathdrum Wood) SAC
7	Slaney River Valley SAC
8	Holdenstown Bog SAC
9	Magherabeg Dunes SAC
10	Wicklow Mountains SAC
11	The Murrough Wetlands SAC
12	Wicklow Reef SAC
13	Knocksink Wood SAC
14	Kilpatrick Sandhills SAC
15	Ballyman Glen SAC



Natural Heritage & Biodiversity

Map No. 17.02

WICKLOW
ENDLESS OPPORTUNITIES

Legend

European Sites
Special Protection Area

355 Scale 1:300,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council

Schedule 17.02 Special Protection Areas

No.	Name
1	Wicklow Mountains National Park SPA
2	Poulaphuca Reservoir SPA
3	The Murrough Wetlands (including Kilcoole Marshes & Broadlough) SPA
4	Wicklow Head SPA



Natural Heritage & Biodiversity

Map No. 17.03

WICKLOW
ENDLESS OPPORTUNITIES

Legend

Proposed Natural Heritage Area

357 Scale 1:300,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council

Schedule 17.03 Proposed Natural Heritage Areas in County Wicklow

NPWS Site no.	pNHA
713	Ballyman Glen
714	Bray Head
716	Carriggower Bog
718	Devil's Glen
719	Glen Of The Downs
724	Kilmacanoge Marsh
725	Knocksink Wood
729	Buckroney-Brittas Dunes And Fen
730	The Murrough
731	Poulaphouca Reservoir
733	Vale Of Clara (Rathdrum Wood)
734	Wicklow Head
1745	Arklow Rock-Askintinny
1746	Arklow Sand Dunes
1748	Avoca River Valley
1749	Ballinacor Wood
1750	Ballinagee Wood
1751	Ballycore Rath
1754	Dargle River Valley
1755	Glencree Valley
1756	Glenealy Woods
1757	Holdenstown Bog
1759	Newtown Marshes
1764	Lowtown Fen
1766	Magherabeg Dunes
1767	Powerscourt Waterfall
1768	Powerscourt Woodland
1769	Great Sugar Loaf
1771	Vartry Reservoir
1772	Dunlavin Marshes
1852	Tomnafinnoge Wood
1929	Wicklow Town Sites
1931	Arklow Town Marsh
2053	Hollywood Glen
2093	Avondale



Natural Heritage & Biodiversity

Map No. 17.04

WICKLOW
ENDLESS OPPORTUNITIES

Legend

Nature Reserves

359 Scale 1:300,000 @A4

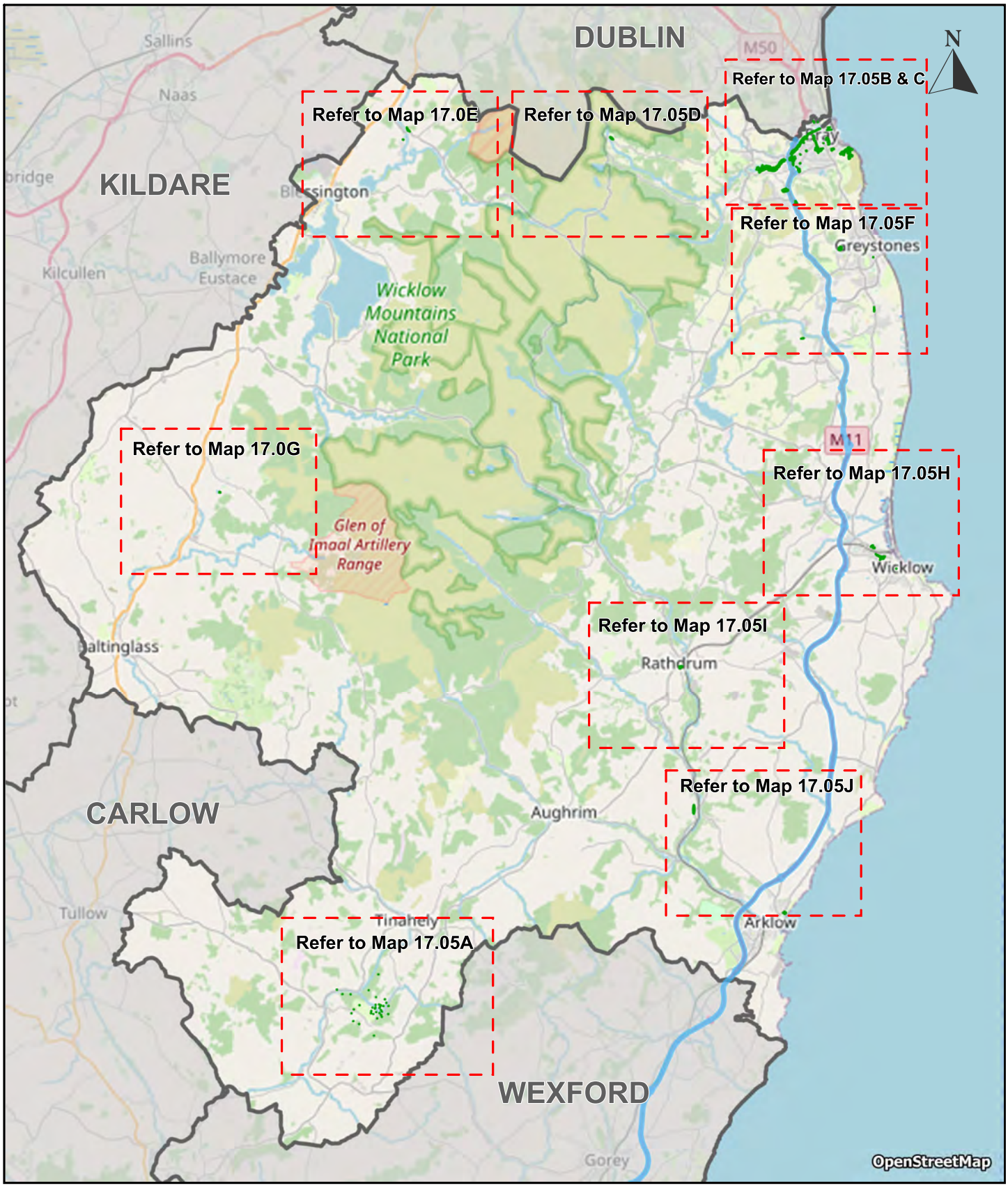
WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council

Schedule 17.04 Nature Reserves

No.	Name	Habitat
1	Glen of the Downs	Woodland
2	Deputy's Pass, Glenealy	Woodland
3	Vale of Clara	Woodland
4	Glendalough	Woodland
5	Glenealo Valley	Blanket bog, heath
6	Knocksink Wood	Woodland



Natural Heritage & Biodiversity

Map No. 17.05

WICKLOW
ENDLESS OPPORTUNITIES

Legend

Trees and Woodlands with Existing Preservation Orders County Wide

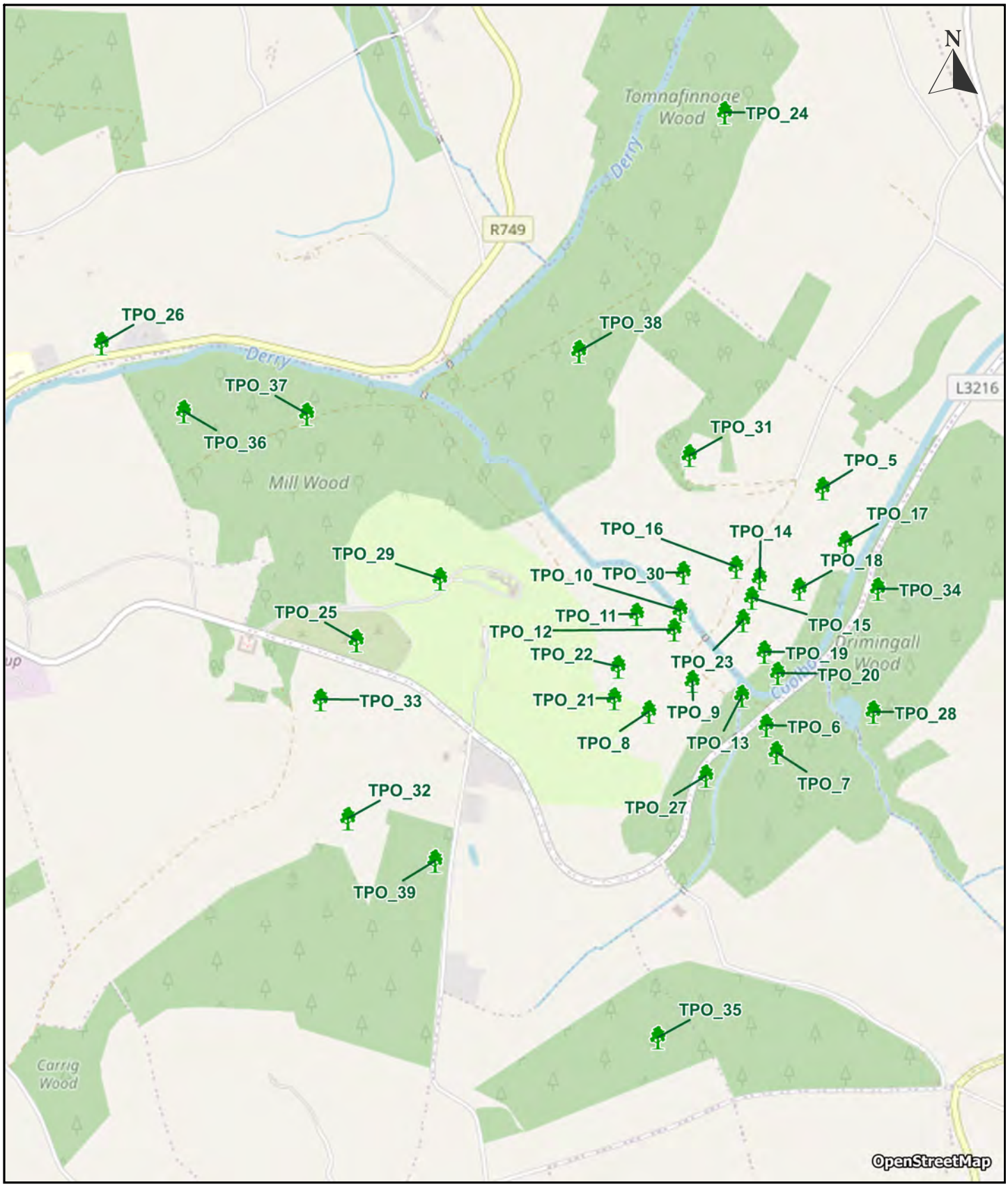
361

Scale 1:300,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Natural Heritage & Biodiversity

Map No. 17.05A

WICKLOW
ENDLESS OPPORTUNITIES

Legend

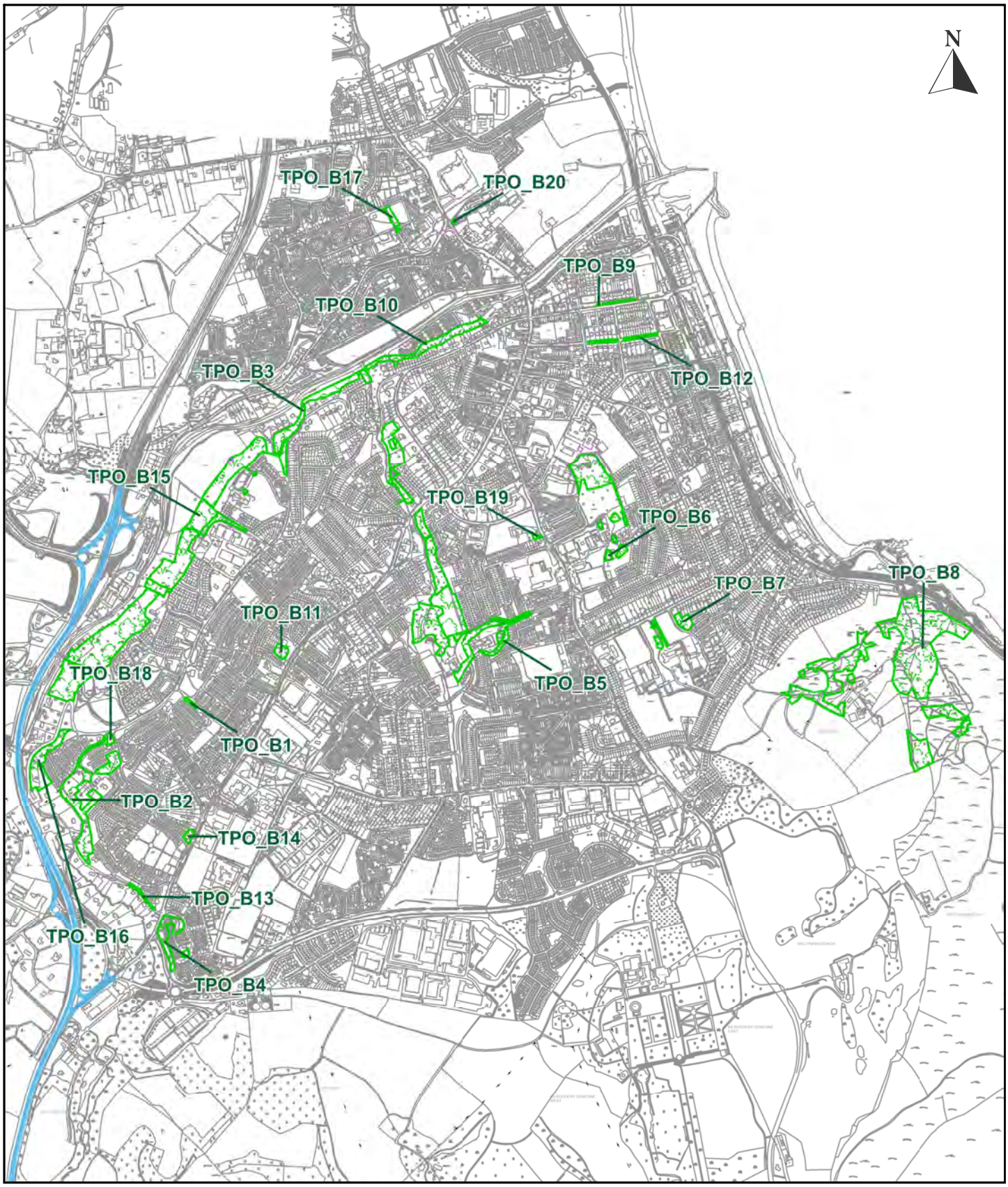
Trees and Woodlands with Existing Preservation Orders in Coolattin

362 Scale 1:20,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Natural Heritage & Biodiversity

Map No. 17.05B

WICKLOW
ENDLESS OPPORTUNITIES

Legend

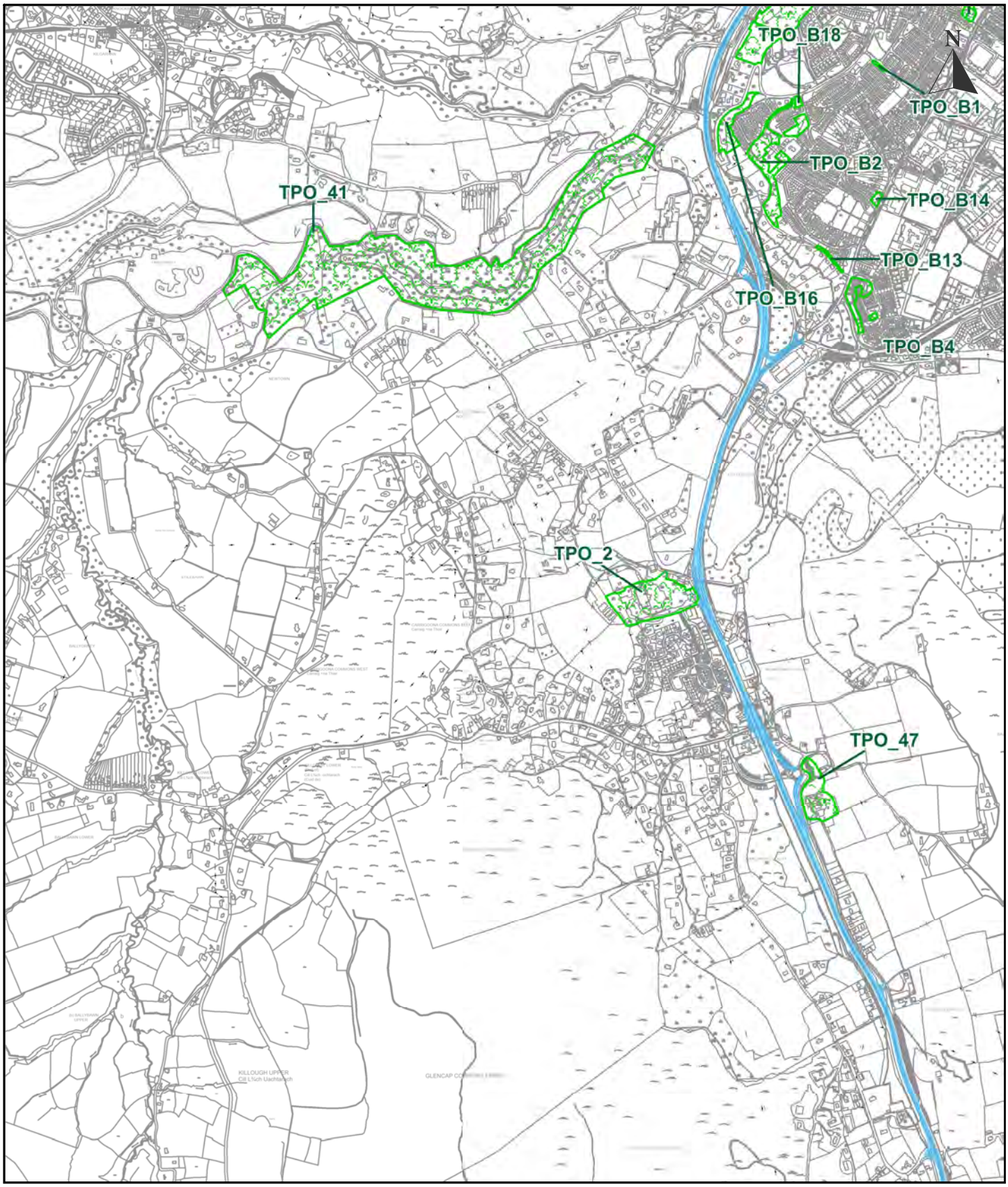
Trees and Woodlands with Existing Preservation Orders in Bray

363 Scale 1:20,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Natural Heritage & Biodiversity

Map No. 17.05C

WICKLOW
ENDLESS OPPORTUNITIES

Legend

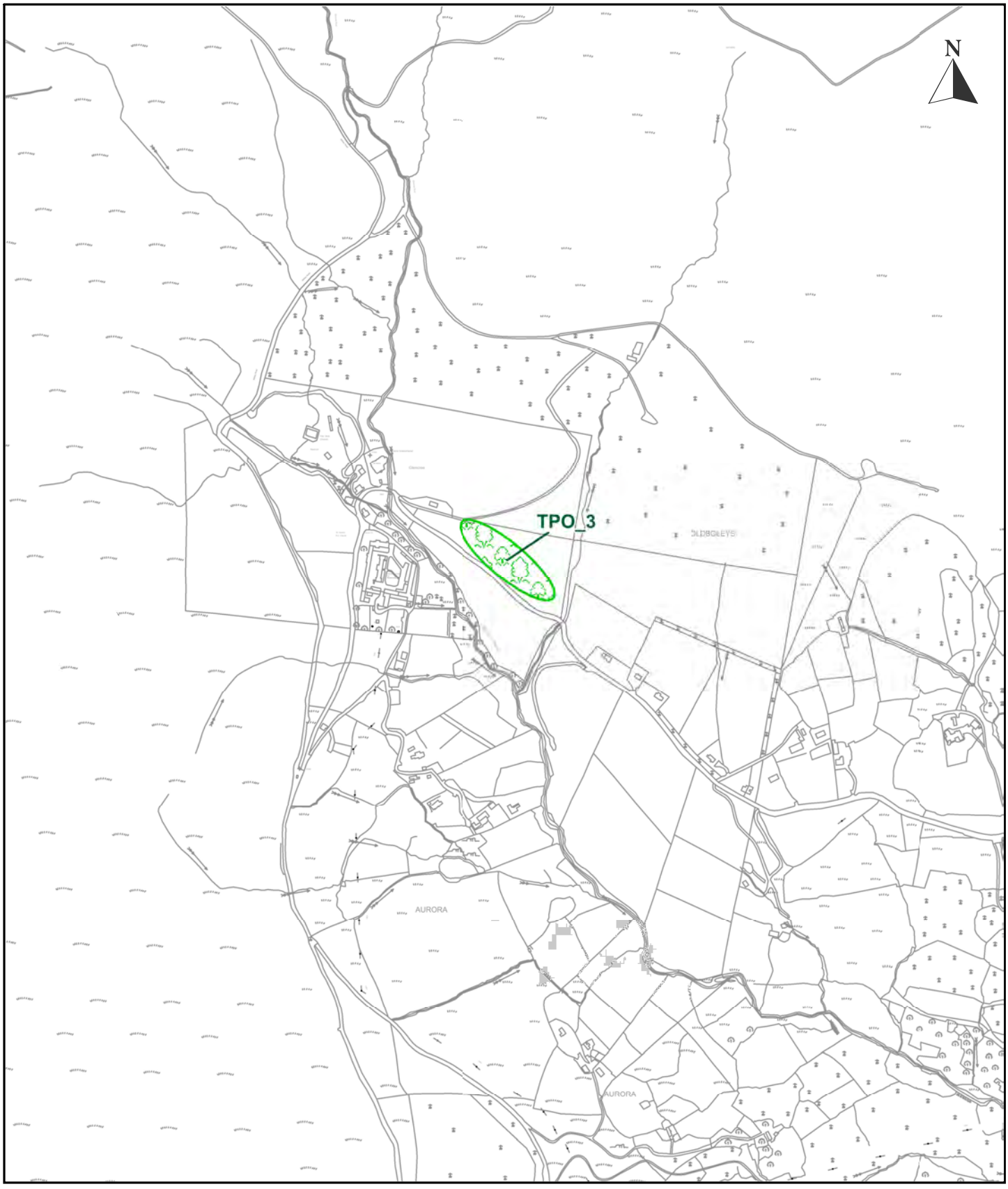
Trees and Woodlands with Existing Preservation Orders in Avoca Handweavers, Kilcroney and Kilmacanogue

364 Scale 1:20,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Natural Heritage & Biodiversity

Map No. 17.05D

WICKLOW
ENDLESS OPPORTUNITIES

Legend

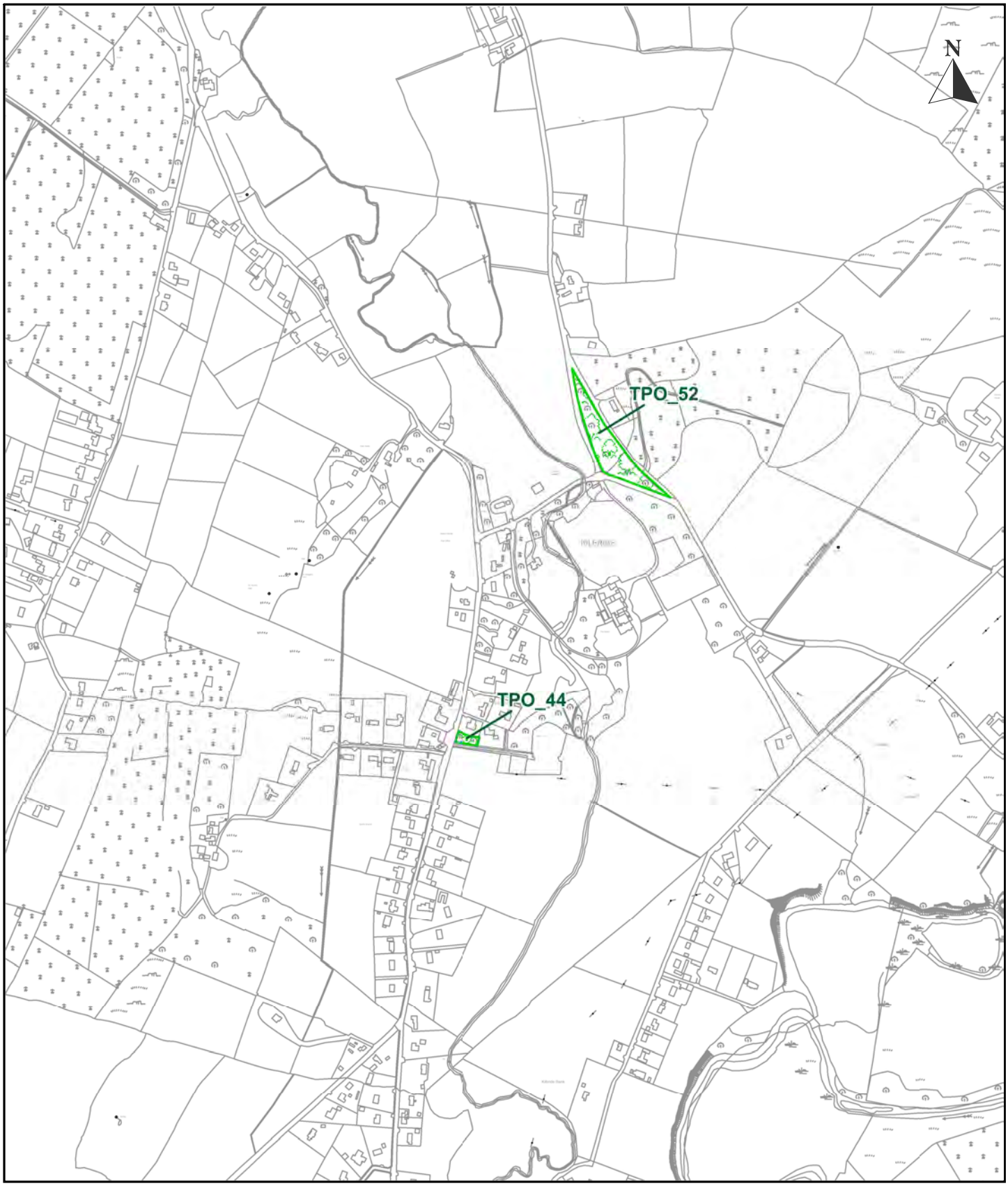
Trees and Woodlands with Existing Preservation Orders in the vicinity of Glencree Village

365 Scale 1:10,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Natural Heritage & Biodiversity

Map No. 17.05E

WICKLOW
ENDLESS OPPORTUNITIES

Legend

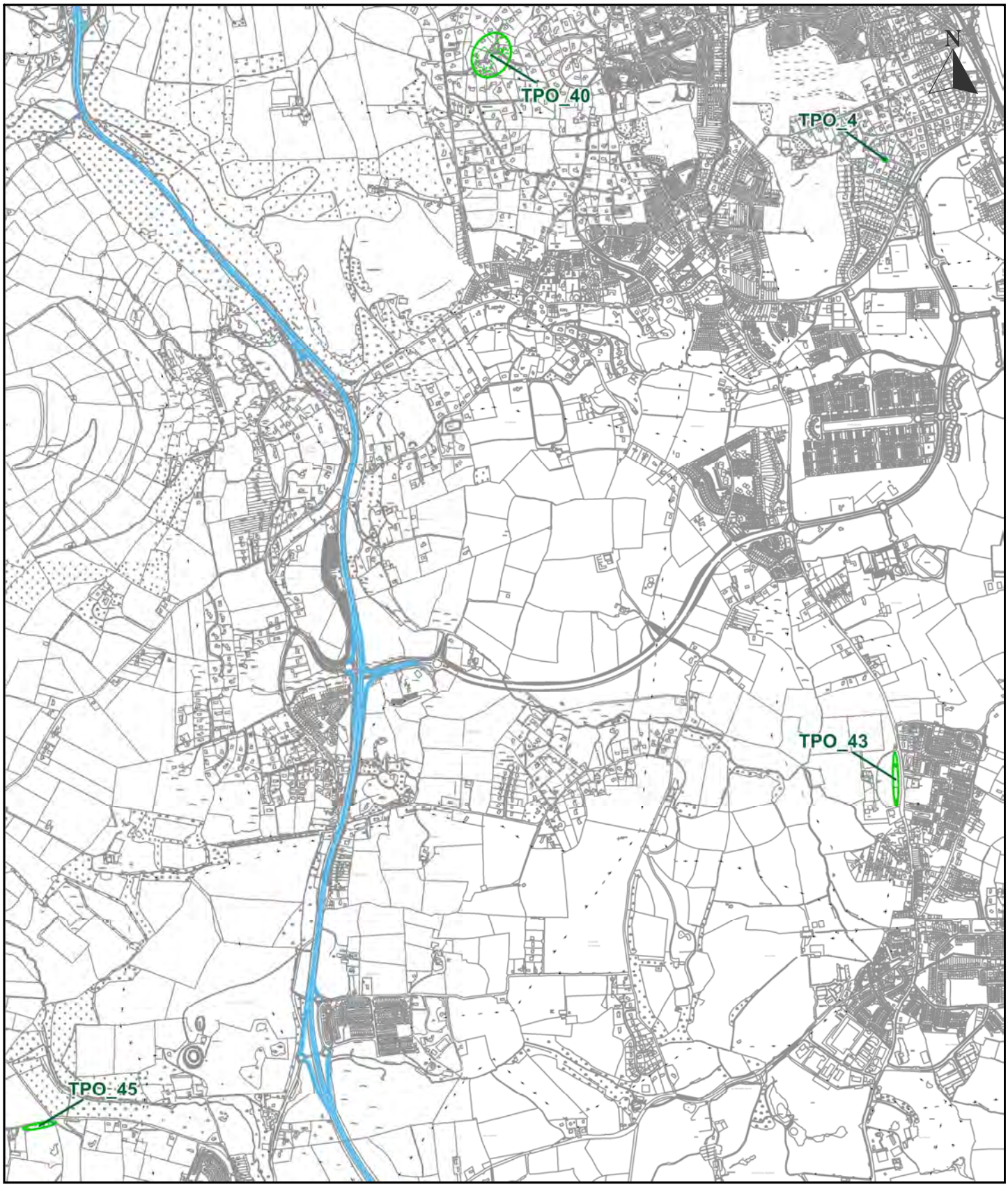
Trees and Woodlands with Existing Preservation Orders in Kilbride

366 Scale 1:10,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Natural Heritage & Biodiversity

Map No. 17.05F

WICKLOW
ENDLESS OPPORTUNITIES

Legend

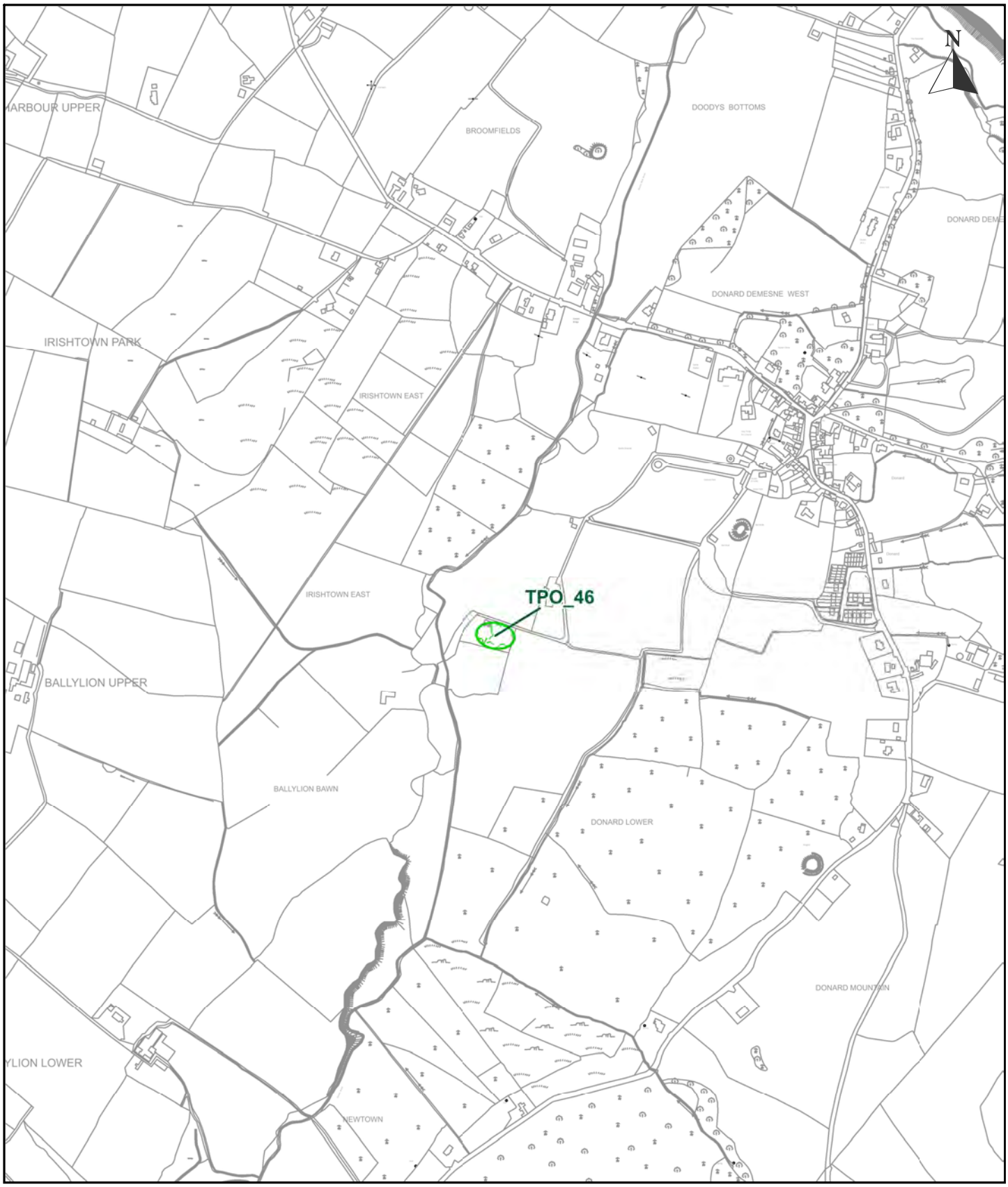
Trees and Woodlands with Existing Preservation Orders in Greystones, Delgany, Kilcoole and Newtownmountkennedy

367 Scale 1:25,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Natural Heritage & Biodiversity

Map No. 17.05G

WICKLOW
ENDLESS OPPORTUNITIES

Legend

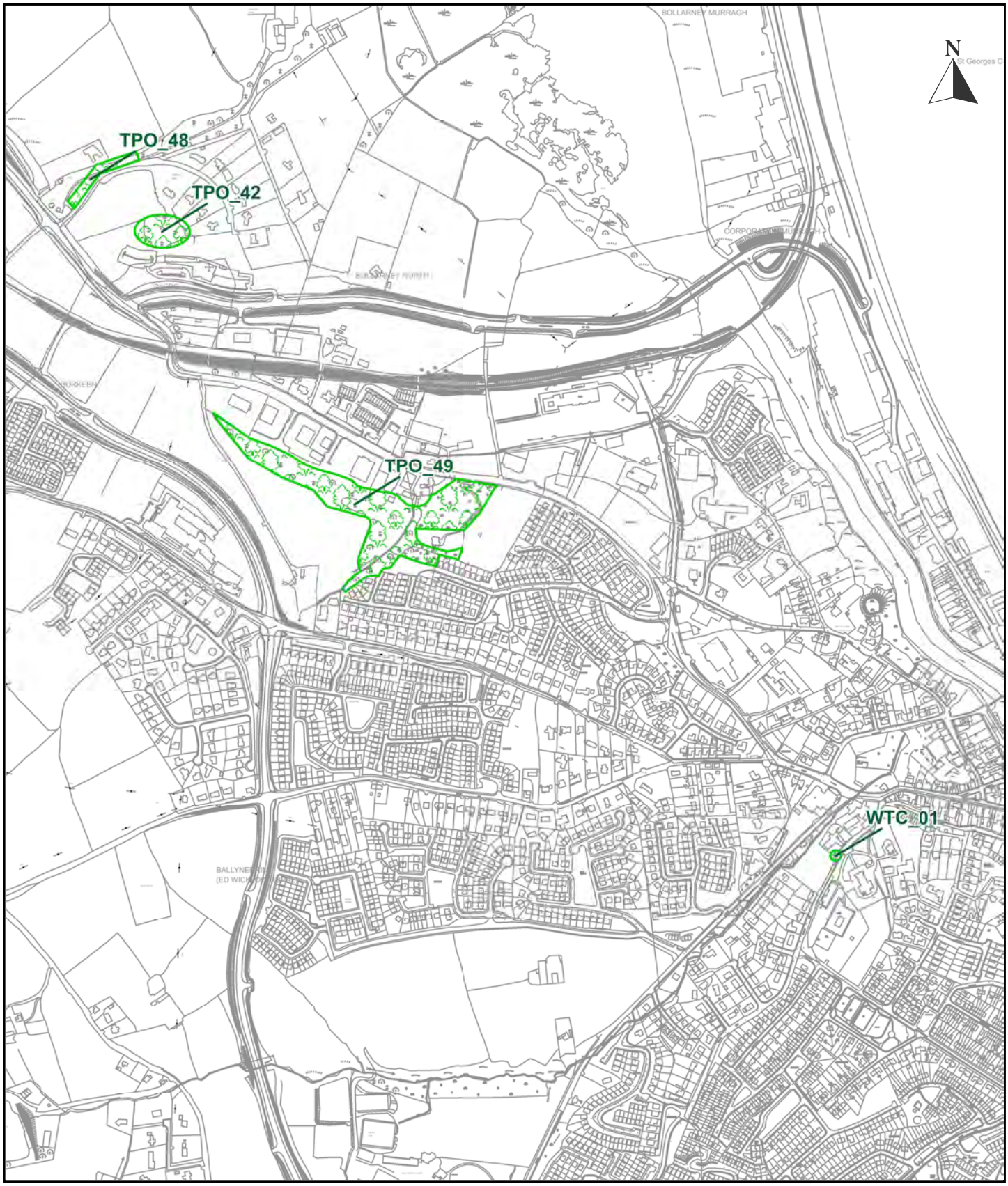
Trees and Woodlands with Existing Preservation Orders in Donard

368 Scale 1:10,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Natural Heritage & Biodiversity

Map No. 17.05H

WICKLOW
ENDLESS OPPORTUNITIES

Legend

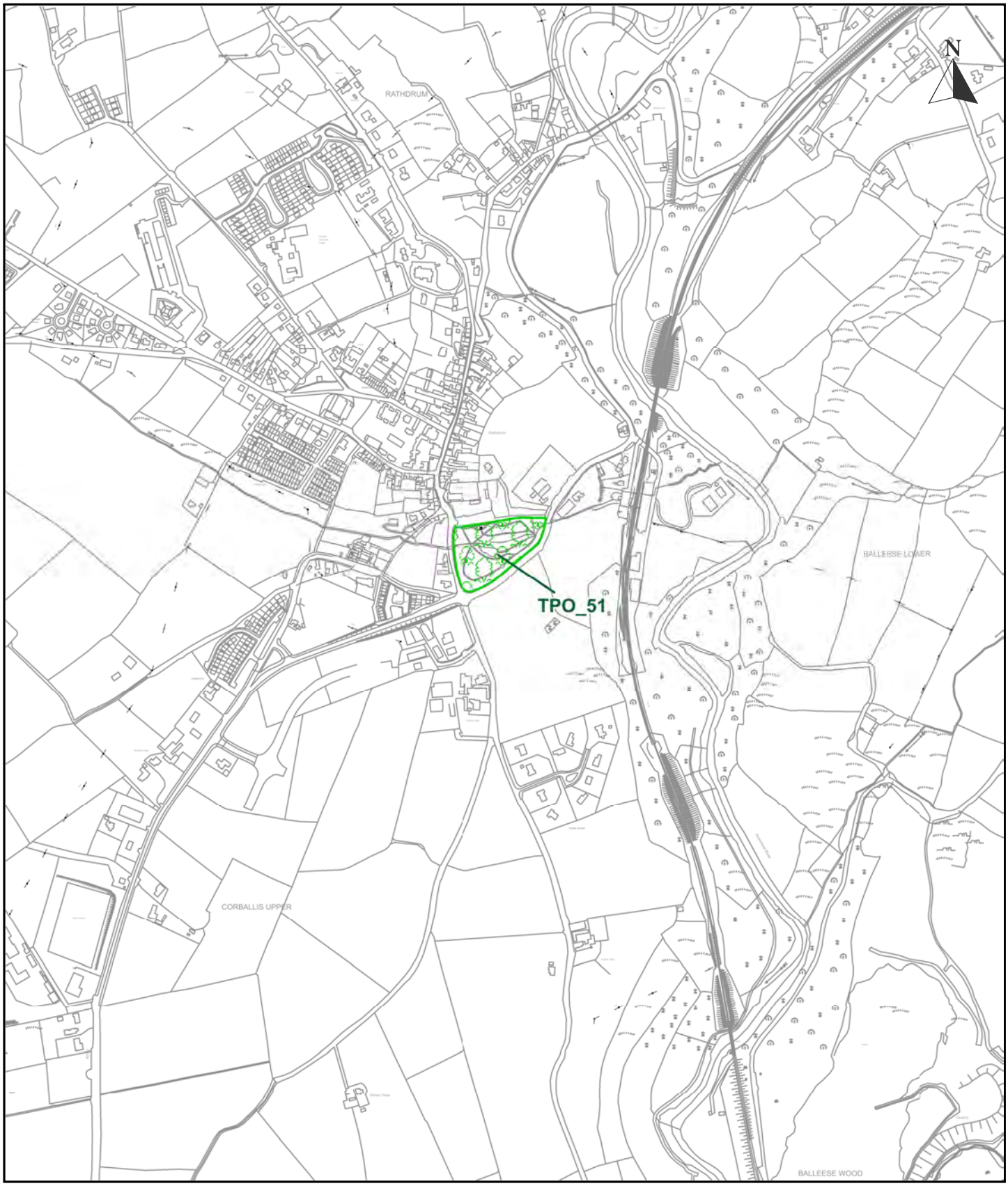
Trees and Woodlands with Existing Preservation Orders in Rathnew and Wicklow Town

369 Scale 1:10,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Natural Heritage & Biodiversity

Map No. 17.05I

WICKLOW
ENDLESS OPPORTUNITIES

Legend

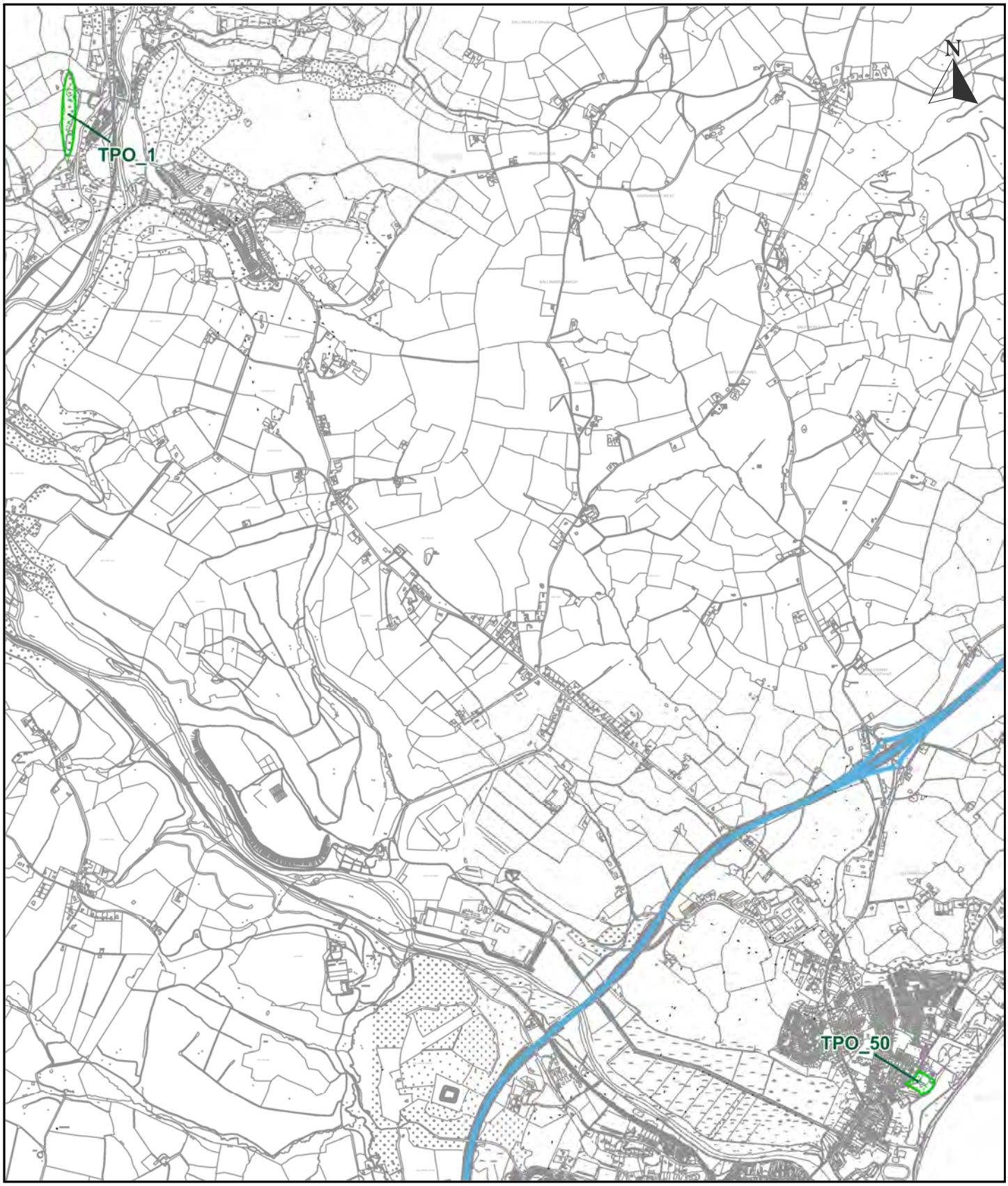
Trees and Woodlands with Existing Preservation Orders in Rathdrum

370 Scale 1:10,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Natural Heritage & Biodiversity

Map No. 17.05J

WICKLOW
ENDLESS OPPORTUNITIES

Legend

Trees and Woodlands with Existing Preservation Orders in Avoca and Arklow

371 Scale 1:32,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council

Wicklow County Council

Tree Preservation Orders

(updated 2022, updates shown in blue)

Schedule 17.05 Existing Tree Preservation Orders

County wide

ID	Description	Location
1	Birch Trees	Kilqueeny, Avoca
2	Trees at Avoca Handweavers	Glencormick South, Kilmacanogue; *in particular (but not limited to):* - *The Yew walk, containing 12 mature Yew trees* - *Sessile oak and beech within garden area* - *Weeping Monterey cypress* - *Redwoods* - *Blue atlas cedar*
3	Trees in the vicinity of Glencree	Oldboleys
4	Oak trees	Quarry Road, Killincarrig, Greystones
5	Woodland	Coolattin Estate
6	Woodland	Coolattin Estate
7	Woodland	Coolattin Estate
8	Parkland trees	Coolattin Estate
9	Parkland trees	Coolattin Estate
10	Parkland trees	Coolattin Estate
11	Parkland trees	Coolattin Estate
12	Parkland trees	Coolattin Estate
13	Parkland trees	Coolattin Estate
14	Parkland trees	Coolattin Estate
15	Parkland trees	Coolattin Estate
16	Parkland trees	Coolattin Estate
17	Parkland trees	Coolattin Estate
18	Parkland trees	Coolattin Estate
19	Parkland trees	Coolattin Estate
20	Parkland trees	Coolattin Estate
21	Parkland trees	Coolattin Estate
22	Parkland trees	Coolattin Estate
23	Parkland trees	Coolattin Estate

24	Woodland	Coolattin Estate
25	Woodland	Coolattin Estate
26	Woodland	Coolattin Estate
27	Woodland	Coolattin Estate
28	Woodland	Coolattin Estate
29	Woodland	Coolattin Estate
30	Woodland	Coolattin Estate
31	Woodland	Coolattin Estate
32	Woodland	Coolattin Estate
33	Woodland	Coolattin Estate
34	Woodland	Coolattin Estate
35	Woodland	Coolattin Estate
36	Woodland	Coolattin Estate
37	Woodland	Coolattin Estate
38	Woodland	Coolattin Estate
39	Woodland	Coolattin Estate
40	Oak, Pine Ornamental & boundary trees	Kendalstown Rise, Kindlestown Upper, Delgany
41	Woodlands & trees in the Dargle Glen	Tinahinch Newtown, Cookstown and Kilcroney townlands
42	Larch, Scots Pine & Sycamore groups of trees	Knockrobin, Wicklow town
43	Roadside Beech trees	Holy Faith Convent, Kilcoole
44	Sycamore and Beech trees	Manor Kilbride, Blessington (map updated)
45	Scots Pine and Spruce trees	Morepark, Newtownmountkennedy
46	Trees	Donard Lower (Ref 7654/02)
47	Mature Scots Pine, mature Beech trees, mature Monterey pine, Monterey Cypress, Blue Atlas Cedars, east of N11 bridge at roundabout	Kilmacanogue, east of N11 bridge at roundabout
48	A group of c. 33 mature sessile oak and large mature Scots pine.	Rathnew; Knockrobin
49	Large mature woodland consisting of mature oak, ash, sweet chestnut, beech and sycamore	Rathnew; Burkeen Wood
50	Corsican Pine trees at Kynoch's Lodge	Arklow, Coast Road
51	Trees in the Parnell Memorial Park; including blue atlas cedar, common alder, sycamore (4 No.), Scots pine.	Rathdrum, Parnell Memorial Park
52	Small woodland containing c. 150 trees of predominantly beech, with sycamore, oak and pine.	Manor Kilbride, east of Kilbride Bridge

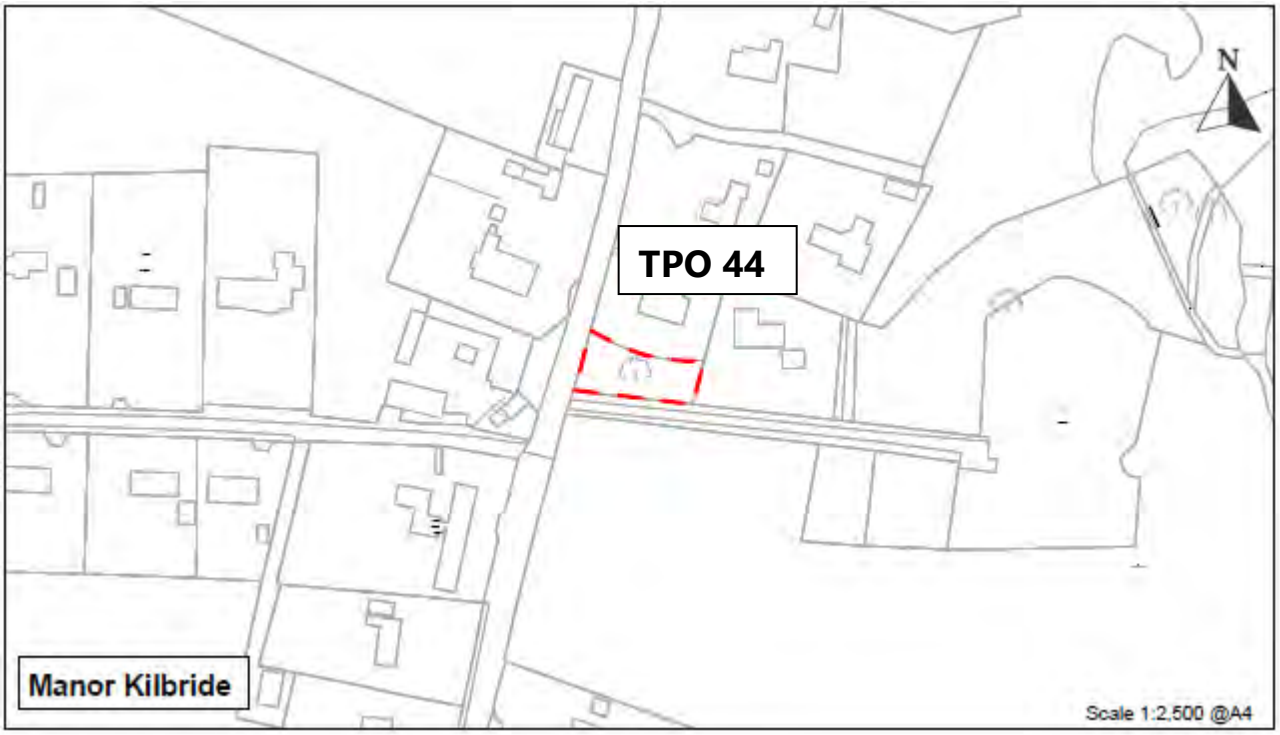
Wicklow Town

ID	Description	Location
WTC01	Chestnut Tree	Parochial Hall, St Patrick's Road, Wicklow Town

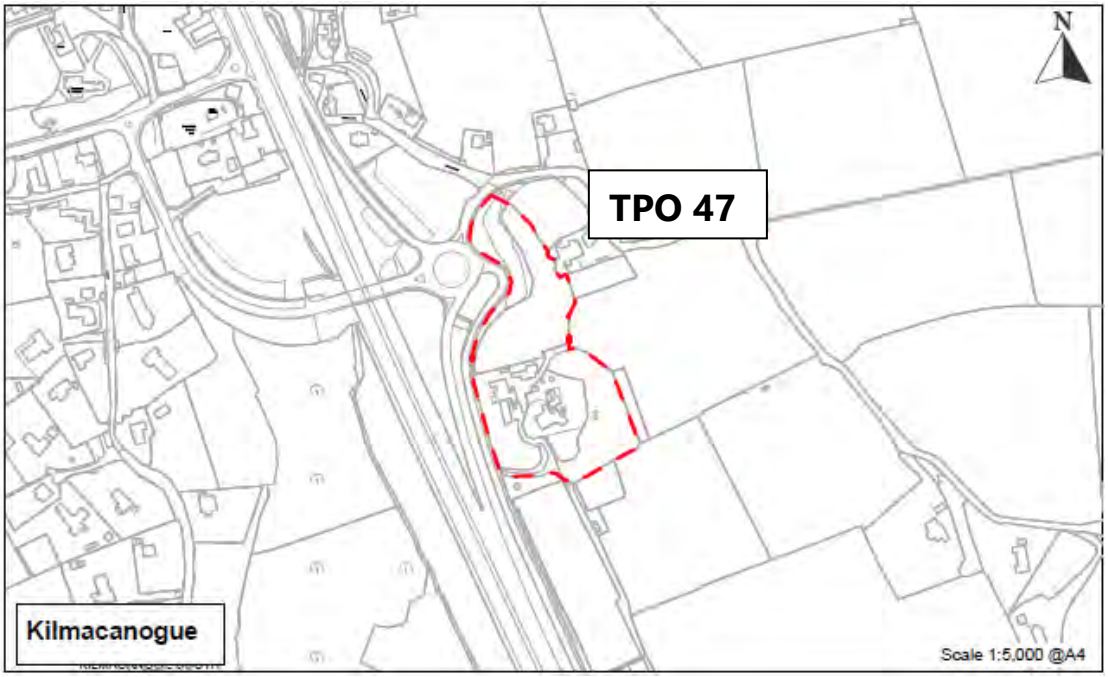
Bray

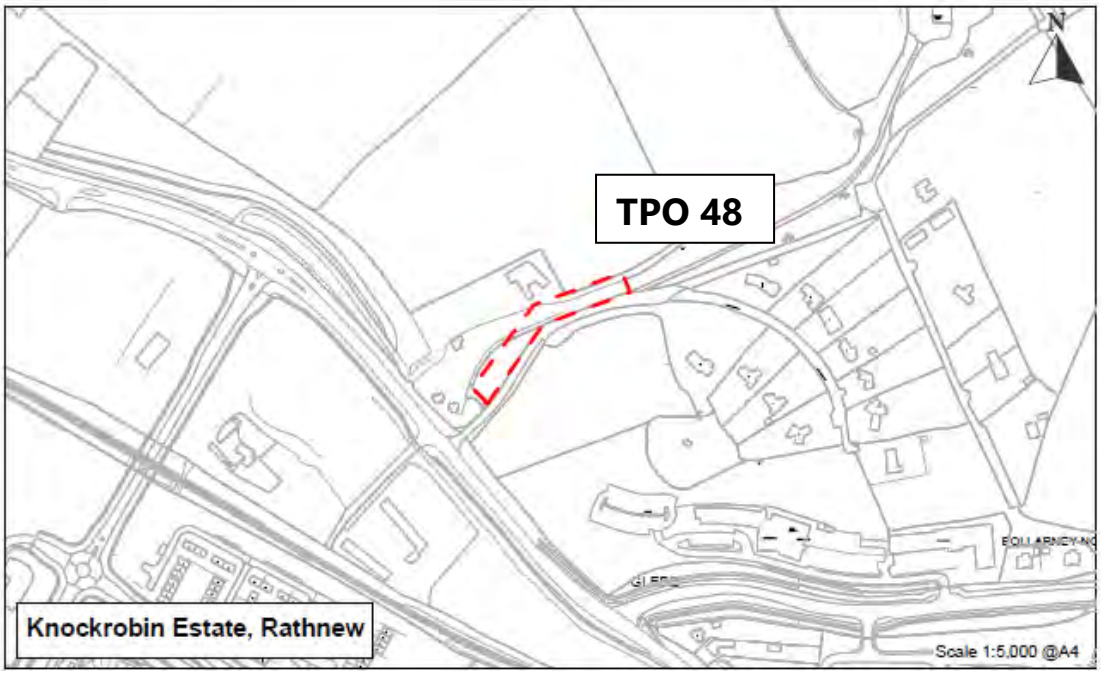
ID	Location
B1	Kilbride Lane
B2	Violet Hill
B3	Brook House School and Killarney Glen, Herbert Road
B4	Ballywaltrim Grove, Killareny Road
B5	Oldcourt House and Vevay House, Swan River Valley *'including row of mature oak and beech trees along the western boundary of Charnwood Estate; stand alone mature oak in open area to west of Charnwood, to east of Swan River valley woodlands'*
B6	Grounds of Loreto Convent
B7	Grounds of Presentation College
B8	Bray Head
B9	Duncairn Terrace
B10	Swan river valley to Bray Bridge (The Maltings)
B11	Small woodland and ecclesiastical remains, Fairyhill housing estate
B12	Florence Road
B13	Ballywaltrim Lane
B14	Entrance to Elgin Wood, Killarney Road
B15	Wooded slopes east of Dargle River
B16	Wooded slopes from St. Valery's Bridge to Kilbride Church
B17	Ledwidge Crescent
B18	Richmond Park A: 1st green, Mature Redwood B: 2nd green, Scots Pine (2 No.), Beech (4 No.)
B19	Rockbrae House (FCA) Redwood, left of entrance
B20	Ravenswell School Large Pine right of entrance

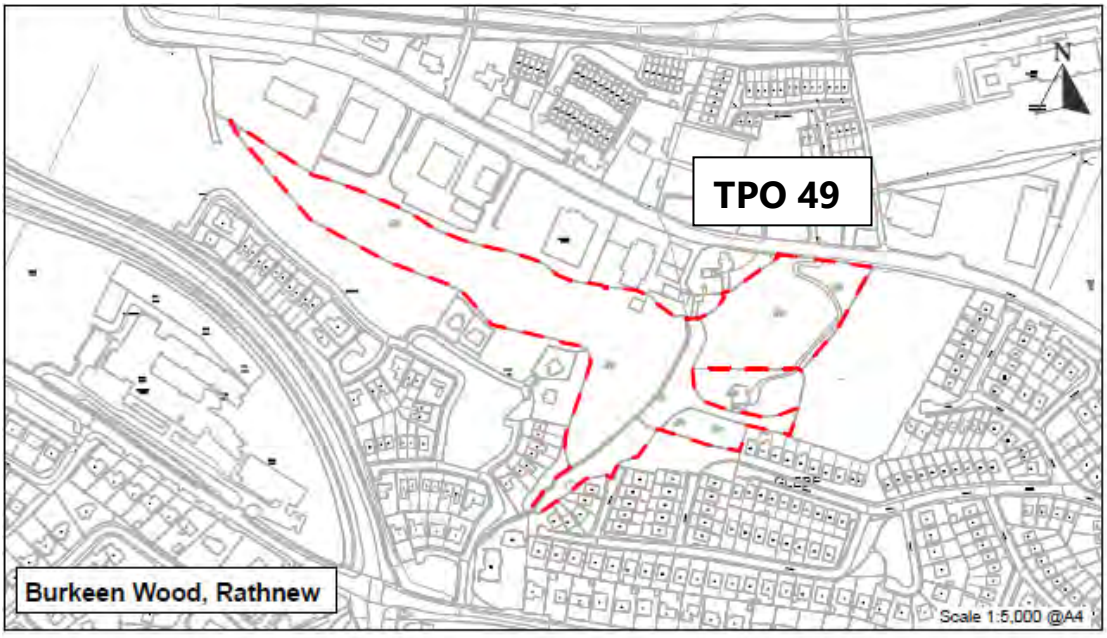
Updated maps

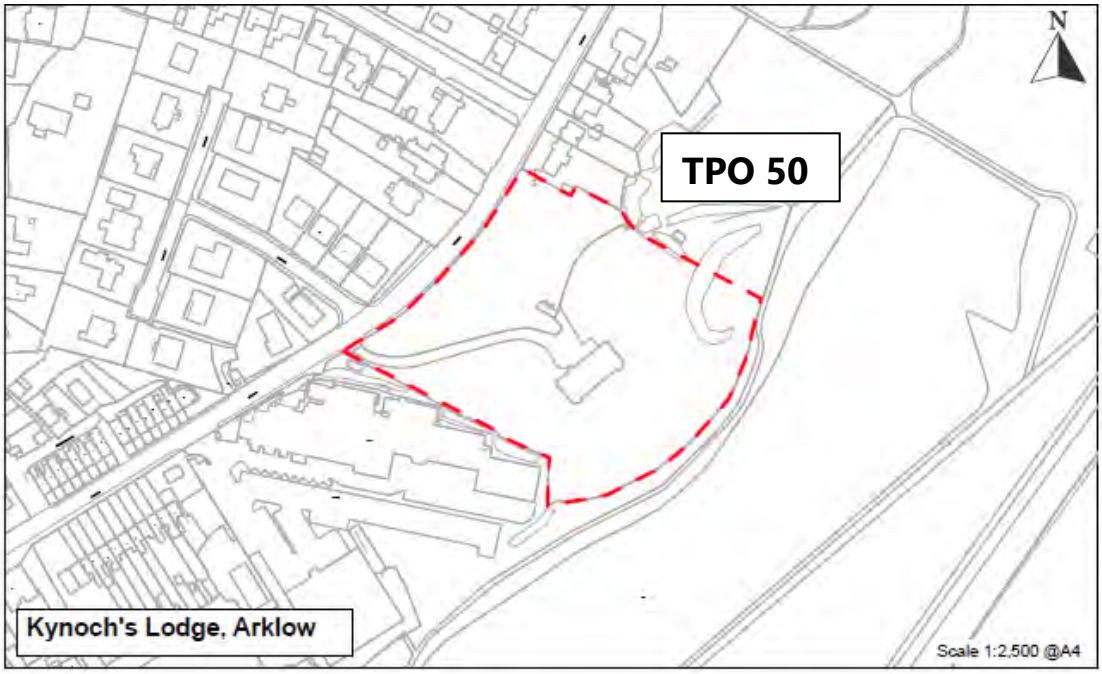


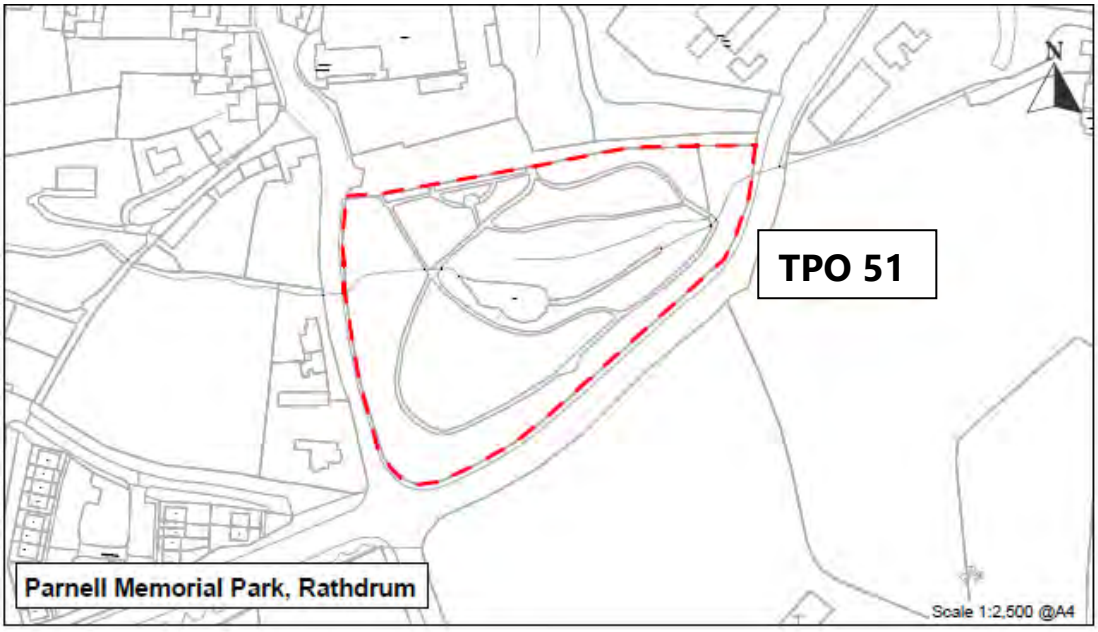
New maps

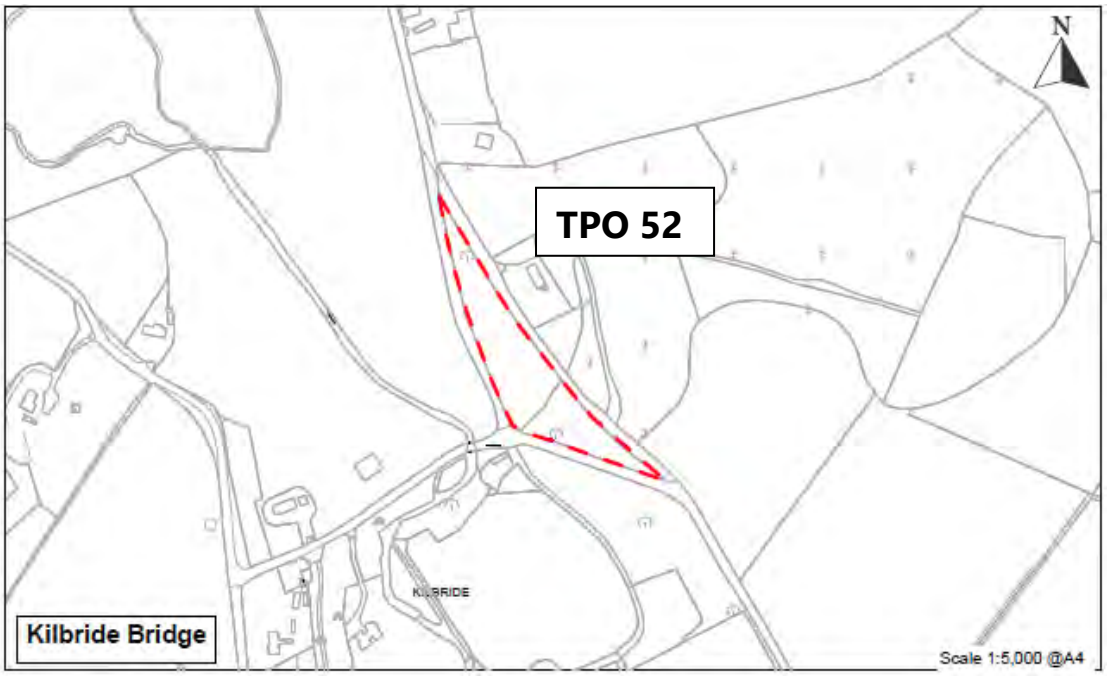


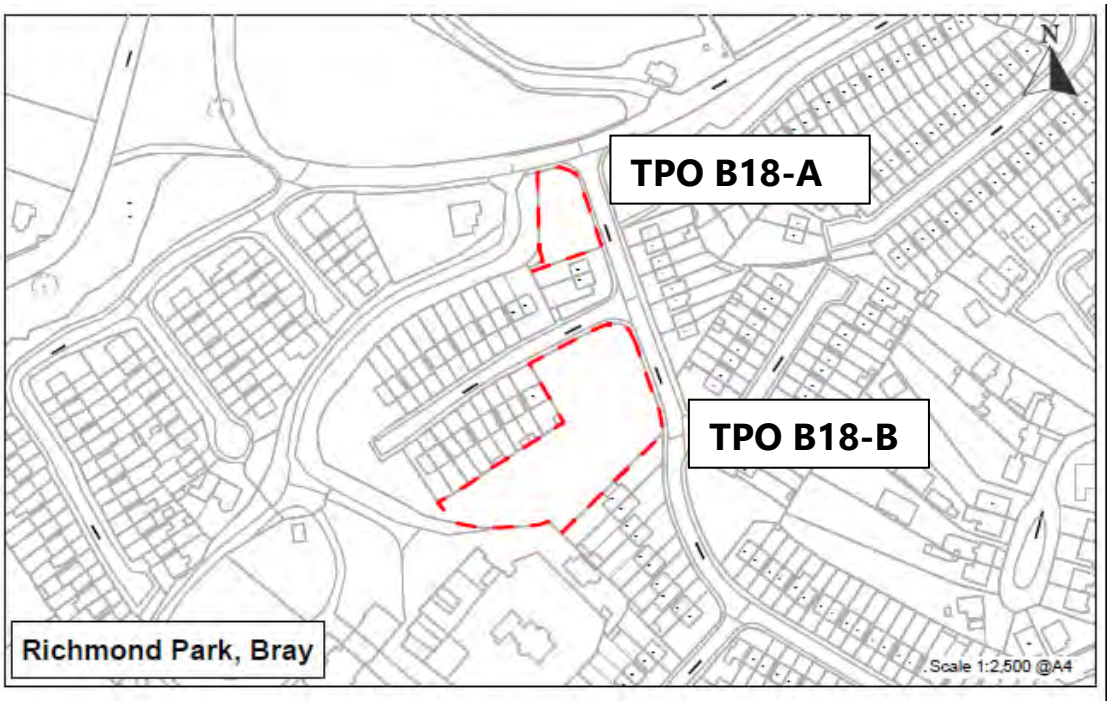

TPO 48
Knockrobin Estate, Rathnew
Scale 1:5,000 @A4

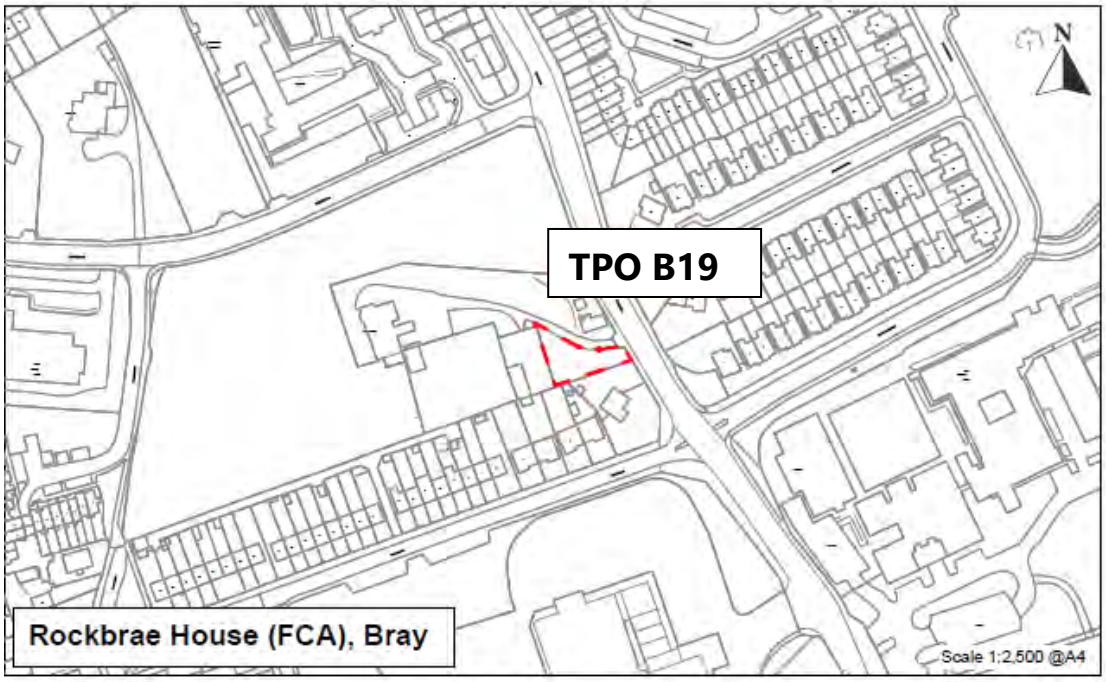

TPO 49
Burkeen Wood, Rathnew
Scale 1:5,000 @A4

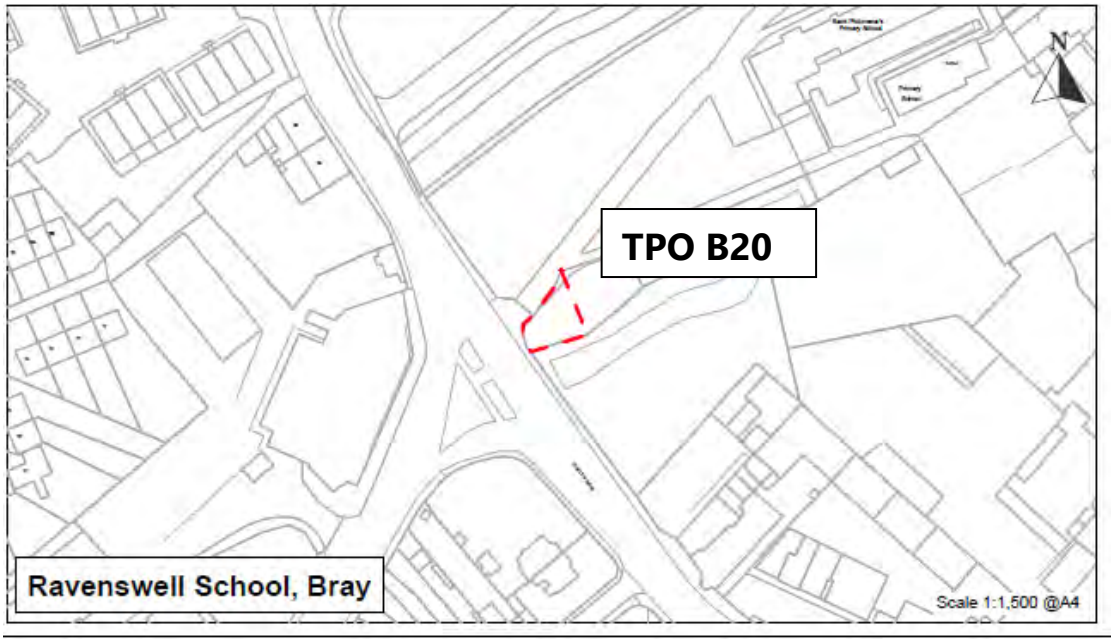

N
TPO 50
Kynoch's Lodge, Arklow
Scale 1:2,500 @A4

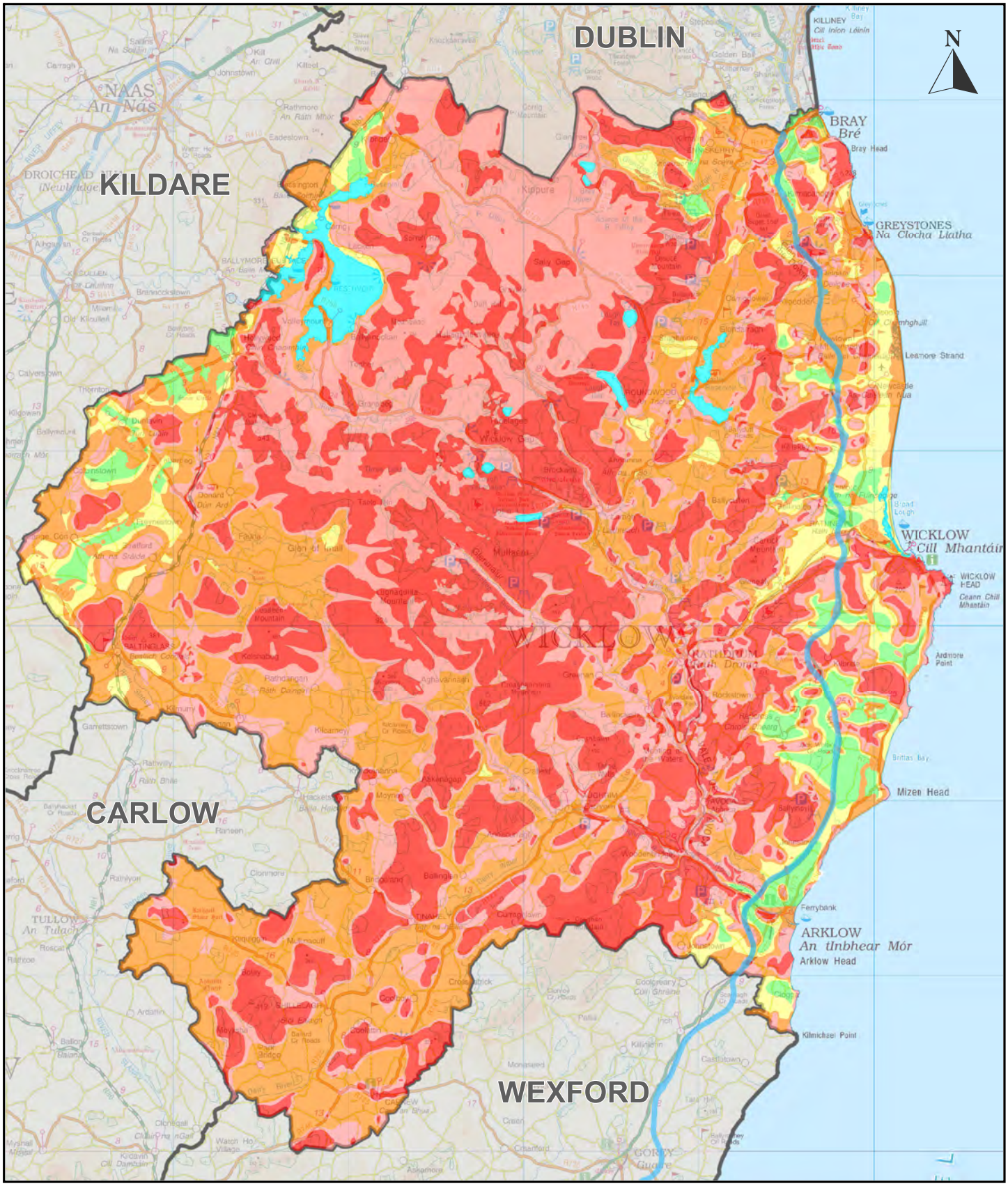

N
TPO 51
Parnell Memorial Park, Rathdrum
Scale 1:2,500 @A4


N
TPO 52
KILBRIDE
Kilbride Bridge
Scale 1:5,000 @A4


N
TPO B18-A
TPO B18-B
Richmond Park, Bray
Scale 1:2,500 @A4


N
TPO B19
Rockbrae House (FCA), Bray
Scale 1:2,500 @A4


N
TPO B20
Ravenswell School, Bray
Scale 1:1,500 @A4



Natural Heritage & Biodiversity

Map No. 17.06

WICKLOW
ENDLESS OPPORTUNITIES

Legend

Groundwater Vulnerability

- Extreme (Rock Surface/Karst)
- Extreme
- High
- Moderate
- Low
- Water

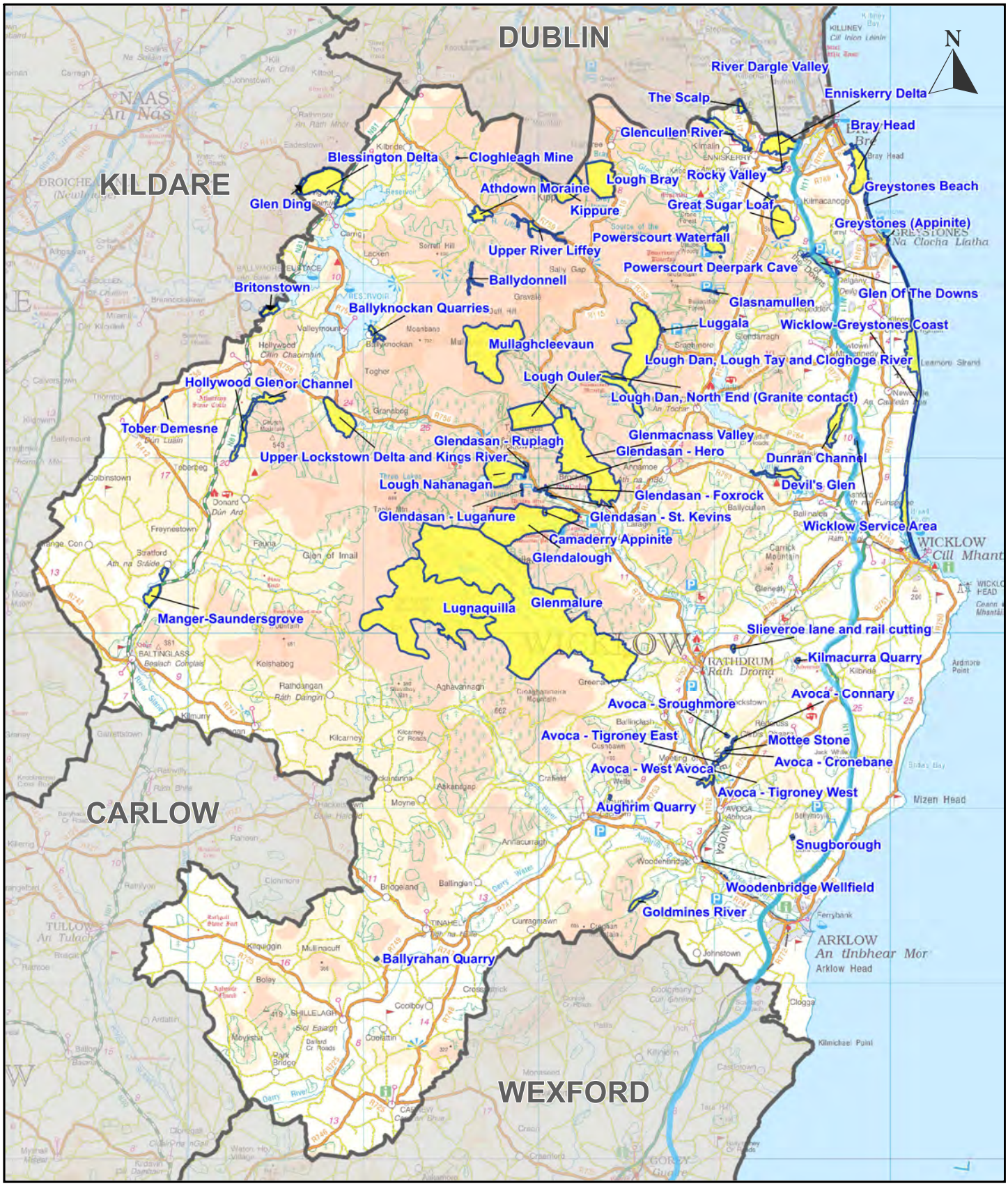
380

Scale 1:300,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Natural Heritage & Biodiversity

Map No. 17.07

WICKLOW
ENDLESS OPPORTUNITIES

Legend

County Geological Sites

381 Scale 1:300,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council

Schedule 17.07 County Geological Sites

	Site Name	Site Description	Recommended candidate NHA	Geological Feature
1	Powerscourt Waterfall	A large corrie with a notable waterfall in the corrie backwall		Important for both the glacial feature and for the rocks influence in forming the waterfall
2	Bray Head	Coastal headland with extensive natural exposure and sea cliffs, plus railway cuttings	●	The Cambrian trace fossils found on Bray Head are a type locality for some species, and important
3	Greystones Beach	A 2 km long coastal section exposing several units of glacial till	●	A particularly impressive exposure into deep glacial tills, with several unique elements exposed
4	Rocky Valley	This site comprises a very small, disused quarry on side of the Rocky Valley	●	Palynological data provide the most reliable age so far obtained for the Bray Group rocks
5	Slieveroe lane and rail cutting	A lane and a short section of railway cutting	●	Graptolite fossils from black slates and a rich assemblage of brachiopods and trilobites
6	Mottee Stone	A large erratic boulder, perched at approximately 250m above sea level on a prominent hill		An important site in terms of imagining the power of glaciation
7	Powerscourt Deerpark Cave	A small cave, which may have been enlarged by excavation, within a stream bed	●	This cave is the only known natural cave in Wicklow
8	Avoca - Connary	Connary mine site is on high ground surrounded by rolling farmland and private dwellings	●	Mining last took place in Connary in the 19th Century; subsequently, open shafts were capped
9	Avoca - Cronebane	Cronebane is centred on Cronebane open mine pit	●	The site covers the area of the 19th-century Cronebane mine site, of which little remains
10	Avoca - Tigroney East	A narrow site containing a deep open pit, as well as extensive mine-waste covered ground	●	Tigroney East was the site of intensive mining in the 18th, 19th, and the 20th century
11	Avoca - Tigroney West	This site includes a flat area and a steep, partly wooded section hosting huge volumes of mine waste	●	Tigroney West contains the largest and best-preserved engine house at Avoca
12	Avoca - West Avoca	West Avoca occupies a hillside site above the Avoca River and a large grassy site on the river bank	●	The West Avoca site incorporates two major 19th-century mine sites, Ballygahan and Ballymurtagh
13	Glendasan - St. Kevins	St. Kevin's mine site is on the north bank of the Glendasan River		The St. Kevin's site is unusual in Glendasan as it was the focus of extensive 20th-century mining
14	Glendasan - Foxrock	Foxrock mine site is located on the north side of the Glendasan River		The Foxrock site is one of the most prominent mine sites in the Glendasan valley
15	Glendasan - Hero	The site, in two parts, is on the south bank of the Glenealo River	●	This is one of the best preserved and studied 19th-century ore processing sites in the country
16	Glendasan - Ruplagh	The site is spread over an area in excess of 8 hectares in moorland		The Ruplagh site is the western-most mine site in the Glendasan valley
17	Glendasan - Luganure	The site comprises two 19th century mine sites on the northern slopes of Camaderry Mountain		The Luganure–Hawkrock site is one of the most substantial 19th century mine sites in the valley
18	Ballyknockan Quarries	Inactive granite quarries are surrounded by a dispersed village		The economic importance of the stone quarrying industry to the growth of Dublin was significant
19	Glasnamullen	A long stream section with rock exposures in the bed and banks		The site is a rare piece of evidence of faulting in eastern Ireland from the Miocene
20	Athdown Moraine	The Athdown Moraine is a large body of sands & gravels deposited at the end of the lastIceAge.		The Athdown Moraine includes a distinctive hummocky topography at Athdown
21	Blessington Delta	A large accumulation of sands and gravels which has been quarried extensively	●	A high, striking example of a dry sand and gravel ridge, standing proud of the surrounding landscape
22	Britonstown	Two interlocking glacial meltwater channels, formed by water escaping from Glacial Lake Blessington		A site with good teaching potential on glacial meltwater erosion, as the feature is accessible

23	Dunran Channel	A deep channel that was formed by meltwater erosion on the eastern flank of the Wicklow Mountains		The Dunran channel is up to 80m deep and has a U-shaped profile, typical of meltwater channels
24	Enniskerry Delta	A large accumulation of sands and gravels which has been quarried extensively historically		An excellent example of a deglacial, ice marginal, meltwater-deposited feature
25	Glen Of The Downs	A deep channel that was formed by meltwater erosion on the northeastern flank of the mountains	●	The Glen of the Downs is considered to have formed completely in the late-glacial Period
26	Glenmacnass Valley	The Glenmacnass Valley is a deep glacial valley in the central Wicklow Mountains	●	A stunning example of a glaciated U-shaped valley, with steep sides, a flat floor, and a waterfall
27	Glenmalure	The Glenmalure valley is one of the longest glacial valleys in the country	●	The Glenmalure mines are of interest as the oldest of the lead mines along the edge of the granite
28	Lough Ouler	Lough Ouler rests within a deep glacial corrie, situated in the centre of the Wicklow Mountains		This is a fine example of a corrie, with bounding moraine feature
29	Woodenbridge Wellfield	The Woodenbridge Wellfield is the public water supply source for the Arklow area		These are very productive bored wells which are among the top-yielding wells in the country
30	Lough Nahanagan	Lough Nahanagan rests within a deep glacial corrie, situated in the centre of the Wicklow Mountains	●	The post-glacial period in Ireland is called the Nahanagan Stadial following dating of the moraines
31	Manger-Saundersgrove	The Manger-Saundersgrove site includes a number of elevated fields under pasture		The fields comprise a 'delta' feature composed of deep glaciofluvial and glaciolacustrine sediments
32	Snugborough	A deep hollow along a hedgerow, which separate two fields, which is a 'pingo rampart'		The feature is an excellent example of a periglacial feature, formed in permafrost
33	Tober Demesne	A spring emerges from deep glaciofluvial gravels & flows into a man-made 'fish pond' feature.		One of the largest springs in County Wicklow
34	Toor Channel	A deep channel formed by meltwater erosion on the northwestern flank of the Wicklow Mountains	●	The Toor Channel is up to 40m deep and has a U-shaped profile, typical of meltwater channels
35	Glen Ding	A deep channel formed by meltwater erosion on the northwestern flank of the Wicklow Mountains		Glen Ding is up to 50m deep and has a U-shaped profile, typical of meltwater channels
36	Upper Lockstown Delta & Kings River	A large accumulation of sands and gravels which has been quarried extensively	●	This is an excellent example of a deglacial, ice marginal, meltwater-deposited feature
37	Wicklow Service Area	This is a long cutting behind a new Motorway Service Station		This fresh and large exposure of Bray Group rocks gives a detailed picture of rock structure
38	Aughrim Quarry	The site consists of two abandoned quarries cut into the western side of a hill		The quarries at Tinnakilly are among the best exposures of a certain suite of minor granitoids
39	Avoca - Sroughmore	The Sroughmore site is a hillside pasture field on the northwestern side of the Connary mine site	●	Sroughmore contains two concrete structures that are the remains of a 19th-century aerial ropeway
40	Ballydonnell	The Ballydonnell floodplain occupies the floor of one of three basins that make up the Upper Liffey		One of the best sites in Wicklow for studying environmental change since the last ice age
41	Ballyrahan Quarry	A small long-abandoned quarry developed in a minor granitoid intrusion		The site contains the best exposure of microtonalite; unique tungsten-tin mineralization in Wicklow
42	Camaderry Appinite	Extensive, large-scale outcrops on the upper part of the southern face of Camaderry Mountain		The site provides excellent exposure in the most significant appinite intrusion in southeast Ireland
43	Glendalough	A deep glacial valley in the central Wicklow Mountains, including mining sites within	●	A superb example of a glacial valley; the many, accessible mine features add considerable interest

44	Cloghleagh Mine	A small, probably quarried, escarpment of rock includes a small mine adit		The site contains a fault zone with minerals which can be seen close up in the buttress of rock
45	Devil's Glen	A deep ravine, oriented east-west, bounded by woodland& stretches a distance of almost 3km		The location has good potential as a teaching site on glacial meltwater erosion
46	Glencullen River	A narrow, steep-sided wooded valley in the northeast Wicklow Mountains		The valley formed along a geological fault and is a meltwater channel
47	Goldmines River	The site consists of a c. 1.5km-long section of river, typically 2-3 m wide		This is the site of Wicklow's gold rush or 1798 when placer gold was discovered in the gravels
48	Great Sugar Loaf	A prominent, scree covered, quartzite conical mountain peak		The steep upper slopes are blanketed with extensive patches of loose angular quartzite boulders
49	Greystones (Appinite)	A section of rocky coastline on the scenic and popular Greystones waterfront		The igneous rocks at Greystones are unique because the contact zone is crowded with inclusions
50	Kilmacurra Quarry	Kilmacurra Quarry is a large, partly flooded quarry developed in a diorite intrusion, now abandoned		The quarry provides good exposure of diorite on quarry faces and in loose blocks
51	Hollywood Glen	A deep channel formed by meltwater erosion on the northwestern flank of the Wicklow Mountains	●	Hollywood Glen is up to 60m deep and has a U-shaped profile, typical of meltwater channels
52	Kippure	A landmark mountain on the South Dublin-Wicklow county boundary, capped with a prominent tower		This site is excellent for observing the effects of long-term (millennial scale) peat erosion
53	Lough Dan, Lough Tay & Cloghoge River	Scenic lakes occupying depressions in the floors of two adjoining U-shaped valleys		Classic example of U-shaped glacial valleys in one of Wicklow's most scenic glacial landscapes
54	Lough Bray	The Lough Bray site consists of two lakes that occupy two of the most accessible corries in Ireland	●	This is a fine example of two corries and an arête, with bounding moraine features
55	Lough Dan, North End (Granite contact)	Here the granite-schist contact zone is clearly visible on the mountain slopes flanking the valley		This is an excellent educational site, used by third level student groups, and is accessible
56	Luggala	The site consists of several large outcrops flanking the public road above Lough Tay		The occurrences of coticule at Luggala are relatively abundant and accessible
57	Lugnaquilla	Lugnaquilla is the highest mountain in County Wicklow, and Leinster	●	This site is of special interest with fine glacial features and the Leinster Batholith slate cap
58	Mullaghcleevaun	The site comprises eroded peatland, exposed granite blockfields, perched boulders, granite sand		An excellent site for observing the results of long-term (millennial scale) peat erosion
59	River Dargle Valley	A stretch of the river meandering from a wide and flat valley into cascades		This is an important County Geological site partly because of its dramatic gorge landform
60	The Scalp	The Scalp comprises a deep channel that was formed by meltwater erosion	●	The Scalp channel is up to 70m deep and has a U-shaped profile, typical of meltwater channels
61	Upper River Liffey	A wide river floodplain in the upper Liffey catchment as well as flanking terraces		The site is very important to the understanding of past environmental changes in Wicklow
62	Wicklow-Greystones Coast	An uninterrupted shingle beach extending for over 17km long between Greystones and Wicklow	●	The shingle ridge (beach) is a feature understood to have formed around 5,000 years ago



Natural Heritage & Biodiversity

Map No. 17.08

WICKLOW
ENDLESS OPPORTUNITIES

Legend

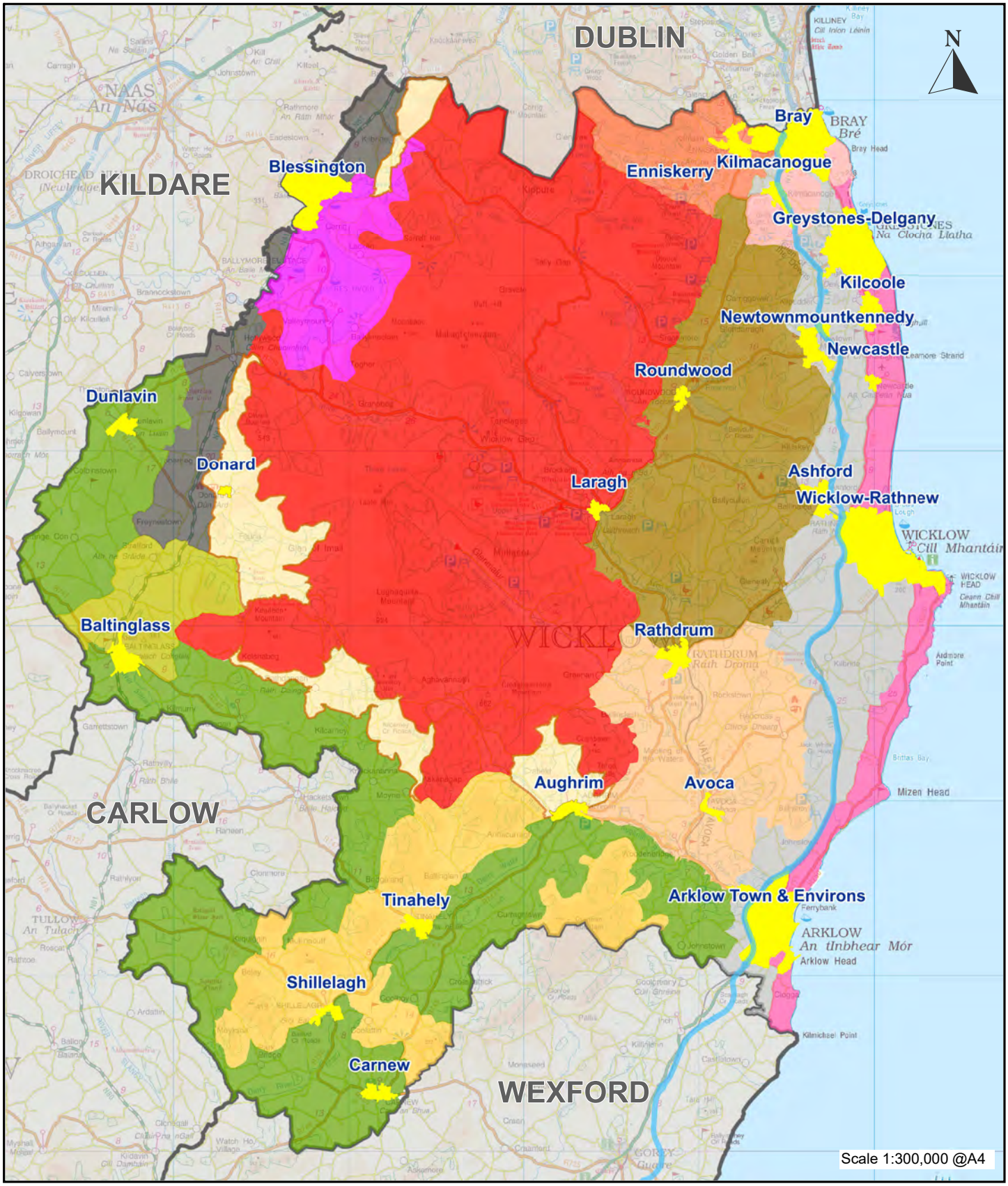
Bray Head -
Special Amenity Area Orders

385 Scale 1:25,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Natural Heritage & Biodiversity

Map No. 17.09A

Wicklow Landscape Category Map

W I C K L O W
ENDLESS OPPORTUNITIES

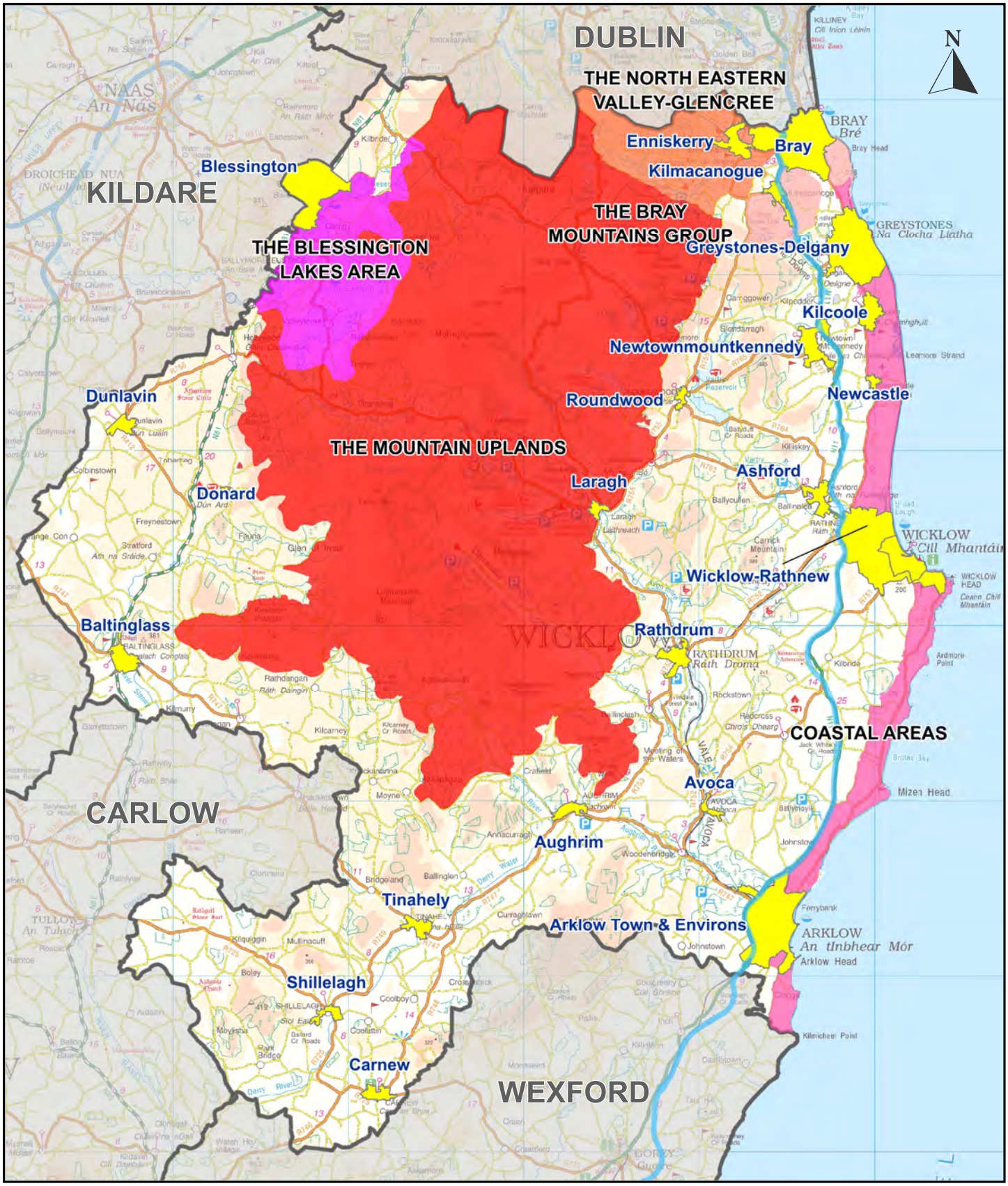
Legend

- The Mountain Uplands (1 - AONB)
- The Blessington Lakes Area (2 - AONB)
- The Bray Mountains Group (3 - AONB)
- The North Eastern Valley / Glencree (4 - AONB)
- Coastal Areas (AONB)
- Corridor Area West
- Corridor Area East
- North East Mountain Lowlands (1 - AHA)
- South East Mountain Lowlands (2 - AHA)
- Southern Hills (3 - AHA)
- Baltinglass Hills (4 - AHA)
- Transitional Lands (5 - AHA)
- Rolling Lowlands
- Urban Areas

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Natural Heritage & Biodiversity

Map No. 17.09B

Wicklow Landscape Category Map

W I C K L O W
ENDLESS OPPORTUNITIES

Legend

Areas of Outstanding Natural Beauty (AONB) Landscape Categories

- The Mountain Uplands (1 - AONB)
- The Blessington Lakes Area (2 - AONB)
- The Bray Mountains Group (3 - AONB)
- The North Eastern Valley / Glencree (4 - AONB)
- Coastal Areas (AONB)
- Urban Areas

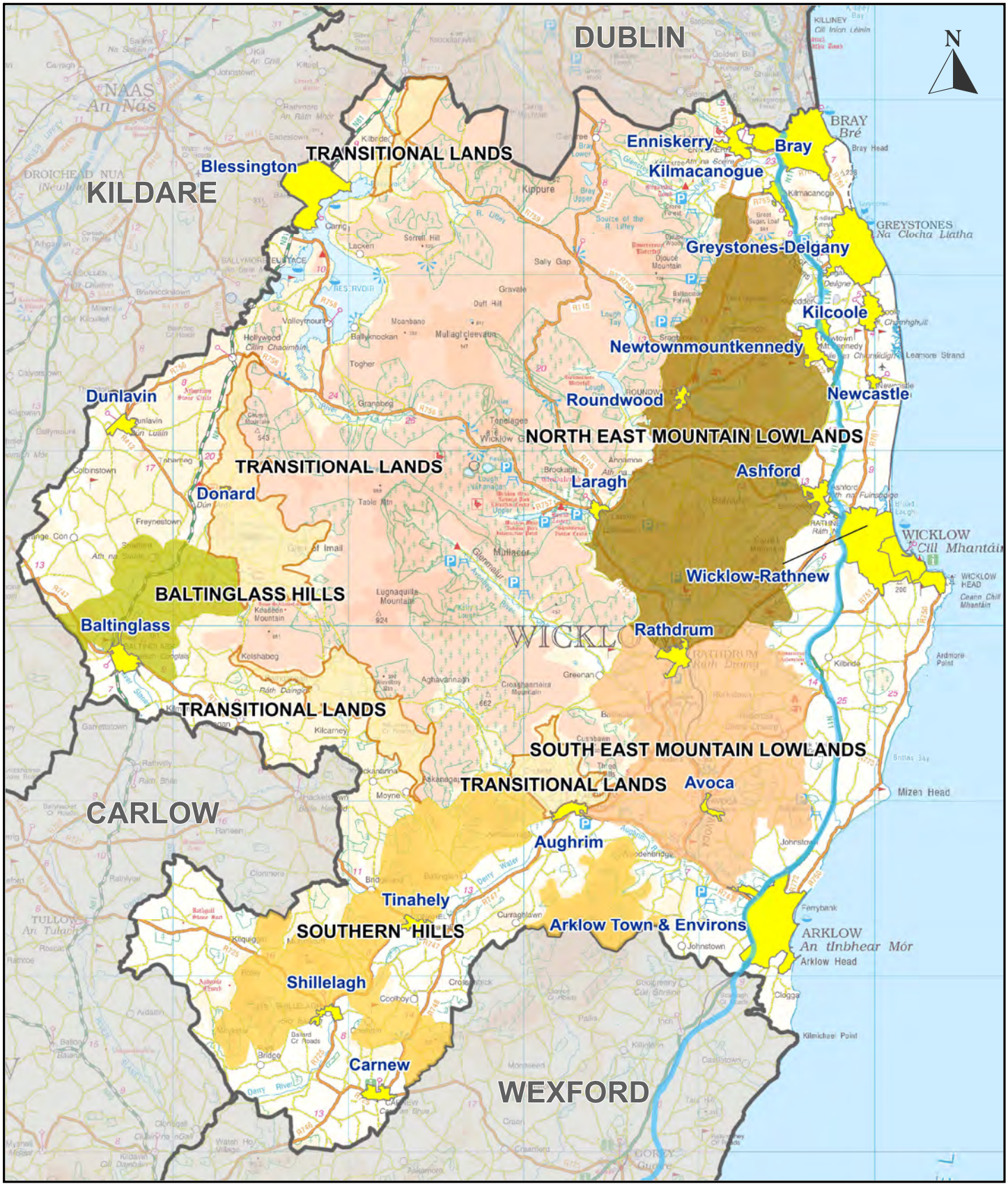
387

Scale 1:300,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Natural Heritage & Biodiversity

Map No. 17.09C

Wicklow Landscape Category Map

W I C K L O W
ENDLESS OPPORTUNITIES

Legend

Areas of High Amenity (AHA) Landscape Categories

- North East Mountain Lowlands (1 - AHA)
- South East Mountain Lowlands (2 - AHA)
- Southern Hills (3 - AHA)
- Baltinglass Hills (4 - AHA)
- Transitional Lands (5 - AHA)
- Urban Areas

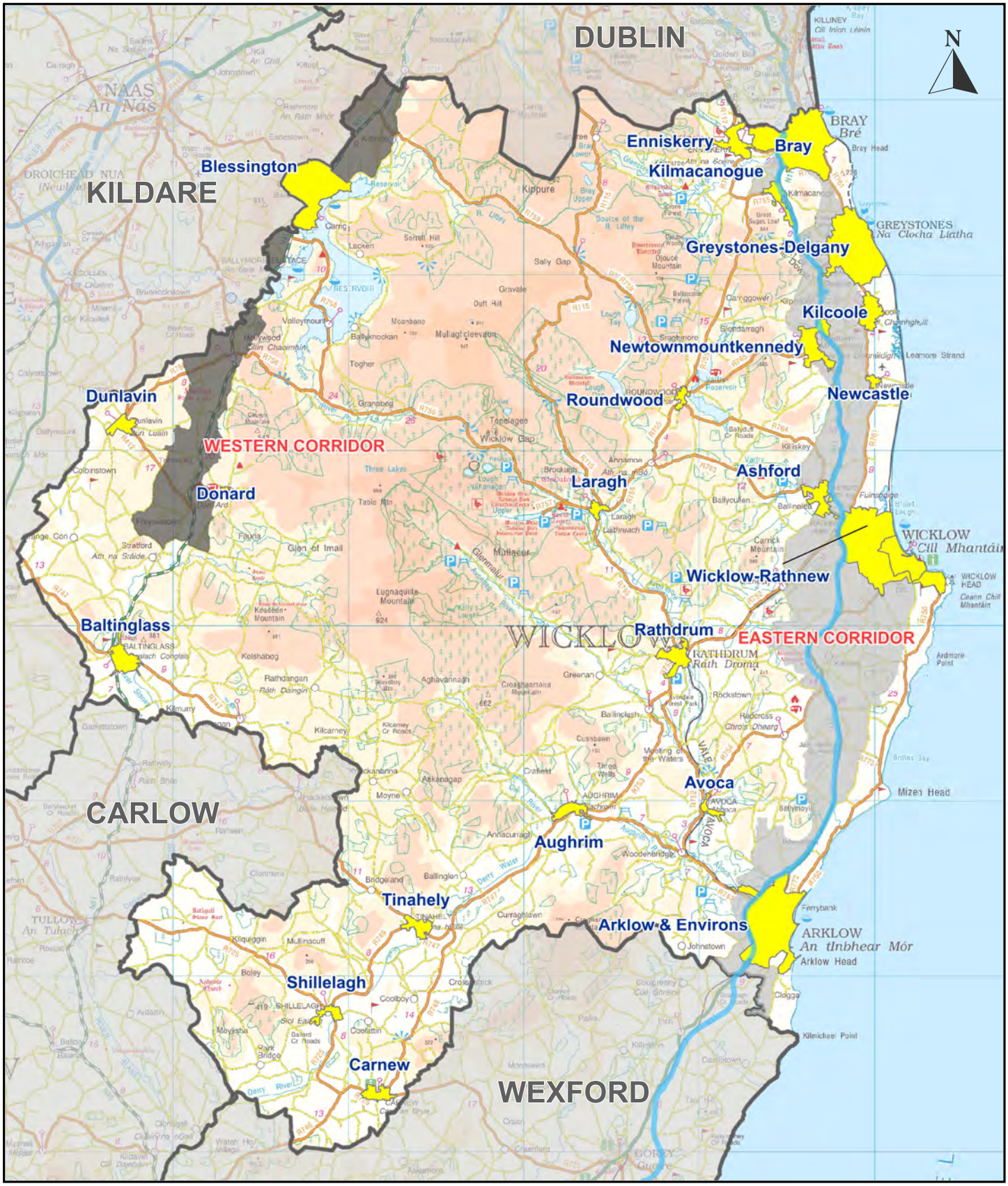
388

Scale 1:300,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Natural Heritage & Biodiversity

Map No. 17.09D

Wicklow Landscape Category Map

WICKLOW
ENDLESS OPPORTUNITIES

Legend

Corridor Area Landscape Categories

- Corridor Area West
- Corridor Area East
- Urban Areas

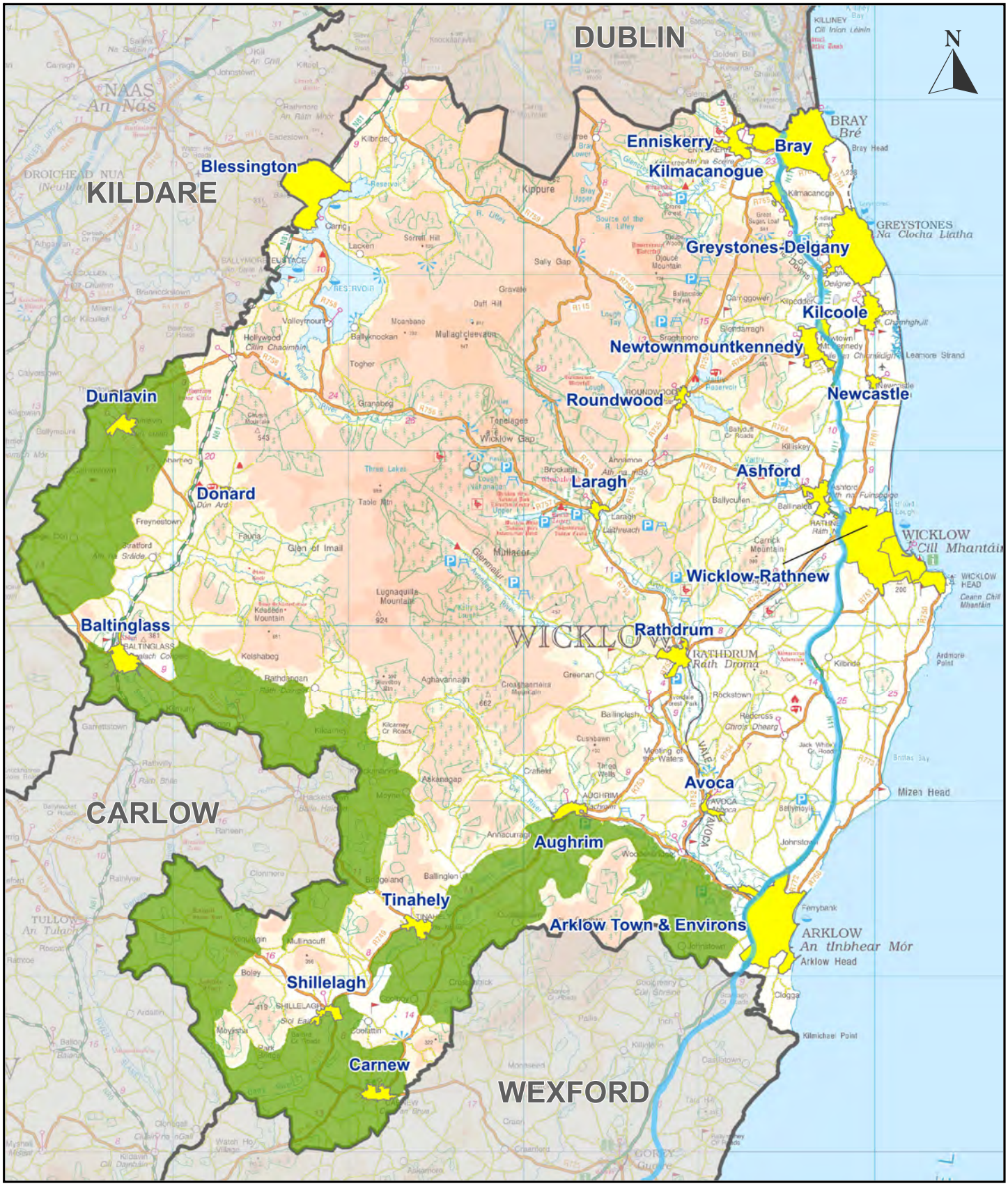
389

Scale 1:300,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Natural Heritage & Biodiversity

Map No. 17.09E

Wicklow Landscape Category Map

WICKLOW
ENDLESS OPPORTUNITIES

Legend

Rolling Lowlands Landscape Categories

- Rolling Lowlands
- Urban Areas

390

Scale 1:300,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Natural Heritage & Biodiversity

Map No. 17.10A

WICKLOW
ENDLESS OPPORTUNITIES

Legend

Views of Special Amenity Value or Special Interest

View

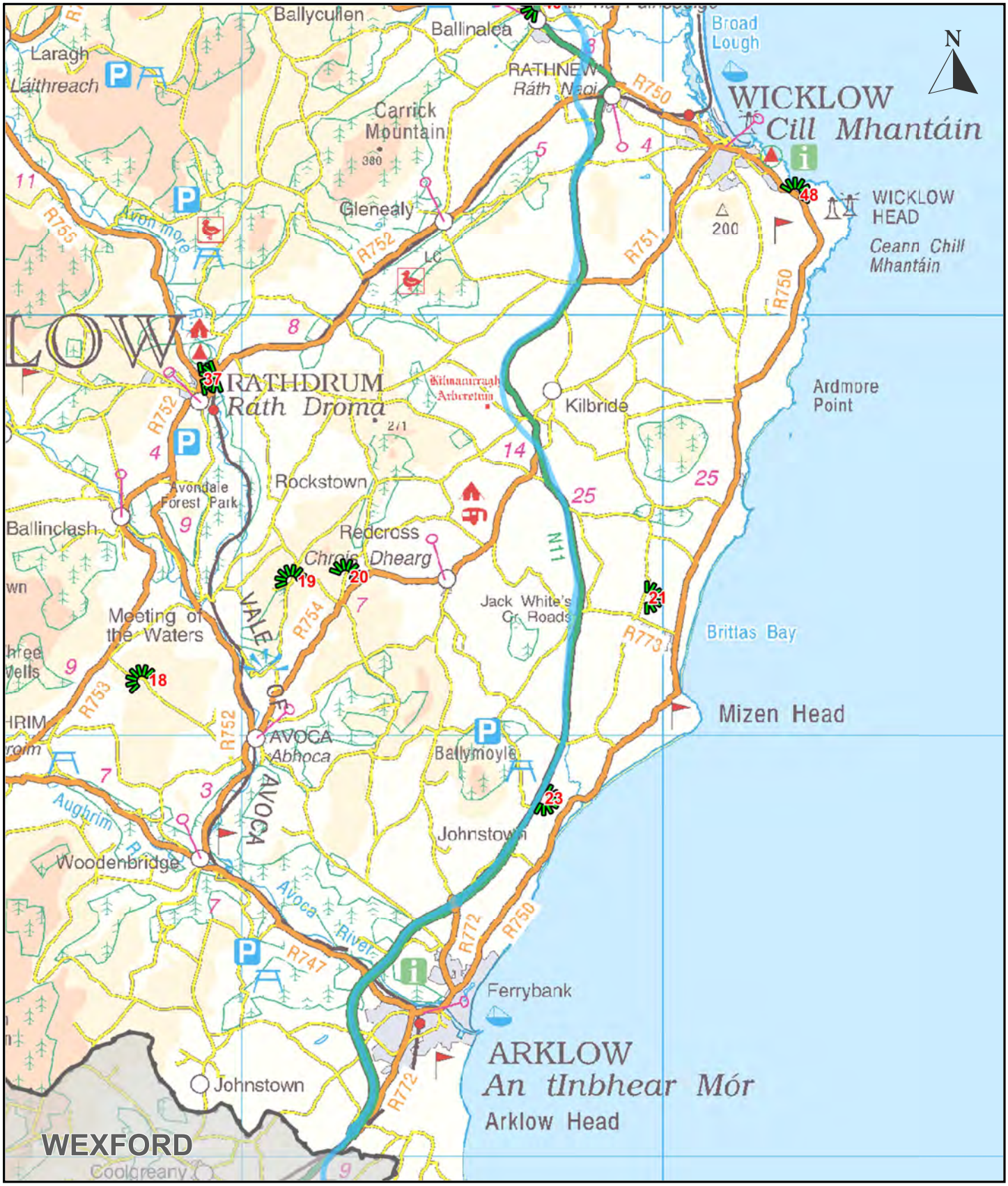
Views listed for the towns of Bray, Wicklow - Rathnew, Greystones - Delgany - Kilcoole are listed and mapped in each individual local plan.

391 Scale 1:125,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Natural Heritage & Biodiversity

Map No. 17.10B

WICKLOW
ENDLESS OPPORTUNITIES

Legend

Views of Special Amenity Value or Special Interest

View

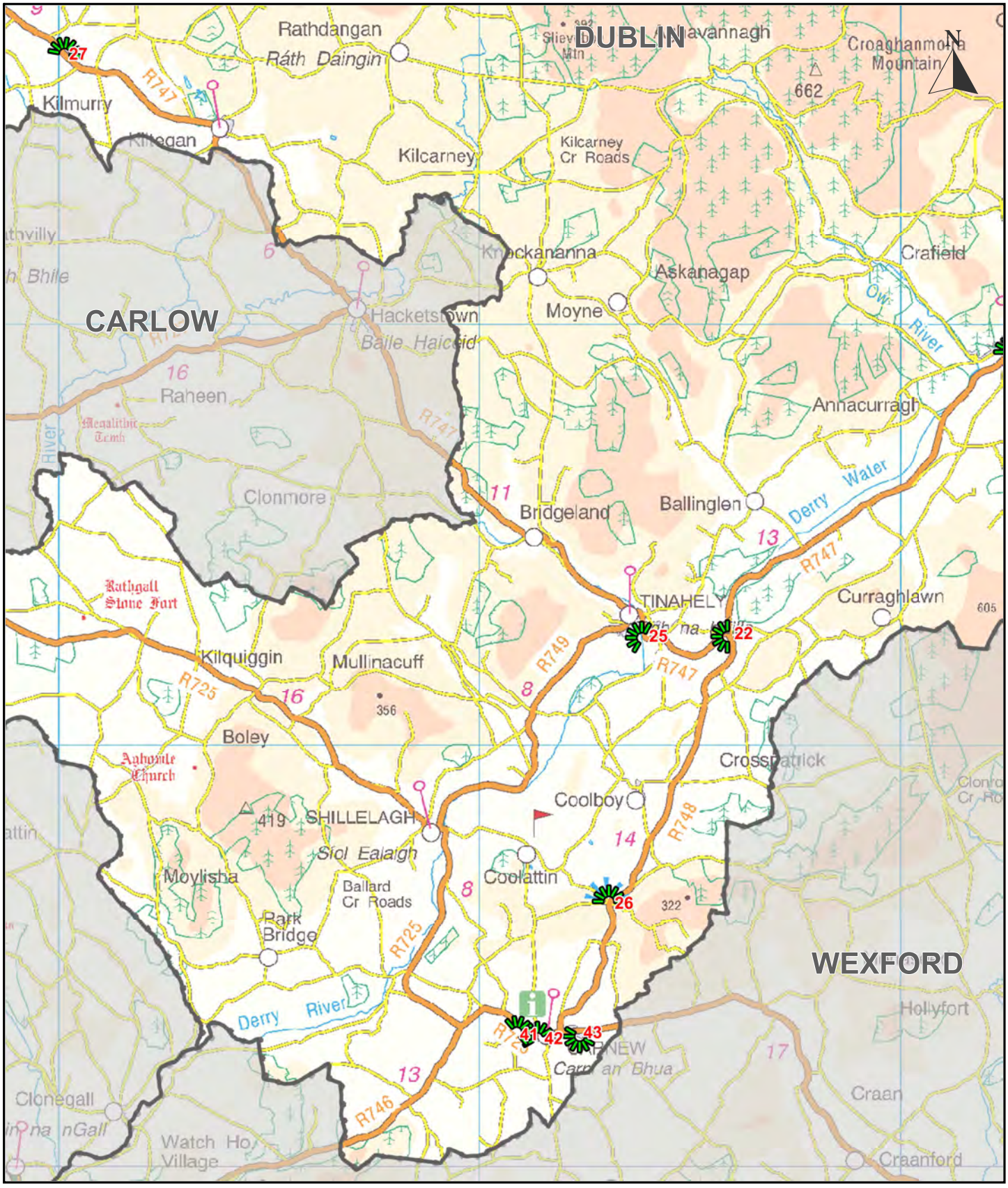
Views listed for the towns of Bray, Wicklow - Rathnew, Greystones - Delgany - Kilcoole are listed and mapped in each individual local plan.

392 Scale 1:125,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Natural Heritage & Biodiversity

Map No. 17.10C

WICKLOW
ENDLESS OPPORTUNITIES

Legend

Views of Special Amenity Value or Special Interest

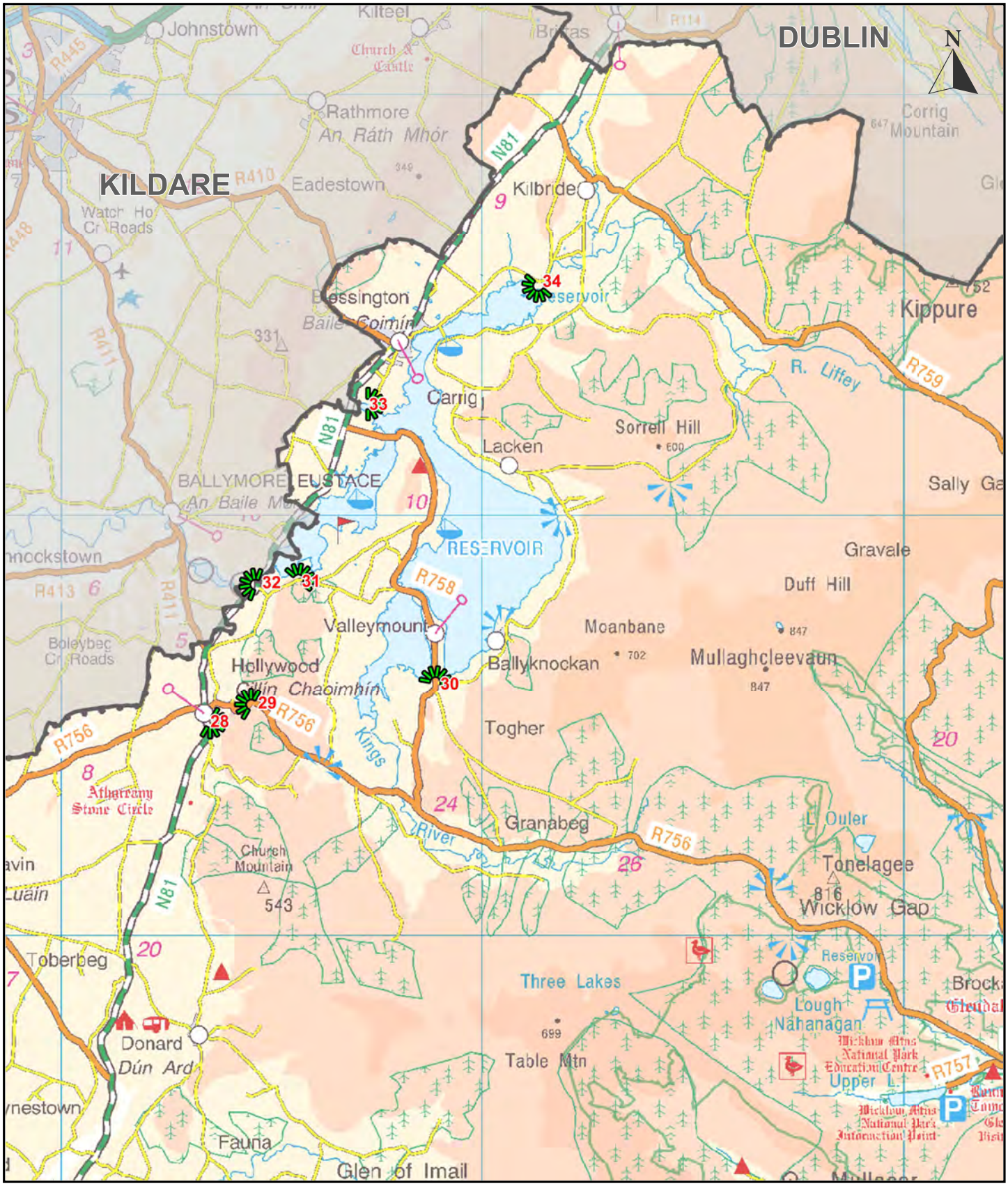
View

393 Scale 1:125,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Natural Heritage & Biodiversity

Map No. 17.10D

WICKLOW
ENDLESS OPPORTUNITIES

Legend

Views of Special Amenity Value or Special Interest

View

394 Scale 1:125,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council


DUBLIN
KILDARE
CARLOW
WICKLOW
WEXFORD
N
BRAY
Bré
GREYSTONES
Na Clocha Liatha
WICKLOW
Cill Mhantáin
RATHDRUM
Ráth Droma
ARKLOW
An tInbhear Mór
Arklow Head
Wicklow Head
Mizen Head
Glen of Imaal
Wicklow Gap
Sally Gap
Kippure
Lugnaquilla Mountain
Table Mtn
Carrick Mountain
Croaghanmoira Mountain
Kilcarney
Rathdangan
Kelshabeg
Donard
Dunlavin
Colbinstown
Freynestown
Stratford
Fauna
Keadeen Mountain
Aghavannagh
Greenan
Ballinclash
Cushbawn
Meeting the Waters
Avoca
Avoca
Askanagap
Moyne
Annacurragh
Ballinglen
Bridgeland
Curraghlawn
Johnstown
Ferrybank
Kilmichael Point
Clogga
Coolboy
Coolattin
Boley
Kilqueggin
Mullinacuff
Cross Patrick
Togher
Granabeg
Mullaghcleevaun
Duff Hill
Gravale
Moanbane
Ballyknockan
Sorrell Hill
Tonelagee
Three Lakes
Brockagh
Laragh
Lough Dan
Lough Tay
Djouce Mountain
Carrigower
Kilpeddar
Slaghtmore
Slaghtaragh
Ballycoog
Ballyoulton
Ballinaclash
Killiskey
Glenealy
Ballynoy
Ashford
Leamore Strand
Newcastle
Kilbride
Ardmore Point
Rostown
Redcross
Jack White's Hood
Brittas Bay
Woodenbridge
Shillelagh
Mountain
Rathdangan
Kilcarney
Cr Roads
Ballycoog
Ballard Cr Roads
Rank Bridge
Ballycoog
Ballycoog
Ballycoog

Schedule 17.11 Views of Special Amenity Value or Special Interest

	Origin of view	Description
1	R117 at The Scalp, Enniskerry	View of Sugarloaf Mountains and Enniskerry
2	L1011 at Curtlestown, Glencree Drive	View of Bray head, Sugarloaf mountain and Djouce Mountain
3	L5507 Ballyman Road, Enniskerry	View of The Scalp and the Scalp Valley from Ballyman
4	The lands near Monastery House	View south towards Djouce Mountain
5	From the Glencree Road	View towards Carrigollgan
6	Summerhill House Hotel	View towards the Cookstown Valley and Ballyman Glen
7	From Cookstown Road	View towards the Great Sugarloaf Mountain
8	L1028 at Ballydonagh and Coolnaskeagh	View of Great Sugarloaf and Little Sugarloaf
9	L1031 Red Lane, Calary	View down valley towards sea
10	L1036 at Sroughmore, Roundwood	View of White Mountain and Djouce Mountain
11	L5054 at Knockraheen Vartry Drive	View of Vartry Reservoir in the vicinity of Causeway
12	R 755 at Sroughmore, Roundwood, Vartry Drive	View of Vartry Reservoir
13	R 755 at Mullinaveig, Roundwood, Vartry Drive	View of Vartry Reservoir
14	R 765 Knockraheen, Vartry Reservoir	View across Vartry Reservoir
15	L5061 Vartry Drive	View of Vartry Reservoir to the west and surrounding hills
16	R764 Vartry Drive, Roundwood	View of Vartry Reservoir to the northeast

17	R755 South of Roundwood	View of Derralossary Church
18	L6169, at Crone More	Views from the L-6169 towards the R753 and the Avonbeg River Valley and across to Cushbawn Mountain
19	L6154 and Mottee Stone Connery, Avoca	View of Surrounding Mottee Stone to North East and South
20	L2167 Kilmacoo, Parnell Drive	View of valley and towards Kilmacrea Pass
21	L5677 Tonlagee, Brittas Bay	View towards Brittas Bay sea, sand dunes and beach
22	R 748 Holts Way at Killaveny	View from crossroads to northwest and southwest of Tinahely and surrounding area
23	N11 South of Scratenagh Cross	View of sea and coast
24	R747 at Aughrim bridge, Holt's Way	View of Aughrim and hill to North
25	R747 East of Tinahely, Holt's Way	View of Tinahely and Hill to West
26	R748 Kilcavan Gap	View to North East and North West
27	R747 South of Baltinglass Slaney Drive	View of Rathnagree and Rathcoran Hillforts
28	N81 Hollywood	View of Slievecorragh Hill from N81
29	R756 at Hollywood, Wicklow Gap Drive	View to west over N81 and towards Kildare
30	R758 Annacarney, Valleymount	View north-eastwards of Poulaphuca Reservoir
31	L8361, Willmount Valleymount	View north-eastwards of Poulaphouca Reservoir
32	N81 Poulaphuca, south of Blessington	View of River Liffey Ballymore Eustace Reservoir
33	N 81, Burgage More, South of Blessington	View of Poulaphuca Reservoir and inlet

34	L4371 Threecastles, Blessington Liffey Valley	View Threecastles (National Mon 532) & broken view of Poulaphuca Reservoir through trees
35	Glen of the Downs	View of north, west and south from the Octagon on the east side of the N11 in the Glen of the Downs Nature Reserve over Woodlands, Downs Hill, Downs, Calary and red lane areas, Views to east, south and west over Drummin hill and Stylebawn areas from the upper paths within the Nature Reserve.
36	L5529, Templecarrig, southern slopes of Little Sugar Loaf	View to the south and southeast of Kindlestown Hill and the coast
37	The R755-0 at Rathdrum Catholic Church	View across and along the Avonmore river, Rathdrum
38	The R752-90 above Rathdrum Mills	View across the Avonmore river valley, Rathdrum towards the town of Rathdrum
39	N11 Kilmacanogue	View of Little Sugarloaf
40	Looking westwards from bridge in Ashford	View of River Vartry and riverside trees
41	From the approach road, Carnew	Views to Carnew mart/graveyard towards the spire of the Catholic Church and Carnew Castle.
42	From the Main Street, Carnew	Views looking westward across the Derry river valley towards south Wicklow
43	From the Gorey Road, Carnew	Views southwards towards Slieveboy and Slievegower uplands areas located in County Wexford
44	Main Street, Newtownmountkennedy	View river valley
45	St. Catherine's School, (Newtownmountkennedy)	View to southwest

46	Old N11, Newtownmountkennedy	View to the northwest
47	Kilcoole Road, Newtownmountkennedy	View to the south
48	Coast road, Wicklow Town	View / panorama towards Wicklow Golf Course, Brides Head, Wicklow Head and the coastline

Schedule 17.12 Prospects of Special Amenity Value or Special Interest

	Origin	Feature
1	L1011, L1015 & L5014, Glencree	Prospect of mountain area around Glencree Drive, Prince William Seat, Glencree River and Sugarloaf Mountain
2	L1013 Glencree Drive South	Prospect of Tonduff mountain and Glencree river valley. View to east of Sugarloaf mountain
3	L1013 & L1017, Balinagee, Glencree Drive	Prospect of Glencree Valley and Sugarloaf
4	L1033, Rocky Valley Drive	Prospect downhill from the road to the west, north and northeast towards Powerscourt, Enniskerry and Bray
5	R755 Rocky Valley, Kilmacanogue	Prospects of both sides of Rocky Valley, Kilmacanogue
6	Bray-Greystones Cliff Walk	Prospect of sea, cliffs and across southern slopes of Bray Head to R761 from Cliff Walk
7	Railway from Greystones to Wicklow town	Prospect of coast along railway line
8	L1035 Long Hill, Kilmacanogue	Prospect towards Bray Head, Great Sugarloaf and coast
9	L1031 Red Lane and R755 at Calary	Prospect of Great Sugarloaf at Calary
10	R755 at Calary	Prospect of Ballyremon commons and Calary upper
11	N11 south of Kilmacanogue	Prospect to west of Great Sugarloaf, across Kilmacanogue Marsh and Quill Road
12	L5529 Little Sugarloaf Kilmacanogue (Bohilla Lane)	Prospect of Little Sugarloaf and the coast
13	N11 Glen of the Downs	Prospect of both sides of Glen of the Downs
14	N11 at Kilmullin	Prospect of Kilcoole and the coast
15	From Coynes Cross on N11 towards Wicklow	View of Wicklow Head and Coastline
16	R764 and L5061 at Roundwood	Prospect of Vartry Reservoir
17	R115 Military Road Glencree to Laragh	Prospect of both sides of mountainous terrain
18	R759, Sally Gap Road	Prospect extending from Sroughmore to Balysmuttan
19	R 759 Manor Kilbride To Ballysmutton, Liffey Valley Drive	Prospect of Liffey valley and mountains
20	R758, L8369, L4364 & L4365, Lake Drive from the N81 at Glashina to Oldcourt	Prospect of Poulaphuca Reservoir
21	N81 at Russborough	Prospect of Russborough House, Russeltown park and towards Poulaphuca Reservoir
22	L8347 Ballintober	Prospect eastwards of Lakes and Moanbane mountain

23	R 756 Wicklow Gap Road	Prospect of area around the Wicklow mountains extending from Laragh to Slievecorragh
24	R 757 at Glendalough	Prospect of both sides of Glendalough Valley
25	L1059 from Oldbridge to Laragh	Mountainous and forested prospect in a westerly and southerly direction
26	Lough Dan Road (L10591)	Prospect to Lough Dan Valley and Carrigeenshinnagh Mountain
27	R755 South of Annamoe	Prospect of Avonmore River Valley, Castlekevin and Trooperstown Hill
28	R755 Annamoe	Prospect of Annamoe Hill and Avonmore River Valley
29	N11 South of Rathnew	Prospect of Murrough and sea
30	R750 to Arklow	Prospect towards sea from Coast Road
31	R750 Wicklow to Arklow	Prospect towards sea from Coast Road
32	N11 at the Tap and Kilbride	Prospect of Kilbride and Castletimon Hills
33	N11 south of Scratanagh Cross Roads	Prospect of Ballymoyle Hill
34	L6171 and L2172 at Barraniskey, Arklow	Prospects of Webbs River Valley and Arklow
35	L2172 and L6167 at Crone Upper, Redcross	Prospect to Northeast and east towards Wicklow head and coast
36	R754 west of Redcross, Parnell Drive	Prospect towards Kilmacrea and across Redcross river valley
37	L5155 Connary, Parnell Drive	Prospect towards Avonmore River valley
38	R752 from the White Bridge to The Meetings	Prospect eastwards and westwards towards Avoca valley and deciduous forests
39	L2149 to the north of Avondale Forest Park, Parnell Drive	Prospect towards Forest Park, Avonmore River Valley and Parnell quarry at Balleese
40	L5118 Deputy's Pass, Glenealy	Prospect of both sides of Deputy's Pass including woodland.
41	R755 Vale of Clara Laragh to Rathdrum	Wooded Valley prospect of Clara Vale on both sides of valley and Clara bridge and church
42	L6086 northern side of Clara Vale	Prospect to north-east of Trooperstown Hill and Clara Vale to south-west.
43	L2083, L2128, L3260, Laragh (Bookey Bridge) to Mullin Crossroads, via Aghavannagh	Prospects from both sides of military road from Laragh to Mullins Crossroads
44	L6082 from Glenmalure to Baravore	Prospect of both sides of Avonbeg River Valley
45	L8294 and L8295 at Brusselstown	Prospect of Spinans Hill and Brusselstown Ringfort
46	L8297 at Spinans	Prospect to the east of Spinans Hill towards the castle on summit of Ballyhook Hill
47	N81 north of Baltinglass, Slaney Drive	Prospect of Slaney river valley, Baltinglass Abbey Rathnagree and Rathcoran hillforts

48	N81 at Merginstown Glen	Prospect of Carrigower river valley
49	L8341 and L8333 at Hollywood Glen	Prospect of both sides of Hollywood Glen
50	L8292 at Tuckmill Hill and Coolinarrig	Prospect of Rathnagree and Rathcorna hillforts and towards Spinan Hill and Brusseltown ring
51	R749 from Tinahely to Shillelagh	Prospect to south and east along R749 towards the Derry valley and Tomnafinnoge Wood
52	R 748 Holts Way at Coolroe	Prospect towards Annagh Hill and Croaghan
53	L5108-63 Castletimon, Brittas	Views towards beach, sand dunes and Ardinary
54	R748 Holts Way at Coolalug, Mucklagh, Tomnaskela and Kilpipe	Prospect across the Derry water river and towards south Wicklow mountains
55	L2196 Ballycoogue to Mooreshill	Prospect of Goldmine River valley and Woodenbridge area
56	L6197 Ballycoog to Coolahullin	Prospect of Aughrim River Valley
57	L2197 at Coolgarrow	Prospect of Goldmine River valley
58	R747 from Woodenbridge to Coates Bridge, Aughrim	Prospect extending from Woodenbridge with tree lined valley and good river focus
59	L4262 Ballinabarney Gap to Mullins Cross	Prospect of Lugnaquillia Mountain and Dereen River Valley
60	L4262 at Derrynamuck, Military Road	Prospect of Keaden Mountain and vicinity of Dwyer McAllister cottage
61	R752 from Avoca to Woodenbridge	Prospect southwards and eastwards towards Avoca Valley and deciduous forests
62	R747 Vale of Avoca east of Woodenbridge	Prospect of both sets of Vale of Avoca including Avoca River Valley
63	L-2180-48 from Raheen to Sheepwalk	Prospect of Vale of Avoca
64	R7611-L1028 Kilruddery to Templecarrig	View of Little Sugar Loaf
65	Holy Year Cross, Tigroney	Prospect of Avoca at River Valley from the viewing point at the Holy Year
66	R761 East of Kilruddery Estate	Prospect of Bray Head from R761

Wicklow Town Views

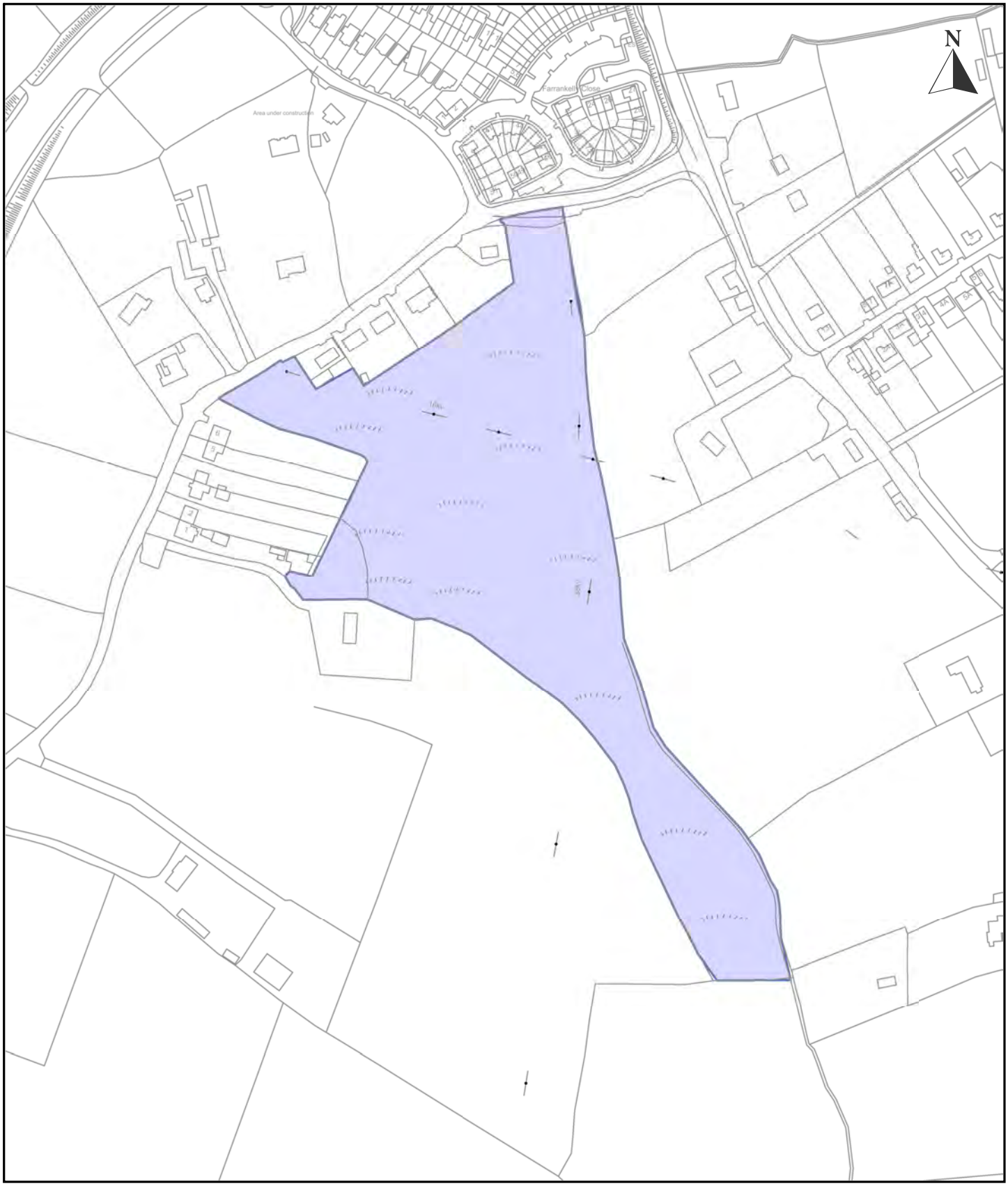
	Origin of view	Feature
WTC1	From Black Castle, Dunbur Road	View towards coastline
WTC2	From Black Castle, Dunbur Road	View towards coastline
WTC3	From Dunbur Road	View towards coastline
WTC4	From Dunbur Road	View towards coastline
WTC5	From Dunbur Road	View towards coastline

Bray Views

	Origin of view	Feature
BTC1	From the town generally	The view of Bray Head and the Little Sugar Loaf
BTC4	From both sides of the bridge on the Killarney Road	The view both up and downstream of the Swan River Valley
BTC5	From below Granite Cottage off Boghall Road towards Oldcourt House.	The view down the River Valley
BTC8	From below Fiddlers Bridge	The view leading to Bray Head back along the Esplanade towards Martello Terrace and the Sailing Club, particularly of the houses along Strand Road
BTC 9	From Hedge End on Herbert Road	The view across the wooded area towards King Edward Road.
BTC10	From the fenced area above Mount Herbert on Herbert Road.	The view towards Fassaroe
BTC11	From the high ground near the Ravenhall site of the churches in Bray namely, St. Paul's the Holy Redeemer and Christ Church.	
BTC12	From the Harbour Bridge	The view of the Maltings and the former power station chimney.
BTC13	From Old Court Drive	The view towards the Sugar Loaf Mountain and Little Sugar Loaf
BTC14	From Fiddler Bridge on Bray Head.	The view of Loreto Convent and the spire of Christ Church
BTC15	From the south harbour along the Promenade and Strand Road	

Bray Prospects

	Origin	Feature
BTC2	From N11.	The prospect towards the River Dargle, its flood plain and adjoining steep-sided wooded slopes
BTC3	From the N11	The prospect of the town's steep western wooded slopes between St. Valery's Bridge and Kilcroney
BTC6	From Killarney Road (between cemetery near Elgin Wood and Fairy Hill)	The prospect of the Western side of Bray Head
BTC7	From the Southern Cross	The prospect of the western side of Bray Head



Natural Heritage & Biodiversity

Map No. 17.12

WICKLOW
ENDLESS OPPORTUNITIES

Legend

Special Zoning - Objective CPO 17.11

To preserve lands at 'The Rocks', Kilcoole in its existing state; to allow no development of these lands; to protect the lands as a natural habitat and biodiversity area; to protect the open nature and landscape quality of the lands.

404

Scale 1:3,500 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council

CHAPTER 18
GREEN INFRASTRUCTURE

18.0 Introduction

Green Infrastructure (GI) can be broadly defined as '*an interconnected network of green space that conserves natural ecosystem values and functions and provides associated benefits to human populations. Green Infrastructure is the ecological framework needed for environmental, social and economic sustainability – in short it is a nation's natural life sustaining system*'[1]. Green Infrastructure can include varying land uses - pasture lands, croplands, woodlands, heath, bog, scrubland, quarries, parks, formal and informal green spaces, active and passive spaces, areas around domestic and non-domestic buildings, brownfield areas, waterways, waterbodies, waterway corridors, wetlands, coastal areas and community/institutional lands such as hospitals, schools, graveyards, allotments and community gardens. Heritage sites, European sites and NHAs are also important GI sites.

Taken collectively, the GI network in the County has an important role in climate action. Reinforcing our GI assets supports the creation of a more climate resilient environment which in turn contributes significantly to climate adaptation and mitigation.

Individually, each GI site/asset has an important role and benefit. These individual roles and benefits can be strengthened and enhanced when the sites/assets are linked together into a network of green infrastructure. Many social, economic and environmental benefits can be achieved especially when the green infrastructure is proximate to where people live and work. The benefits of green infrastructure sites/networks include some of the following:

- support unique habitats for wildlife, biodiversity, and fragile ecosystems;
- have important recreational, tourism and cultural roles;
- provide corridors for walking and cycling;
- provide or support forestry, crop production, agriculture and energy development;
- provide places for local food production - in allotments, gardens and through agriculture;
- provide green buffers /green wedges between built up areas;
- improve air quality;
- provide ready access to nature for the populace;
- assists in climate change adaptation - including flood alleviation;
- increase environmental education and awareness;
- improved health and well-being by raising the quality of the County's citizen's living and working environment;
- assists in 'place-making', by positively recognising and maintaining the character of particular locations, particularly where new development is planned, and
- enhance biodiversity.

As this chapter of the County Development Plan addresses a range of components that make up 'Green Infrastructure', there will be considerable overlap with other chapters and parts of this plan, including but not limited to Chapter 11 'Tourism and Recreation', Chapter 13 'Water Services' and Chapter 17 'Natural Heritage & Biodiversity', as well as some overlap with Chapter 12 'Sustainable Transportation'.

[1] Source Comhar Sustainable Development Council 'Creating Green Infrastructure for Ireland', August 2010

GI is multifunctional, performing many functions in the same spatial area. When the GI ecosystem is in a healthy condition it can deliver benefits to a wide range of stakeholders as well as to the public at large. The table below 'Green Infrastructure Elements: Social and Economic Benefits' shows how Green Infrastructure relates to such benefits[2]:

Green Infrastructure Elements: Social & Economic Benefits	
Recreation & Health	▪ Improves physical and mental well-being[3] ▪ Provides opportunities to exercise, play and engage in sport ▪ Provides accessibility (permeability) through the landscape, especially for walking and cycling
Biodiversity & Natural Resources	▪ Increases opportunities for sustainable land management ▪ Safeguards priority habitats and species ▪ Restores ecological networks ▪ Conserves and improves soil quality ▪ Reduces the impact of poor air quality
Coast, Water Resource & Flood Management	▪ Improves water quality ▪ Provides coastal and waterside recreation ▪ Protects water resources and abstraction sites and brings them into multifunctional use
Sense of place – appreciation of landscapes & cultural heritage	▪ Safeguards the distinctive character and openness ▪ Safeguards and encourages beneficial use of local landscape resources ▪ Conserves historic landscapes, archaeological assets, built heritage and cultural heritage
Climate Change Adaptation & Mitigation	▪ Provides opportunities for renewable energy production ▪ Buffers/brakes flooding (fluvial and coastal); providing space for SUDS ▪ Provides shade and cooling to densely populated areas, especially those with vulnerable communities
Economic Development	▪ Provides a setting to encourage inward investment ▪ Encourages retention of entrepreneurs and graduates ▪ Provides a setting and market for land-based tourism and social enterprises
Social Inclusion	▪ Provides a setting for community engagement and informal education ▪ Stimulates increase in training and skills ▪ Provides an outlet for community instincts for stewardship of the environment
Productive Environments – Food, Fibre, Energy	▪ Sustains a diverse land-based industry (farming, forestry, fisheries, tourism, renewable energy)

[2] Source Comhar Sustainable Development Council 'Creating Green Infrastructure for Ireland', August 2010

[3] The EPA 2016 report 'Health Benefits from Biodiversity and Green Infrastructure' states that human health and wellbeing depends on a healthy environment and that management of such a key natural resource also has strategic importance in terms of the potential to contribute to the Irish economy.

18.1 Statutory & Policy Context

The European Union adopted a Biodiversity Strategy (May 2011) to halt biodiversity loss in Europe by 2020. The strategy is built around six mutually supportive targets which address the main drivers of biodiversity loss. Target 2 aims to ensure that '*by 2020, ecosystems and their services are maintained and enhanced by establishing Green Infrastructure and restoring at least 15% of degraded ecosystems*'.

Responding to the Biodiversity Strategy, the EU published '*Green Infrastructure: Enhancing Europe's Natural Capital Strategy*' (May 2013), which sets out '*to promote the deployment of green infrastructure in the EU in urban and rural areas*'. The strategy aims to create a robust enabling framework in order to promote and facilitate GI projects. The EU GI strategy is made up of the following four main elements:

- Promoting GI in the main EU policy areas;
- Supporting EU-level GI projects;
- Improving access to finance for GI projects, and
- Improving information and promoting innovation.

Nationally, there are a number of organisations involved in developing GI guidance and GI actions in Ireland. The Department of Housing, Local Government and Heritage, the Department of Rural and Community Development, The Heritage Council, National Parks and Wildlife Service and Comhar - The Sustainable Development Council - are the key state stakeholders in providing information on GI in Ireland as well implementing the delivery of GI actions. Comhar published '*Creating Green Infrastructure for Ireland: Enhancing Natural Capital for Human Wellbeing*' (August 2010) and this document is a key tool in GI as it sets out how a network of green spaces can be developed to benefit natural heritage and biodiversity as well as the greater economy and society.

The multiple benefits of Green Infrastructure are recognised in a range of national policy documents including, but not limited to, the National Biodiversity Plan (2017-2021), the Strategy for the Future Development of National and Regional Greenways (2019-2021), Creating Green Infrastructure for Ireland (2010) and Flood Risk Management Guidelines (2009).

Project Ireland 2040: National Planning Framework (NPF)

Green Infrastructure Planning, in particular protecting and valuing our important and vulnerable habitats, landscapes, natural heritage and green spaces is an 'overarching aim' of the NPF. The NPF identifies that *'our environment is an asset that if planned for in the same way as for other forms of infrastructure, can provide long term benefits. Nature and green infrastructure provide a range of uses, goods and services and make the best use of land, help manage competing demands and can complement other sectors'*.

The NPF sets out that green infrastructure planning will inform the preparation of regional and metropolitan strategies and city and county development plans by:

- Assisting in accommodating growth and expansion, while retaining the intrinsic value of natural places and natural assets;
- Providing increased certainty in planning by proactively addressing relevant environmental issues;
- Encouraging more collaborative approaches to plan-making by enabling examination of the interactions between future development requirements and the capacity of receiving areas; and
- Ensuring that sufficient and well planned green spaces, commensurate in scale to long-term development requirements, are designated in statutory plans.

A number of the NPF 'National Strategic Outcomes' are relevant to GI, namely:

NSO 7 Enhance amenity & heritage	This will ensure that our cities, towns and villages are attractive and can offer a good quality of life. It will require investment in well-designed public realm, which includes public spaces, parks and streets, as well as recreational infrastructure. It also includes amenities in rural areas, such as national and forest parks, activity-based tourism and trails such as greenways, blueways and peatways. This is linked to and must integrate with our built, cultural and natural heritage, which has intrinsic value in defining the character of urban and rural areas and adding to their attractiveness and sense of place.
NSO 8 Transition to Low-Carbon & Climate Resilient economy	The National Climate Policy Position establishes the national objective of achieving transition to a competitive, low carbon, climate-resilient and environmentally sustainable economy by 2050. This objective will shape investment choices over the coming decades in line with the National Mitigation Plan and the National Adaptation Framework. New energy systems and transmission grids will be necessary for a more distributed, renewables-focused energy generation system, harnessing both the considerable on-shore and off-shore potential from energy sources such as wind, wave and solar and connecting the richest sources of that energy to the major sources of demand.
NSO 9 Sustainable management of water, waste & other environmental resources	Ireland has abundant natural and environmental resources such as our water sources that are critical to our environmental and economic wellbeing into the future. Conserving and enhancing the quality of these resources will also become more important in a crowded and competitive world as well as our capacity to create beneficial uses from products previously considered as waste, creating circular economic benefits.

In addition, a number of NPF National Policy Objectives address green infrastructure directly:

NPO 22	Facilitate tourism development and in particular a National Greenways, Blueways and Peatways Strategy, which prioritises projects on the basis of achieving maximum impact and connectivity at national and regional level.
NPO 58	Integrated planning for Green Infrastructure and ecosystem services will be incorporated into the preparation of statutory land use plans.
NPO 64	Improve air quality and help prevent people being exposed to unacceptable levels of pollution in our urban and rural areas through integrated land use and spatial planning that supports public transport, walking and cycling as more favourable modes of transport to the private car, the promotion of energy efficient buildings and homes, heating systems with zero local emissions, green infrastructure planning and innovative design solutions.

Further, the NPF identifies that the development of an integrated network of greenways, blueways and peatways, to promote more sustainable forms of travel and activity based recreation utilising canal and former rail and other routes, will become a key future planning and place-making policy priority for the Mid-East Region.

Regional Spatial & Economic Strategy (RSES)

The RSES identifies that GI serves a wide variety of important functions including but not limited to; provision of habitat, increased biodiversity, ecological corridors, climate change adaptation and mitigation, water treatment, water retention, local amenity provision, air quality improvement, cultural and heritage preservation, a mentally restorative environment and flood mitigation.

At the local authority scale, GI offers an opportunity to develop integrated strategies around economic development, urban placemaking and rural policy. Linking strategic natural assets with cultural and heritage assets further enhances the opportunities for GI strategies to drive recreation and tourism benefits.

The RSES identifies that enhanced green infrastructure is a key component of the climate action and healthy placemaking strategies set out in the RSES, as well as an important 'growth enabler' for the wider region and the Metropolitan Area in a number of ways:

'Support rural areas by harnessing natural resources to develop renewables, recreation and tourism opportunities including green infrastructure planning and the development of an integrated network of greenways, blueways and peatways';

'To enhance provision of regional parks and strategic Green Infrastructure, to develop an integrated network of metropolitan scale amenities, and to develop greenways/blueways along the canals, rivers and coast, as part of the implementation of the National Transport Authority's Cycle Network Plan for the Greater Dublin Area'.

The RSES identifies the following strategic natural, cultural and GI assets in the region, in Wicklow:

Bays, estuaries, headlands, islands and reefs	The Murrough wetlands, Wicklow Head, Wicklow Reef, Magherabeg and Brittas dunes
Maritime towns & beaches	Bray, Greystones, Wicklow Town, Maheramore, Brittas, Clogga, Arklow
Lakes, Rivers & canals	Rivers Avonmore, Aughrim, Avoca, Dargle, Liffey, Slaney and tributary Derry River and walks around the Vartry Reservoir
Greenways, blueways & peatways	Wicklow Way, Dublin Mountains Way, Blessington Greenway*, Coastal Greenway from Wicklow to Greystones**, Arklow – Shillelagh recreation trail*
Uplands, woodlands & designated sites	Uplands; Dublin and Wicklow Mountains Woodlands; Knocksink, Glen of the Downs SPAs, SACs, NHAs and pNHAs, Ramsar sites
Bogs & Peatlands	Red Bog, Holdenstown, Carriggower Bog
National & Regional Parks	Wicklow Mountains National Park, Avondale and Kilmacurragh
Heritage sites	Monastic sites at Glendalough, Baltinglass cluster of Hillforts, See also Record of National monuments

** under development*
*** proposed*

The RSES sets out the following Regional Policy Objectives with respect to GI:

RPO 7.22	Local authority development plan and local area plans, shall identify, protect, enhance, provide and manage Green Infrastructure in an integrated and coherent manner and should also have regard to the required targets in relation to the conservation of European sites, other nature conservation sites, ecological networks, and protected species.
RPO 7.23	Support the further development of Green Infrastructure policies and coordinate the mapping of strategic Green Infrastructure in the Region.
RPO 7.24	Promote the development of a sustainable Strategic Greenway Network of national and regional routes, with a number of high capacity flagship routes that can be extended and/or linked with local greenways and other cycling and walking infrastructure, notwithstanding that capacity of a greenway is limited to what is ecologically sustainable.
RPO 7.25	Support local authorities and state agencies in the delivery of sustainable strategic greenways, blueways, and peatways projects in the Region under the Strategy for the Future Development of National and Regional Greenways.
RPO 7.26	Support the development of guidance for assessment of proposed land zonings in order to achieve appropriate riparian setback distances that support the attainment of high ecological status for waterbodies, the conservation of biodiversity and good ecosystem health, and buffer zones from flood plains.

In the MASP area:

RPO 5.7	Co-ordinate across local authority boundaries to identify, manage, develop and protect regional Green Infrastructure, to enhance strategic connections and develop a Green Infrastructure policy in the Dublin Metropolitan Area.
RPO 5.8	Support the promotion and development of greenway infrastructure and facilities in the Dublin Metropolitan Area and to support the expansion and connections between key strategic cycle routes and greenways as set out in the NTA Greater Dublin Area Cycle Network Plan.

In the MASP area, the RSES recognises Dublin Bay and the Coastal Zone and the Dublin/Wicklow Mountains as key GI assets.

Strategy for the Future Development of National & Regional Greenways (DoTTS 2018)

This strategy was prepared and published by the Department of Transport, Tourism and Sports in 2018. The objective of this strategy is to assist in the strategic development of nationally and regionally significant greenways in appropriate locations constructed to an appropriate standard in order to deliver a quality experience for all greenways users. It also aims to increase the number and geographical spread of greenways of scale and quality around the country over the next 10 years with a consequent significant increase in the number of people using greenways as a visitor experience and as a recreational amenity.

For the purposes of this strategy, a 'greenway' is a recreational or pedestrian corridor for non-motorised journeys, developed in an integrated manner which enhances both the environment and quality of life of the surrounding area, that meet satisfactory standards of width, gradient and surface condition to ensure that they are both user-friendly and low-risk for users of all abilities. It sets out that greenways should ideally be in the order of at least 20km in length and preferably longer; in order to bring additional revenue into an area, greenways should ideally be closer to 40km.

The strategy recognises that where proposed greenways are along existing natural ecological corridors such as rivers and canals, or across natural habitats such as coastal habitats, there is potential for people to access nature and to see and learn about our natural heritage, its importance, and how to protect it. There is also potential to enhance the biodiversity value of an ecological corridor or other area when planning for greenways. Providing interpretative facilities concerning the natural heritage is recommended.

18.2 Strategic Green Infrastructure Network in Wicklow

County Wicklow has a widespread and prosperous existing Green Infrastructure network. The County boasts many key features and resources along the coast and across the urban, rural and upland/mountain areas. Many of these are iconic in nature, including the varied and dramatic coastline itself, the Murrough and Brittas Bay, the Wicklow Mountains, the numerous rivers and streams and the open spaces of County and regional significance.

The 'County Wicklow Heritage Plan' and the 'County Wicklow Biodiversity Action Plan' are two key Green Infrastructure tools for the County. The Heritage Plan's aim is '*conserving the natural, built and cultural heritage of the county, and increasing awareness and enjoyment of it among all in Wicklow*'. The biodiversity action plan sets out a strategy for increasing our understanding and appreciation of biodiversity in the county along with measures for enhancing the protection and management of this valuable resource.

Key actions undertaken through the County Heritage and Biodiversity Plans include the identification and mapping of wetlands and locally important biodiversity areas; the preparation of conservation management prescriptions for

Council owned lands; audits of Geological heritage sites, of key threatened species such as swift, and of identified biodiversity threats such as the assessment of river barriers to fish migration. Key public awareness outputs include publications such as the 'Biodiversity in County Wicklow' leaflet series.

Wicklow County Council, through the development of social infrastructure also has a role to play in enhancing the Green Infrastructure of the County. The County Council's 'Local Economic and Community Plan 2016 - 2022' (LECP) has an important role in this regard. The LECP sets out, for a six-year period, the objectives and actions needed to promote and support the two key elements of a) the economic development and b) the local and community development of the County by Wicklow County Council, both by itself directly and in partnership with other economic and community development stakeholders.

The development of infrastructure is addressed in the 10 overarching goals for economic and community development within County Wicklow, and Goals 8 and 9 are particularly relevant to GI:

Goal 8 *Capitalise on Wicklow's unique attributes and proximity to the Dublin market, excellent quality of life, human capital, tourism, landscape, marine, agricultural and forestry resources.*

Goal 9 *Support a shift towards low carbon and climate change resilient economic activity, reducing energy dependence, promoting the sustainable use of resources and leading in the Smart Green Economy.*

Table 18.2 shows the regional classifications of GI resources and routes[4] alongside an example of the County's strategic resources and routes:

[4] Source Regional Planning Guidelines for the Greater Dublin Area 2010 - 2022

Table 18.2 Green Infrastructure in County Wicklow (see Maps 18.01 – 18.11)

Green Infrastructure Classifications	
Regional GI Resources	**County Wicklow GI Strategic Resources** (examples)
UNESCO World Heritage Sites	Glendalough Monastic Settlement (tentative list)
European sites	Uplands: Wicklow Mountains SAC Wetlands: The Murrough SAC Headlands /cliff/ heath: Bray Head SAC Rivers: Slaney River Valley SAC, Ballyman Glen SAC Woodlands: Knocksink SAC, Glen Of The Downs SAC, Deputy's Pass SAC, Vale of Clara SAC Coastal: Buckroney-Brittas Dunes & Fen SAC, Magherabeg Dunes SAC Bogs: Carriggower Bog SAC, Holdenstown Bog SAC, Red Bog SAC The Murrough SPA Wicklow Head SPA Wicklow Mountains SPA Poulaphouca Reservoir SPA
Wildfowl Sanctuaries	Broad Lough Poulaphouca
Nature Reserves	Deputy's Pass Glen Of the Downs Glendalough Glenealo Valley Knocksink Wood Vale of Clara
Other identified area of environmental value (pNHAs)	Arklow Rock-Askintinny, Arklow Sand Dunes, Arklow Town Marsh, Avoca River Valley, Avondale, Ballinacor Wood, Ballinagee Wood, Ballycore Rath, Ballyman Glen, Bray Head, Buckroney-Brittas Dunes And Fen, Carriggower Bog, Dargle River Valley, Devil's Glen, Dunlavin Marshes, Glen Of The Downs, Glencree Valley, Glenealy Woods, Great Sugar Loaf, Holdenstown Bog, Hollywood Glen, Kilmacanogue Marsh, Knocksink Wood, Lowtown Fen, Magherabeg Dunes, Newtown Marshes, Poulaphouca Reservoir, Powerscourt Waterfall, Powerscourt Woodland, The Murrough, Tomnafinogue Wood, Vale Of Clara, Vartry Reservoir, Wicklow Head.
Specific County level designations	Newcastle Nature Reserve, Bray Head SAAO
Architectural heritage	Structures on the RPS, NIAH, within ACAs
Cultural sites	Holy wells, graveyards, churches
Archaeological Sites	National Monuments, Areas of Archeological Potential, Cultural landscape e.g. Baltinglass Hills
Regional Scale Managed Parks	The Wicklow Mountains National Park, Avondale, Kilmacurragh, other forestry lands
Strategic green belts	Bray / Greystones agricultural green belt buffer
Regional GI Routes	**County Wicklow Strategic GI routes** (examples)
River corridors, waterways, lakeshore, coastal	All waterways within County – e.g. Avonmore, Avoca, Dargle, Vartry Reservoir, Blesssington greenway East Coast "blueway" Bray – Dungarvan[5]
Transport corridors, Roads & Rail	All roadways within County – e.g. N81, R750, existing railway lines, disused railway line in from Woodenbridge to Shillelagh.
Regional cycle / walkways (including in development)	Wicklow Way, Blessington Greenway, Arklow – Shillelagh trail, Coastal Route

[5] This is an initiative of the Celtic Routes INTERREG, and would entail a blueway from Bray to Dungarvan. In conjunction with counties Wexford and Waterford, a feasibility study has been carried out and delivery options are being explored.

18.3 Green Infrastructure & Land Use Planning

The Development Plan's role in Green Infrastructure is to facilitate the protection, management and enhancement of urban, peri-urban and rural environmental resources through the identification and provision of multi-functional and interconnected green spaces and networks which in turn enhances the overall benefit. It is also important to recognise the economic, social, environmental and physical benefit of green spaces and networks through the development of and integration of GI planning and development in the development management process.

At a County or strategic level, regionally significant GI assets are identified, as well as GI principles. GI planning at a local level can be more specific; existing green infrastructure resources can be identified, as well as areas where improvements and new green infrastructure resources should be provided in the future. It is an aim of this plan to incorporate local level Green Infrastructure proposals into local plans; local plans will include where feasible, the incorporation of the following local GI requirements:

- Identification of the key Green Infrastructure resources of the plan area;
- Identification of potential sites for the development of new Green Infrastructure elements and routes;
- Identification and facilitation of the provision of important linkages between urban and rural areas;
- Identification of areas of deficiency in active open space areas based on spatial distribution and population needs;
- Identification of important landscape corridors and green areas, including hedgerows, tree lines and pockets of tree cover, scrub, wetlands, streams and roadside verges and to encourage their protection and enhancement;
- Incorporate nature based solutions in the provision and design of green spaces in association with all major new developments;
- Seek the provision of green spaces in association with all major new developments;
- Support for the development of targeted walkway and cycle ways, integrated as part of opportunities for other projects such as river restoration, biodiversity enhancement as part of process of strengthening connectivity between green spaces and strategic linkages between urban settlements and countryside; and
- Identification of, where feasible, existing GI assets such as trees/ hedgerows/ woodlands/ wetlands on lands zoned for development within the plan area that are worthy of retention and/or enhancement.

Green Infrastructure & Development Management

All planning applications for development shall seek to ensure that development proposals provide for the protection of existing on-site green infrastructure resources and, where appropriate, the enhancement of existing and provision of new green infrastructure resources in tandem with new development. All proposed development shall have regard to relevant green infrastructure proposals in place and to any Green Infrastructure objectives at local plan level. All new proposals seeking planning permission should address, as much as is reasonably possible, best practice sustainable solutions and a sustainable site design, with emphasis on the following:

- The proposal should address how existing natural features of the site will inform sustainable design, by exploring the potential for the integration of existing natural features of merit such as watercourses, mature planting and topography. Such an approach ensures that the landscape character of the area is maintained whilst also assisting biodiversity maintenance and more natural forms of surface water drainage.
- The layout of the proposed development should be informed by the inherent natural characteristics of the site. Connectivity between proposed open spaces and adjoining existing open space or natural features should also be considered in the site design.
- Proposals in relation to larger sites should be cognisant of any ecologically sensitive areas where it may be appropriate to retain or integrate into a landscape plan.

18.4 Recreational Use of Natural Resources

The Council is committed to ensuring sustainable recreational use of the outdoors in County Wicklow in accordance with the objectives of the current County Wicklow Outdoor Recreational Strategy and in consultation with the Wicklow Uplands Council and other key stakeholders. Natural areas provide opportunities for passive and active activities such as picnicking, walking, mountain biking, swimming, fishing and sailing / canoeing / windsurfing.

The Council will support and facilitate development of greenways where feasible, as well as shorter more localised routes and trails, that may or may not ultimately form part of a longer interconnected formal greenways.

18.5 Public Rights of Way

Section 10(2)(o) of the Planning and Development Act 2000, requires the inclusion of a mandatory objective in the development plan for the preservation of public rights of way (PROW) which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility. PROWs shall be identified both by marking them on at least one of the maps forming part of the development plan and by indicating their location on a list appended to the plan.

A PROW is a type of easement of way that is in legal terms distinct from other easements of way such as private rights of way and customary rights of way. A PROW or highway is a physically defined route over which the public have a right of passage which in legal terms is described as 'a user as of right'. The form of PROW here is the type that is normally used for recreational purposes rather than for regular daily vehicular/non vehicular access-transportation purposes. A PROW *"confers the unrestricted right of the general public to pass and re-pass at all times of the day or night and at all seasons without notice to, or permission from the landowner over whose lands the way runs"* [6]. The most common physical characteristics of PROWs have been identified as follows:

- it follows a defined route which may be sub-divided amongst different branches, and
- the route normally runs between two public places, such as public roads as defined under roads legislation or landscapes of special amenity such as a beaches, woodlands or lakes.

Section 14 of the Act sets out the formal process for including public rights of way in development plans. The scope of these statutory provisions is grounded on identification of existing routes over which PROWs are deemed to exist. The inclusion of PROW objectives for their preservation provides greater protection for such route-ways under the development management provisions of planning legislation whilst also restricting the scope of certain exempted development. The Council has identified seven routes that are outlined in Table 18.3 that are considered fulfil the criteria pertaining to PROWs as a form of public easement of passage[7].

[6] Edward Walsh & Constance Cassidy v The County Council for the County Sligo, [2013] IESE 48.

[7] PROW1 to PROW4 are 4 existing public rights of way that were established in 1994 by way of variation to the 1989 County Development Plan in the Wicklow Town Environs Plan 1994.

Table 18.3A Public Rights Of Way (Maps 18.09 A, C, D)

Reference	Location	Description
P.R.O.W.1	**The Murrough, Wicklow Town**	A coastal walkway from the public car park in the Murrough Wicklow Town to the former Wicklow Town Council boundary in Tinakelly via Bollarney Murrough, Knockrobin, Murrough, and Tinakilly Murrough.
P.R.O.W.2	**Corporation Lands Dunbur Lower and Dunbur Head, Wicklow Town.**	From the public car park known as the Glen car park in the townland of Corporation Lands /off the R750 coast road to the Glen Strand, onto Brides Head-Lime Kiln Bay on a cliff/coastline path as far as the private road leading from the R.750 to the site of Wicklow Head Light House in the townland of Dunbur Head and back onto the principal linear section of this pathway via a new short looped section of path (to be developed during the lifetime of this plan).
P.R.O.W.3	**Broomhall, Rathnew, Wicklow Town**	From the junction of the Rocky Road and Ashtown Lane (L-1099-0) and L-5100-20) to the roundabout junction at Merrymeeting/Burkeen, Rathnew (L-5392-0 and L-1098-60).
P.R.O.W.4	**Corporation Lands and Dunbur Lower, Wicklow Town**	The old coast road from the north-western public road junction (L 5721-15/L-57251-10) in Seafield housing estate (townland of Corporation Lands) on a laneway that runs along the western boundary of that estate, to a footbridge over the stream in Dunbur Glen, onto a pathway that in parts is backfilled with soil which adjoins the eastern boundary of an agricultural field and thereafter onto a laneway that runs between the boundaries of two housing estates (Seaview and Seapoint/Bayside Glen to the R750 (Dunbur Lower).
P.R.O.W.6 *	**Tinakelly The Murrough to Blackditch Newcastle.**	A continuation of the Murrough coastal walk referenced herein as P.R.O.W.1 from Tinakelly Murrough Wicklow to the beach at Newcastle in the vicinity of the former Newcastle Railway Station at Blackditch via the townlands of: Clonmannon, Ballybla, Castlegrange, Grange South and Grange North.
P.R.O.W7	**Main Street Kilcoole to the L-1042 /Kilquade Road.**	Sally Walk/Kilcoole Mass Path, from the pedestrian opening on the R761/Main Street to the L-1042 in Priestsnewtown Kilquade via: a public footpath, the grounds of St. Patrick's Hall, a defined pathway, a pedestrian bridge over Saint Patrick's River and through a pathway in a field in Priestsnewtown and a laneway that opens onto the L-1042.

Table 18.3B Proposed Amended Public Right Of Way[8] (Map 18.09 B)

Reference	Location	Description
P.R.O.W.5 *	**From Beach Road Greystones to the coastline in Rathdown Lower and Rathdown upper**	This section of amenity route constitutes the initial linear southern section of the Bray to Greystones Cliff Walk. From the junction of Beach Road (L-12042)/Victoria Road (L-1204) in the Greystones harbour area via part of the new residential area of the Greystones harbour-marina development, via the new public park; this route is linked to the coastline at (a) the north beach and (b) an existing pathway to the coast in the vicinity of the site of the former Rathdown Castle. Total cumulative length of this route is circa 1.3 km.

*subject of current legal challenge

[8] This amendment (to map and description) is proposed to reflect the new on the ground layout following the completion of the new harbour roads, housing and landscaped park

18.6 Green Infrastructure Objectives

CPO 18.1 To recognise the importance and contribution of Green Infrastructure for the maintenance of biodiversity and ecosystem services, ensuring that the region and county will be better able to adapt and respond to climate change issues.

CPO 18.2 To protect existing Green Infrastructure resources and to facilitate, in consultation with relevant stakeholders, the development of green infrastructure that recognises the benefits that can be achieved with regard to the following:

- provision of open space amenities,
- sustainable management of water,
- protection and management of biodiversity,
- protection of cultural heritage, and
- protection of protected landscape sensitivities.

CPO 18.3 New development and redevelopment proposals shall wherever possible, integrate nature based solutions to the design, layout and landscaping of development proposals, and in particular to the delivery of linear parks and connected open spaces along watercourses in order to enhance the existing green infrastructure of the local area. All such proposals will be subject to ecological impact assessment.

CPO 18.4 To facilitate the development and enhancement of suitable access to and connectivity between areas of interest for residents, wildlife and biodiversity, with focus on promoting river corridors, European sites, nature reserves and other distinctive landscapes as focal features for linkages between natural, semi natural and formalised green spaces where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of European sites.

CPO 18.5 To identify and facilitate the provision of linkages along and between green / river corridors within the county and adjoining counties to create inter connected routes and develop riverside parks and create linkages between them to form 'necklace' effect routes including development of walkways, cycleways, bridleways and wildlife corridors where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of European sites.

CPO 18.6 To promote and facilitate the development of coastal trails linking up with existing recreational trails, creating new linkages between coastal sites and inward linkages to settlements and green spaces in built up areas and extensions to existing facilities where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of European sites.

CPO 18.7 To facilitate the development of green bridges / wildlife crossings over existing physical transport barriers to repair fragmentation of the Green Infrastructure network caused by such grey infrastructure developments.

CPO18.8 To require the integration of Green Infrastructure principles and inclusion of native planting schemes in all development proposals in landscaped areas, open spaces and areas of public space.

Recreational Use of Natural Resources Objectives

CPO 18.9 To facilitate the use of natural areas for active outdoor pursuits, subject to ecological and cultural heritage assessment and associated mitigation as appropriate and all other normal planning controls.

CPO 18.10 The facilitate access to amenity areas in the County for the benefit of all, on the basis of cooperation with landowners, recreational users and other relevant stakeholder groups to promote "agreed access" on public and privately owned land in the County on the basis of sustainability, consultation and consensus.

CPO 18.11 To support the development of greenways, blueways and other access routes along natural corridors while ensuring that there is no adverse impact on the flora and fauna, biodiversity or water quality of natural assets. Wicklow County Council prioritises environmental protection in our design and construction of routes and surface selection.

In particular, to support the development of existing and examine the feasibility of new walking, cycling, horse riding and water based routes and trails along the following routes:

- from Bray Head, via the Sugarloaf Mountains, joining up with The Wicklow Way;
- the extension of the 'Blessington Greenway' walk around the Poulaphuca reservoir;
- the expansion of a lakeshore walk around the Vartry reservoir;
- the extension of the old Shillelagh branch recreational trail - railway walk from Arklow to Shillelagh;
- the development of a route along the disused Great Southern and Western Railway line (Naas to Tullow branch) through Dunlavin and Baltinglass;
- the development of a coastal route from Bray to Arklow as well as links between this potential route and the coast road;
- the Wicklow Way and St. Kevin's Way (as permissive waymarked routes);
- the Wicklow to Glendalough "pilgrim walk" incorporating ancient wells; and
- 'Mountains to the Sea' amenity route incorporating Glendalough, Laragh, Annamoe, Roundwood, Newtownmountkennedy and Kilcoole-Newcastle.

CPO 18.12 To protect and facilitate The Wicklow Way and St. Kevin's Way as permissive waymarked routes in the County. The Council shall work in partnership with relevant stakeholders in relation to management of these routes, and will protect them from inappropriate development, which would negatively infringe upon their use.

CPO 18.13 To facilitate greater public recreational access to the Wicklow coast and improved linkages between the coast and the coast road, subject to full ecological and heritage impact assessment and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of European sites.

CPO 18.14 To preserve the open character of commonage land and similar hill land and secure access over paths and tracks through consensus with local landowners, particularly in mountain areas.

CPO 18.15 To implement the measures set out in the Bray Head SAAO (Special Amenity Area Order) (See Map 18.02).

CPO 18.16 To protect the quality of bathing waters and to endeavour to ensure that bathing waters achieve "*sufficient or better status*" and increase the number of bathing waters classified as "*good*" or "*excellent",* in accordance with the Bathing Water Directive (Directive 2006/7/EC).

CPO 18.17 Where projects for significant green infrastructure identified in this chapter 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 mobility. A Corridor and Route Selection Process will be undertaken where appropriate, for relevant new green infrastructure in two stages: Stage 1 – Route Corridor Identification, Evaluation and Selection and Stage 2 – Route Identification, Evaluation and Selection.

CPO 18.18 Where relevant, the Council and those receiving permission for development under the plan, shall manage any increase in visitor numbers and/or any change in visitor behaviour in order to avoid significant environmental effects, including loss of habitat and disturbance. Management measures may include ensuring that new projects and activities are a suitable distance from ecological sensitivities; visitor/habitat management plans will be required for proposed projects as relevant and appropriate.
Potential environmental effects of a likely increase in tourists/tourism-related traffic volumes in particular locations/along particular routes shall be considered and mitigated as appropriate. Such a consideration should include potential impacts on existing infrastructure (including drinking water, wastewater, waste and transport) resulting from tourism proposals.

Public Rights of Way Objectives

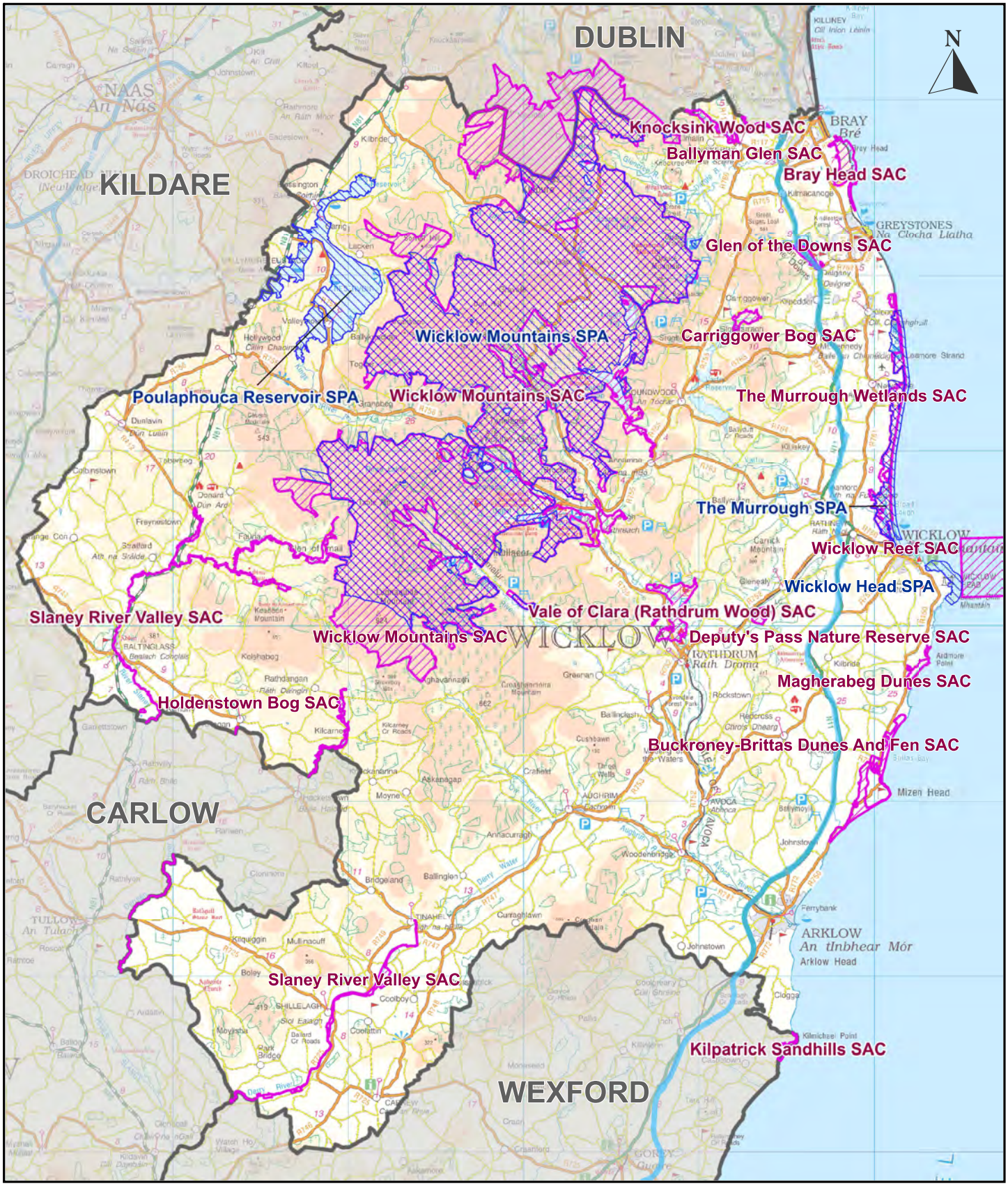
CPO 18.19 The Council will utilise its relevant statutory powers for the purpose of preserving in so far as is practical, the character of the routes of the public rights of way detailed in Table 18.3 (Map 18.09 a, b, c & d) for amenity purposes. In this regard, the Council will, in the interests of attaining a balance between the needs of the individual owners of holdings over which these listed routes transverse and the common good, engage with such landowners in circumstances where there are reasonable ground for giving consideration to the re-routing of sections of such means of public access within the same holding.

CPO 18.20 To carry out further research, where resources permit, regarding the identification and mapping of other potential existing public rights of ways in the County. Such research will be carried out in consultation with, elected representatives, members of the public, representatives of recreational organisations, relevant statutory public bodies, landowners, farmer representative groups and the Wicklow Upland Council (where appropriate) for consideration for inclusion of any further identified public rights of way in this plan by way of variation in accordance with Section 13 of the Planning and Development Act 2000 (as amended). Part of such a project may, where considered appropriate/warranted, give rise to proposals for the creation of new public rights of way and or the extending/re-routing of existing public rights of way in accordance with respective provisions of either Sections 206 or 207 of the Act.

CPO 18.21 In accordance with the provisions of Section 208 of the Planning and Development Act 2000 (as amended), it is an objective of Wicklow County Council to carry out maintenance and repair works to the four existing public rights of way in the Wicklow Town Environs area (PROW 1 to PROW 4 inclusive) that were listed for preservation under planning and development legislation prior to the commencement of this section of the Act on 21st January 2002. Such works may, where considered warranted, on foot of an assessment of the structural capacity of such routes to accommodate public usage in a safe and commodious manner, involve the carrying out of surface upgrading/improvement works.

CPO 18.22 The Council recognises the recreational and heritage conservation importance of the preservation, protection, enhancement, maintenance and improvement, for the common good, of public rights of way providing access to seashores, mountains, lakeshores, riverbanks or other places of natural beauty or recreational utility by ensuring that new developments do not materially restrict or block the routes [pathways/trackways/laneways] of those PROWs. Developments will not be permitted where the established recreational utility or otherwise of a PROW would be compromised or lost altogether, unless specific proposals are made by the developer as part of a planning application to:

a) Develop a new route-way to replace the route-way of the existing PROW in full or to realign a section of such a route-way, in manner that ensures that new routeway/ realigned section of route-way is of similar character, capacity and function of the route/part of a route of the PROW that it is to replace; and
b) Appropriate legal procedures have been undertaken to extinguish the existing PROW (or part thereof) and to establish an entirely new route way or a realigned section of the existing route of a PROW.



Green Infrastructure

Map No. 18.01

WICKLOW
ENDLESS OPPORTUNITIES

Legend

European Sites

Special Area of Conservation (SAC)

Special Protection Area (SPA)

420 Scale 1:300,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Green Infrastructure

Map No. 18.02

WICKLOW
ENDLESS OPPORTUNITIES

Legend

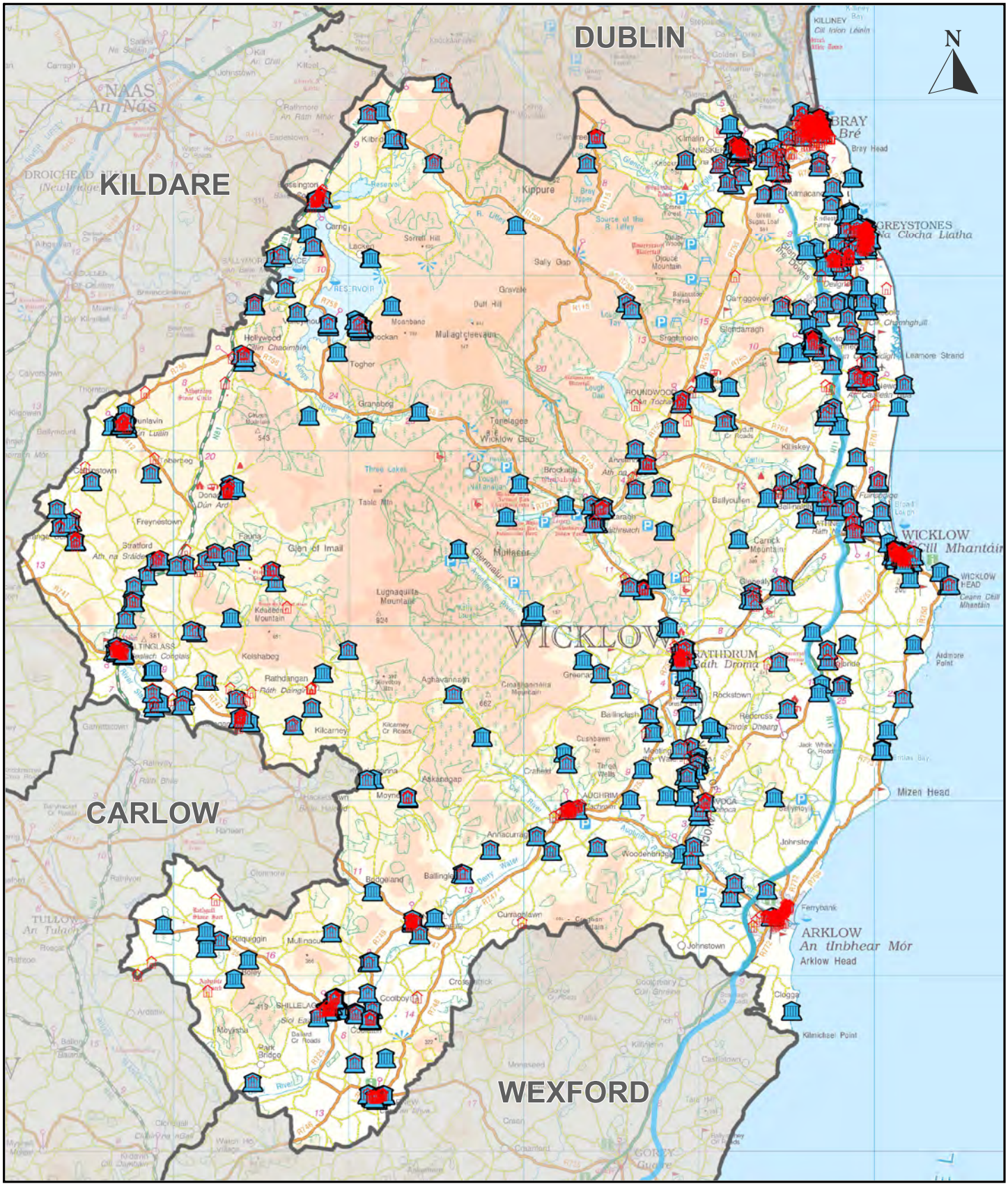
- Nature Reserves
- Wildfowl Sanctuaries
- Bird Sanctuaries
- Special Amenity Area Orders

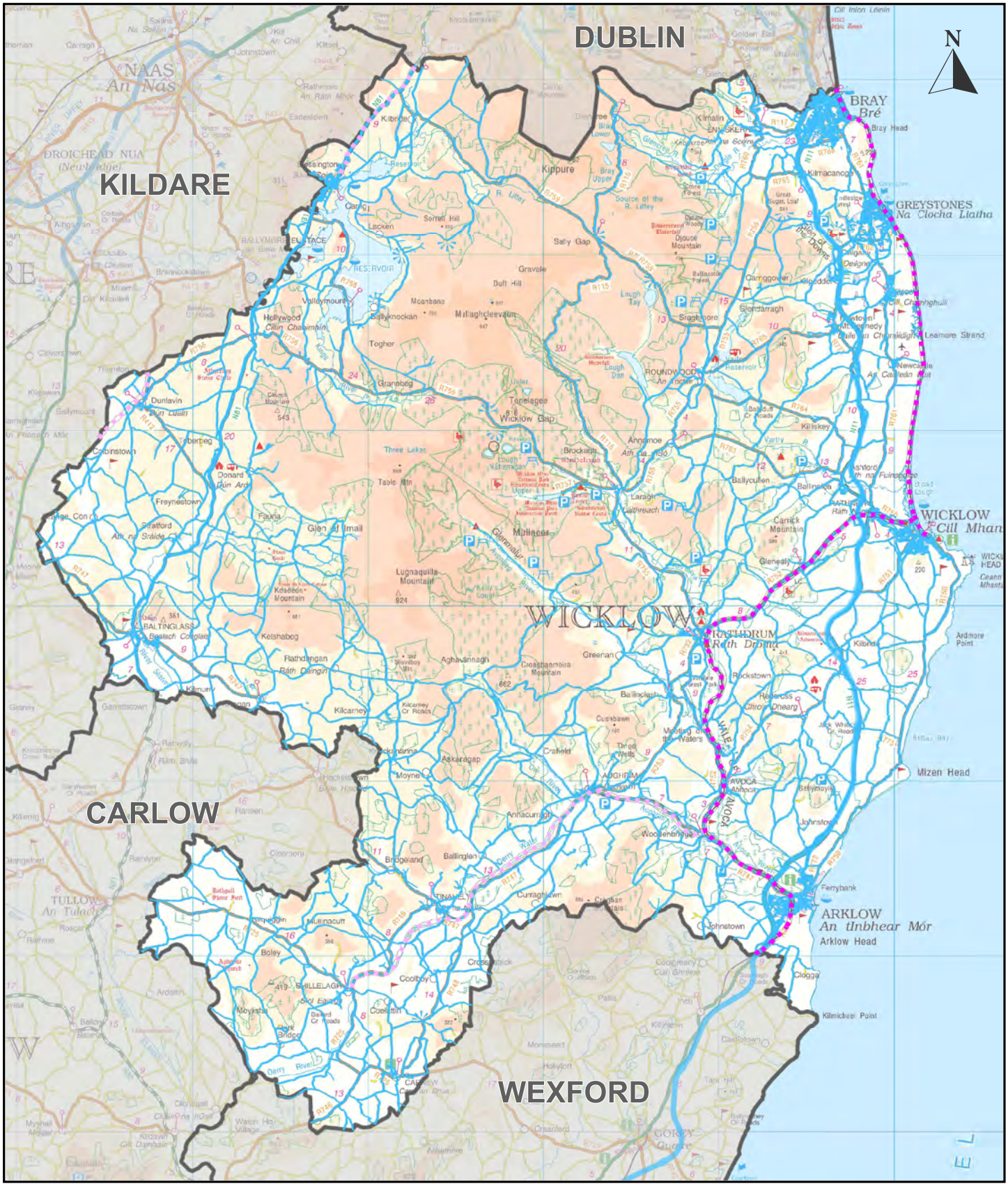
421 Scale 1:300,000 @A4

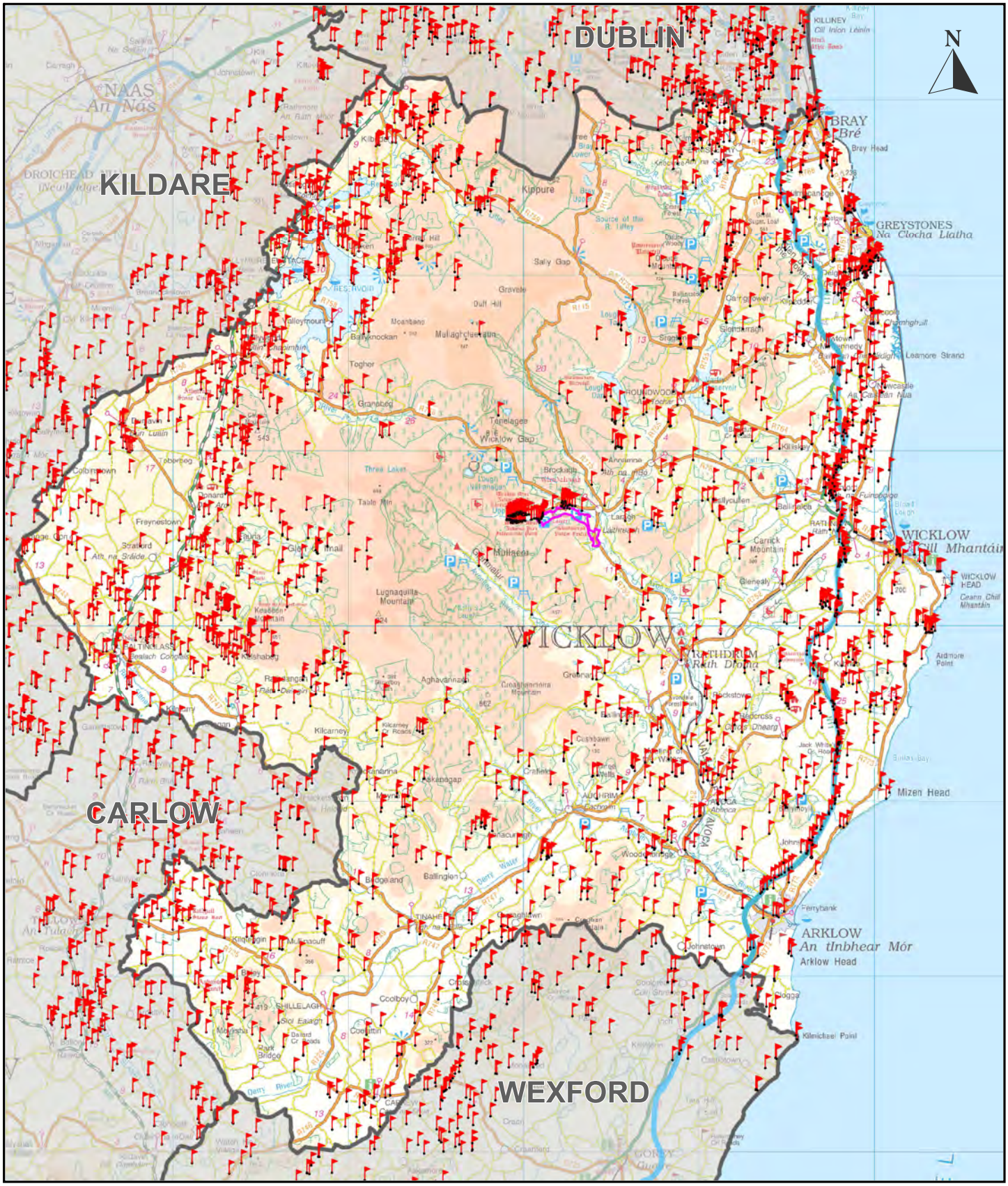
WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council


DUBLIN
KILDARE
CARLOW
WEXFORD
WICKLOW
N
BRAY
Bré
GREYSTONES
Cloch na Clocha Liatha
ARKLOW
An tInbhear Mór
WICKLOW
Cill Mhantáin
NAAS
An Nás
KILLINEY
Cill Iníon Léinín
Kippure
Sally Gap
Glen of Imaal
Lugnaquilla Mountain
Table Mtn
Mullaghcleevaun
Tonelagee
Wicklow Gap
Carrigower
Slieve Maan
Slieve Thooey
Carrick Mountain
Croaghanmoira Mountain
Keadeen Mountain
Kilbride Mountain
Mizen Head
Arklow Head
Kilmichael Point
Bray Head
Aldmore Point
Leamore Strand
Ferrybank
Johnstown
Woodenbridge
Annacurra
Aughrim
Rathdangan
Kilcarney
Keishabeg
Stratford
Freynestown
Hollywood
Toghor
Granabeg
Moanbane
Shockan
Gravale
Duff Hill
Sorrell Hill
Brockagh
Ballyoulen
Kilquiggin
Moyrisha
Shillelagh
Coolboy
Crossdrick
Ballingale
Bridgeland
Curraghlawn
Askanagap
Aghavannagh
Greenan
Rathdrum
Rockstown
Redcross
Ballinclash
Cushbawn
Crahield
Third Wells
Kilmacanogue
Kilmacurragh
Ballycoog
Ballyman
Ballyteige
Ballyconnick
Ballyhealy
Ballyhenry
Ballyhorgan
Ballyhoge
Ballyhoge Bay
Ballyhoge Lough
Ballyhoge Reservoir
Ballyhoge Wood
Ballyhoge Wood Reservoir
Ballyhoge Wood Lough
Ballyhoge Wood Reservoir Lough
Ballyhoge Wood Reservoir Lough Wood
Ballyhoge Wood Reservoir Lough Wood Reservoir
Ballyhoge Wood Reservoir Lough Wood Reservoir Lough
Ballyhoge Wood Reservoir Lough Wood Reservoir Lough Wood
Ballyhoge Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir
Ballyhoge Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough
Ballyhoge Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood
Ballyhoge Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir
Ballyhoge Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough
Ballyhoge Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood
Ballyhoge Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir
Ballyhoge Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough
Ballyhoge Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood
Ballyhoge Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir
Ballyhoge Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough
Ballyhoge Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood
Ballyhoge Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir
Ballyhoge Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough
Ballyhoge Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood
Ballyhoge Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir
Ballyhoge Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough
Ballyhoge Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood
Ballyhoge Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir
Ballyhoge Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough
Ballyhoge Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood
Ballyhoge Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir
Ballyhoge Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough
Ballyhoge Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood
Ballyhoge Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir
Ballyhoge Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough
Ballyhoge Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood
Ballyhoge Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir
Ballyhoge Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough Wood Reservoir Lough


DUBLIN
KILDARE
CARLOW
WEXFORD
WICKLOW
N
BRAY
Bré
GREYSTONES
Na Clocha Liatha
WICKLOW
Cill Mhan
ARKLOW
An tInbhear Mór
Arklow Head
Mizen Head
Wicklow Gap
Sally Gap
Kippure
Lugnaquilla Mountain
924
Table Rth
Three Lakes
Glen of Imaal
Donard
Dún Ard
Dunlavin
Dún Lúain
Baltinglass
Rathdrum
Ráth Drúma
Aughrim
Avoca
Woodenbridge
Tinahely
Shillelagh
Carnew
Gorey
Courtown
Kilmichael Point
Ferrybank
Johnstown
Clogga
Ardmore Point
Kilbride
Rockstown
Greenan
Ballinclash
Kilcarney
Moyne
Askaragap
Annacurragh
Bridgeland
Ballingtlen
Curraghlawn
Multinacum
Boley
Coolboy
Coolattin
Croghanarra
Ballyknockan
Togher
Granabeg
Hollywood
Valleymount
Moanbane
Mullaghcleevaun
Gravale
Duff Hill
Sorrell Hill
Lacken
Kilbride
Kilmain
Kilmacanogue
Djouce Mountain
Carrigower
Glendarragh
Sraghmore
Roundwood
Annamoe
Brockagh
Laragh
Glenealy
Carrick Mountain
Ballycullen
Killiskey
Newcastle
Leamore Strand
Fraynestown
Stratford
Ballynure
Ballymoyle
Ballyarthur
Ballyconnell
Ballinaclash
Ballinaboola
Ballinacor
Kilmurry
Ballyfad
Ballyteige Burrow
Ballyteige Bay
Ballyhack
Ballyhealy
Ballyhack
Ballyhack
Ballyhack



Green Infrastructure

Map No. 18.05

WICKLOW
ENDLESS OPPORTUNITIES

Legend

Archaeological Sites

National Monuments Service (Archaeology)

Glendalough Monastic Settlement (UNESCO World Heritage Sites [tentative list])

424 Scale 1:300,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Green Infrastructure

Map No. 18.06

WICKLOW
ENDLESS OPPORTUNITIES

Legend

Other Identified Areas of Environmental Value

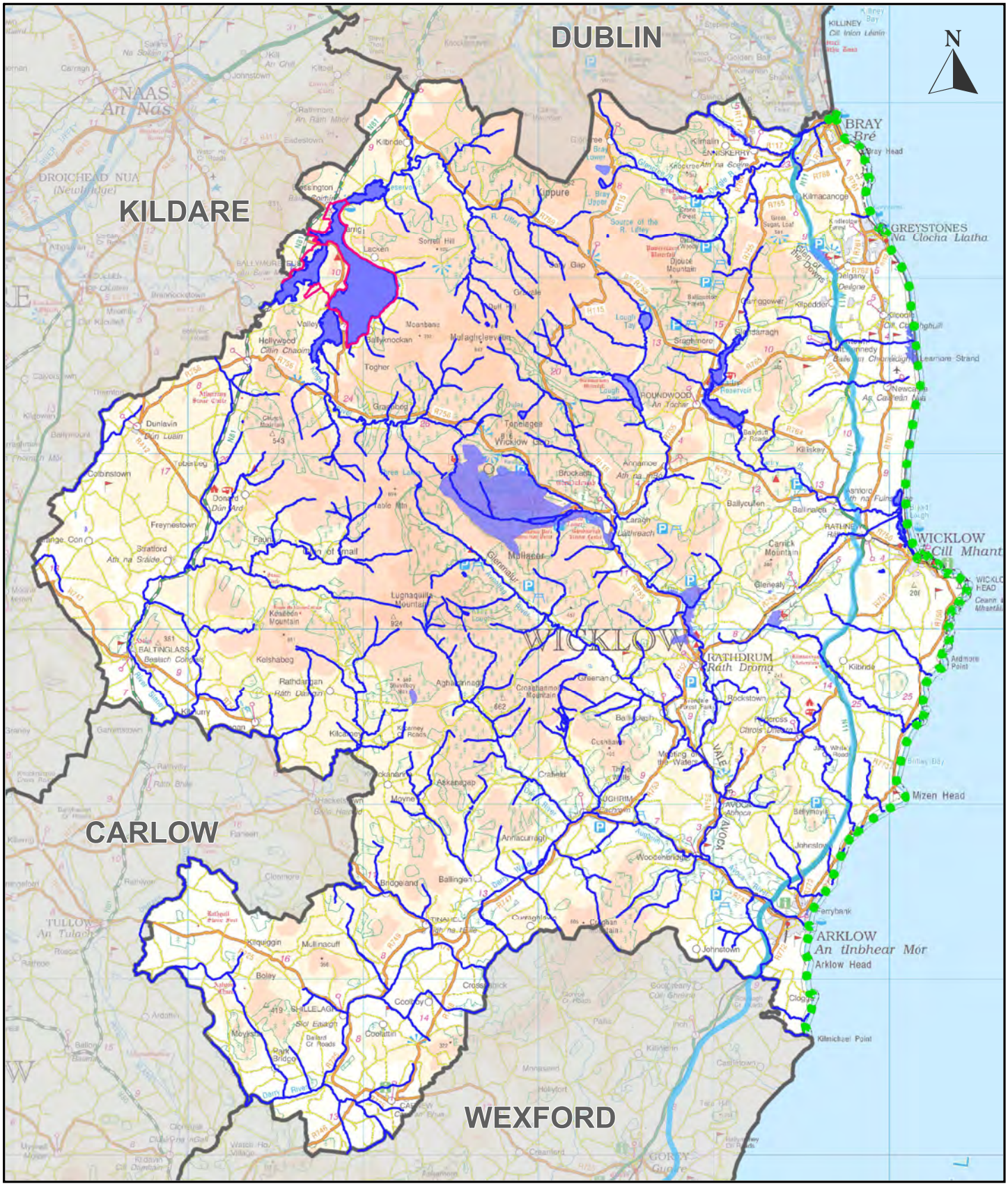
Proposed Natural Heritage Area (pNHA)

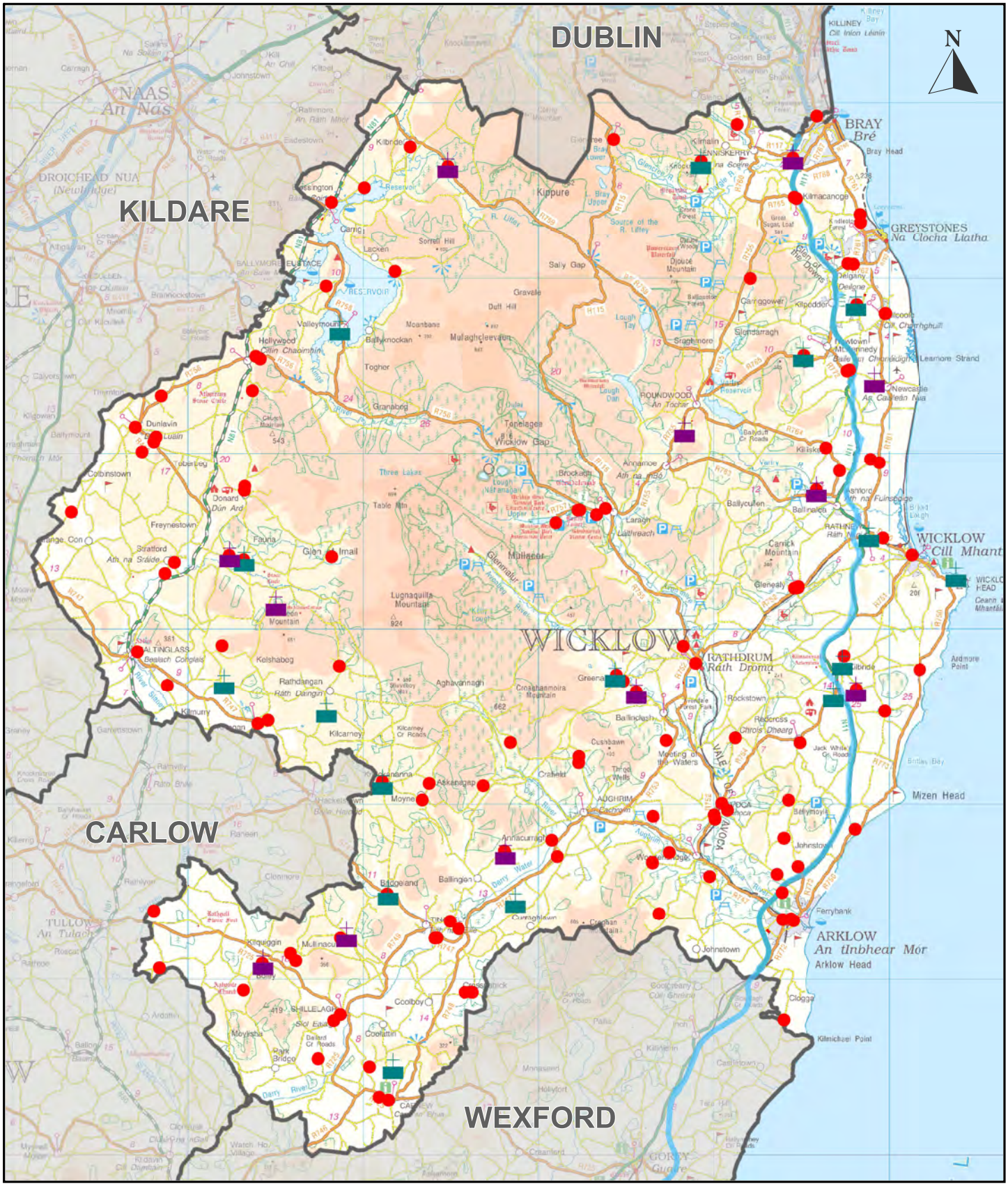
425 Scale 1:300,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council


DUBLIN
KILDARE
CARLOW
WEXFORD
WICKLOW
N
BRAY
Bré
GREYSTONES
Na Clocha Liatha
WICKLOW
Cill Mhantáin
RATHDRUM
Rath Droma
ARKLOW
An tInbhear Mór
Arklow Head
Mizen Head
NAAS
An Nás
DROICHEAD NUA
Newbridge
TULLOW
An Tulach
ROUNDWOOD
An Tochar
Lough Tay
Lough Dan
Sugarloaf Mountain
Lugnaquilla Mountain
Carrick Mountain
Croaghanmoy Mountain
Kippure
Tonelagee
Mullacor
Glenealy
Ballycullen
Kilbride
Rockstown
Ballinaclash
Ballinaskeagh
Johnstown
Ferrybank
Kilmichael Point
Ardmore Point
Wicklow Head
Kilmacanogue
Delgany
Deilgne
Kilpedder
Killiskey
Annamoe
Brockagh
Laragh
Glendalough
Glenmalure
Aghavannagh
Greenan
Crosshannon
Ballinacor
Ballinglen
Annacurragh
Woodenbridge
Avoca
Avonmore
Avonbeg
Meeting of the Waters
Cronebane
Croghan Mountain
Shillelagh
Coolattin
Carnew
Tinahely
Shelton Abbey
Ballard Cross Roads
Park Bridge
Moyne
Askanagap
Crahelk
Kilcarra
Kelshabeg
Rathdangan
Rath Dangan
Kilcurry
Ballyknockan
Valleymount
Hollywood
Baltinglass
Freynestown
Stratford
Ath na Sráide
Colbinstown
Dunlavin
Dún Lúbán
Donard
Dún Ard
Togher
Grangecon
Moanbane
Mullaghcleevaun
Sorrell Hill
Lacken
Kilbride
Blessington
Source of the R. Liffey
Sally Gap
Djouce Mountain
Great Sugar Loaf
Bray Head
Kilmacanogue
Kilbride
Ballinaskeagh
Ballinaclash
Ballycullen
Killiskey
Ballyarthur Forest
Ballyguile Forest
Ballyknockan Forest
Ballinastoe Forest
Ballinglen Forest
Ballinacor Forest
Ballinaskeagh Forest
Ballinaclash Forest
Ballycullen Forest
Ballyarthur Forest
Ballyguile



Green Infrastructure

Map No. 18.08

WICKLOW
ENDLESS OPPORTUNITIES

Legend

Cultural Sites

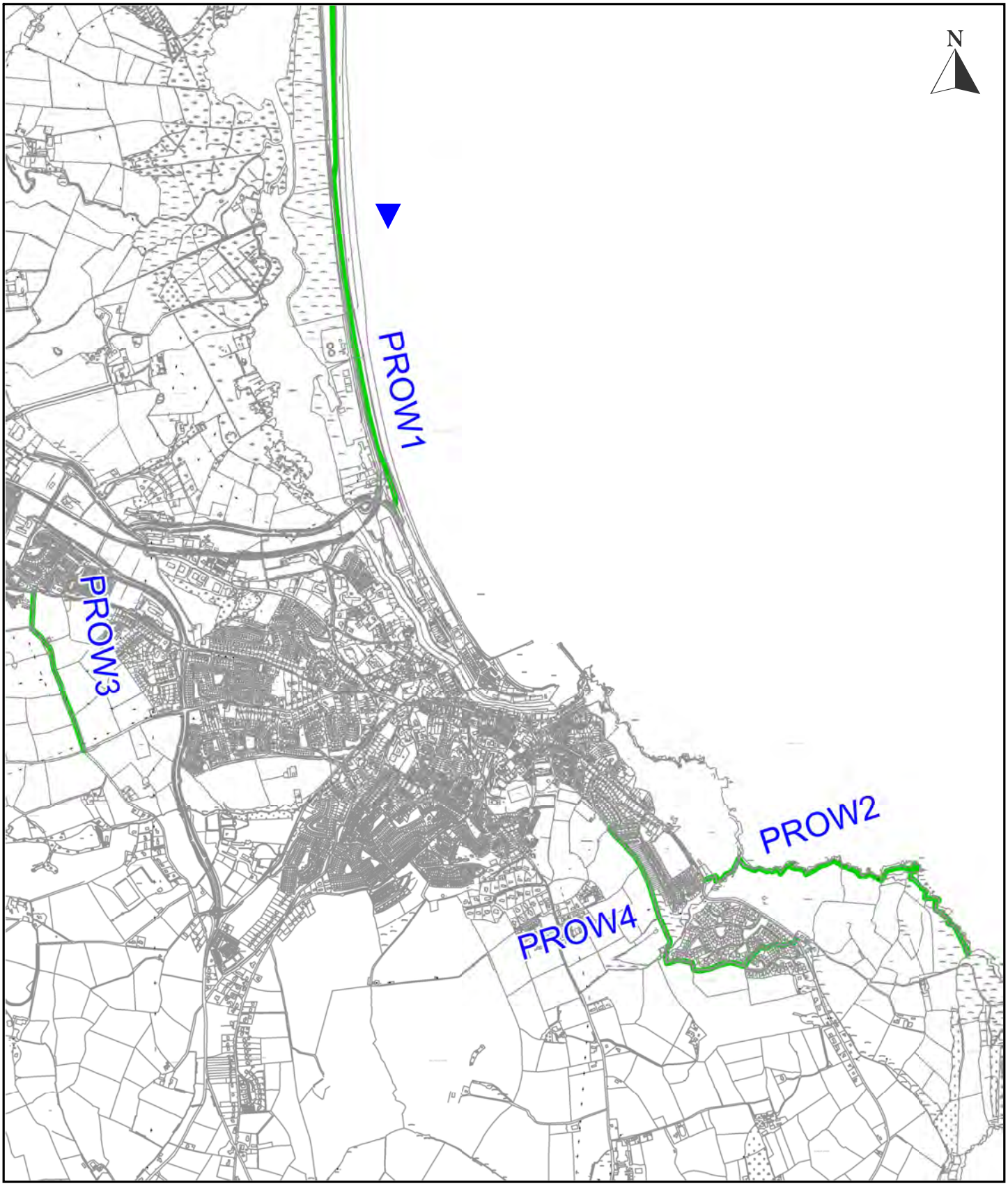
- Roman Catholic Churches
- Church of Ireland Churches
- Graveyards / Burial Grounds

427 Scale 1:300,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Green Infrastructure

Map No. 18.09A

WICKLOW
ENDLESS OPPORTUNITIES

Legend

Public Rights of Way

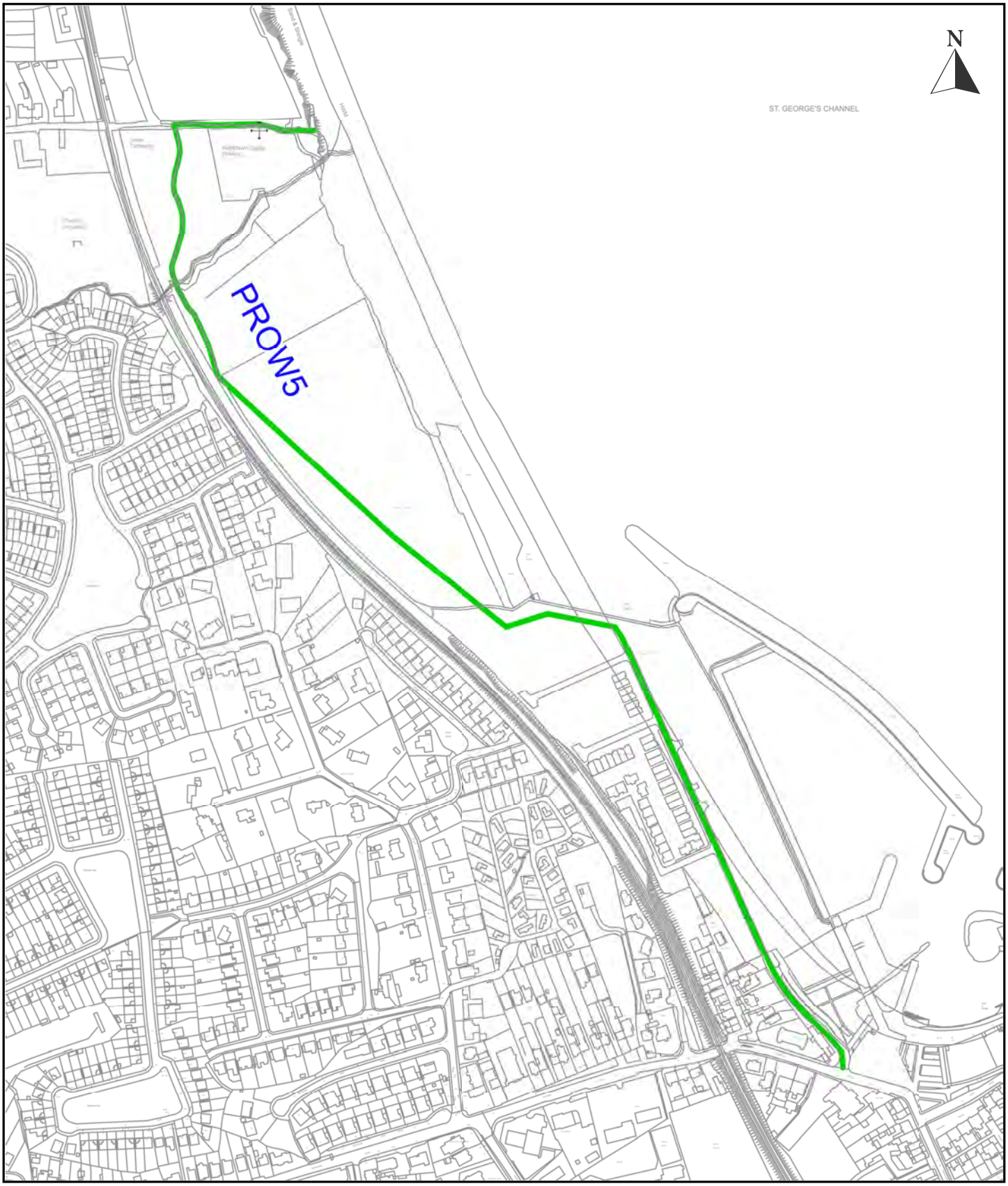
Point of merger between PROW1 and PROW6

428 Scale 1:27,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Green Infrastructure

Map No. 18.09B

WICKLOW
ENDLESS OPPORTUNITIES

Legend

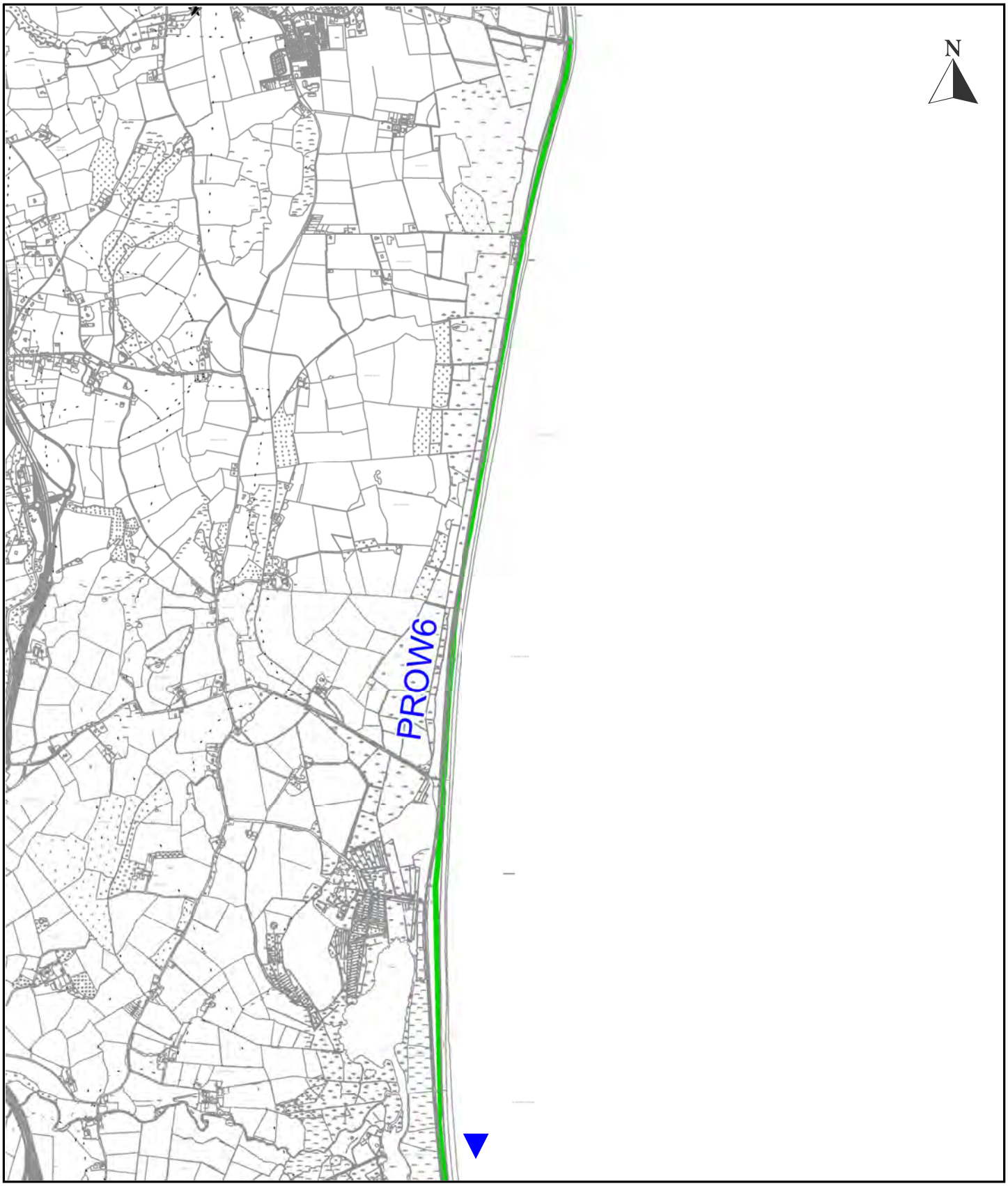
Public Rights of Way

429 Scale 1:5,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Green Infrastructure

Map No. 18.09C

WICKLOW
ENDLESS OPPORTUNITIES

Legend

Public Rights of Way

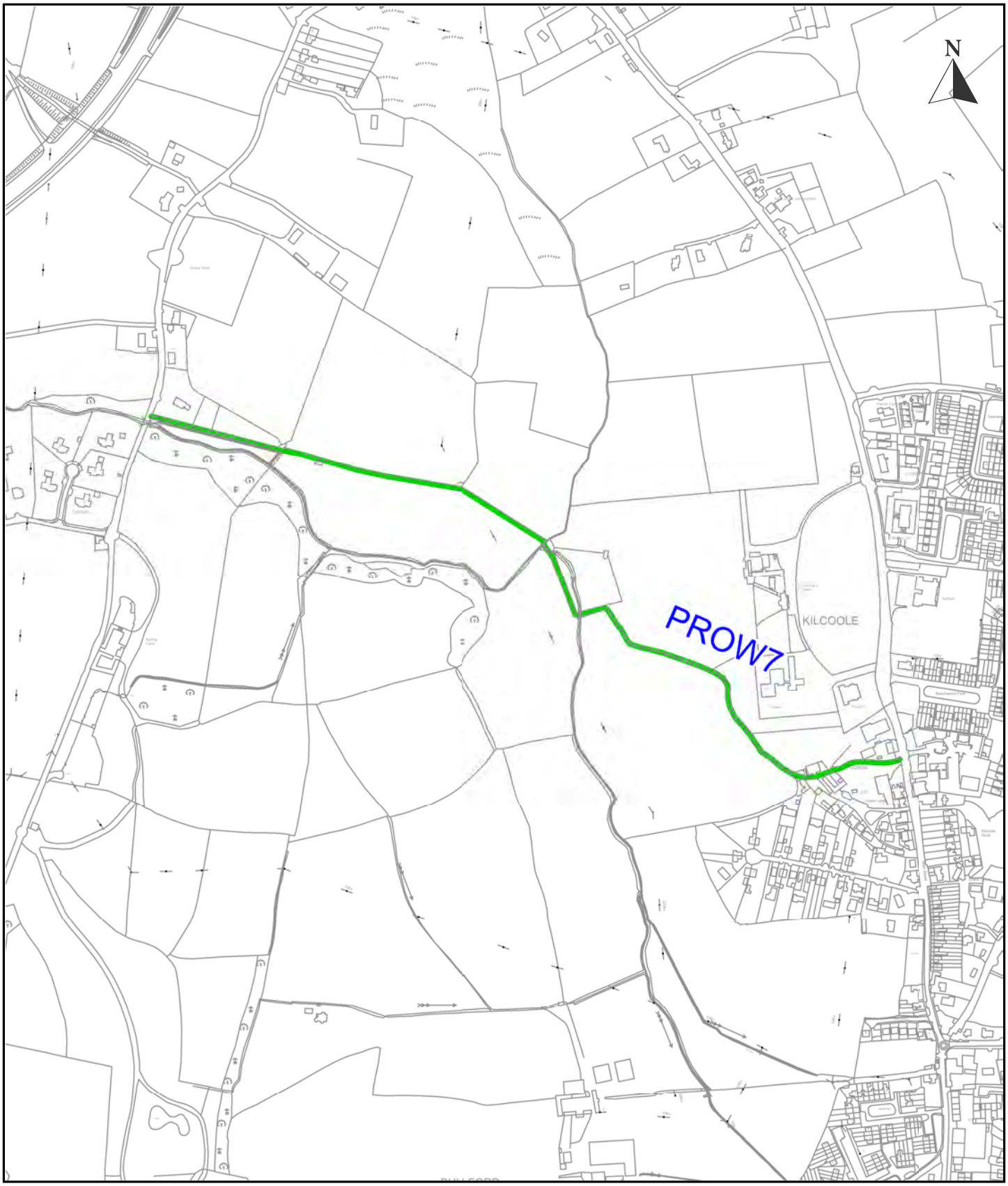
Point of merger between PROW1 and PROW6

430 Scale 1:35,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Green Infrastructure

Map No. 18.09D

WICKLOW
ENDLESS OPPORTUNITIES

Legend

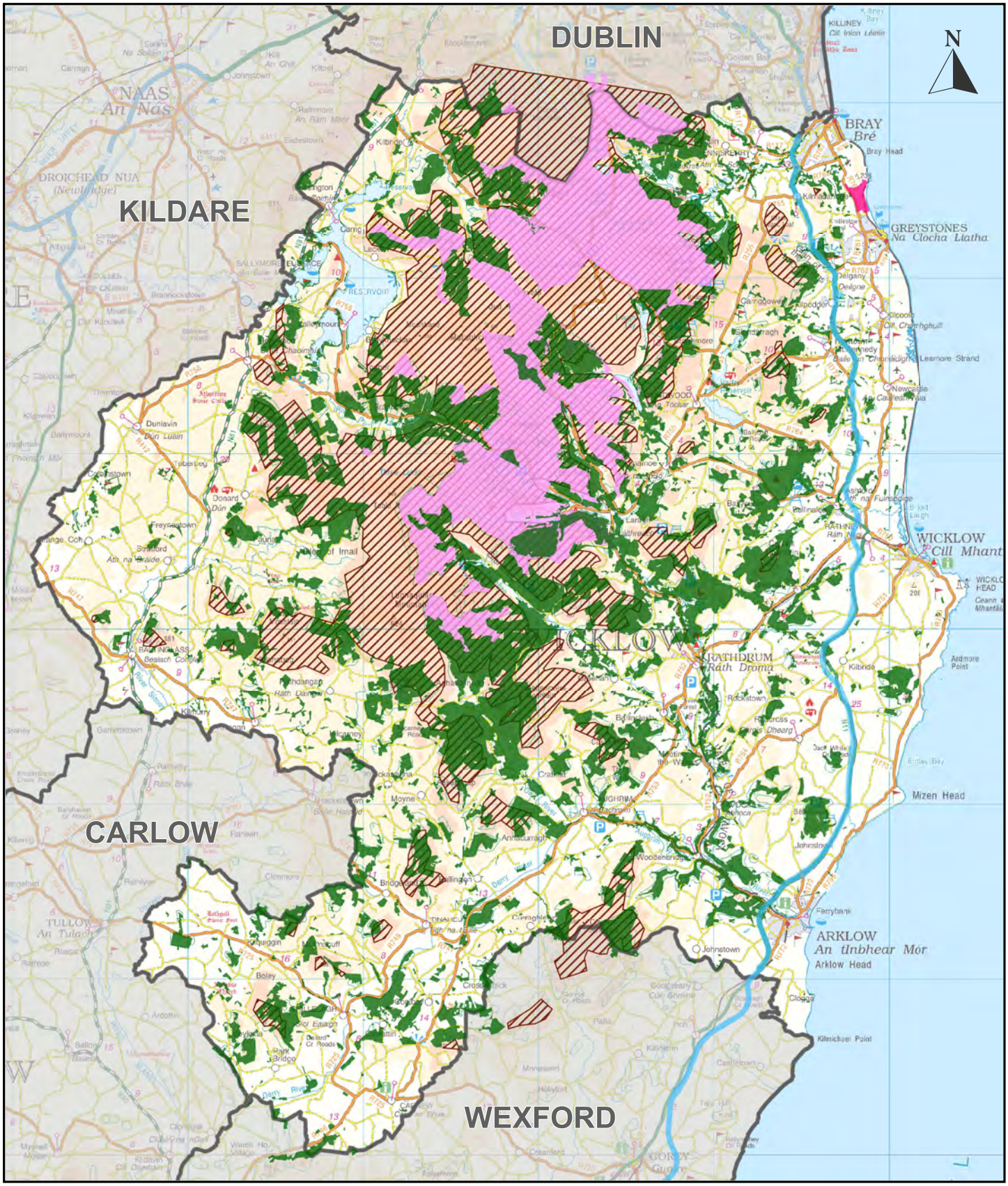
Public Rights of Way

431 Scale 1:7,500 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Green Infrastructure

Map No. 18.10

W I C K L O W
ENDLESS OPPORTUNITIES

Legend

- Uplands and Mountains
- Trees, Forestry and Woodland

Regional Scale Managed Parks

- Wicklow Mountains National Park

Strategic Green Belt

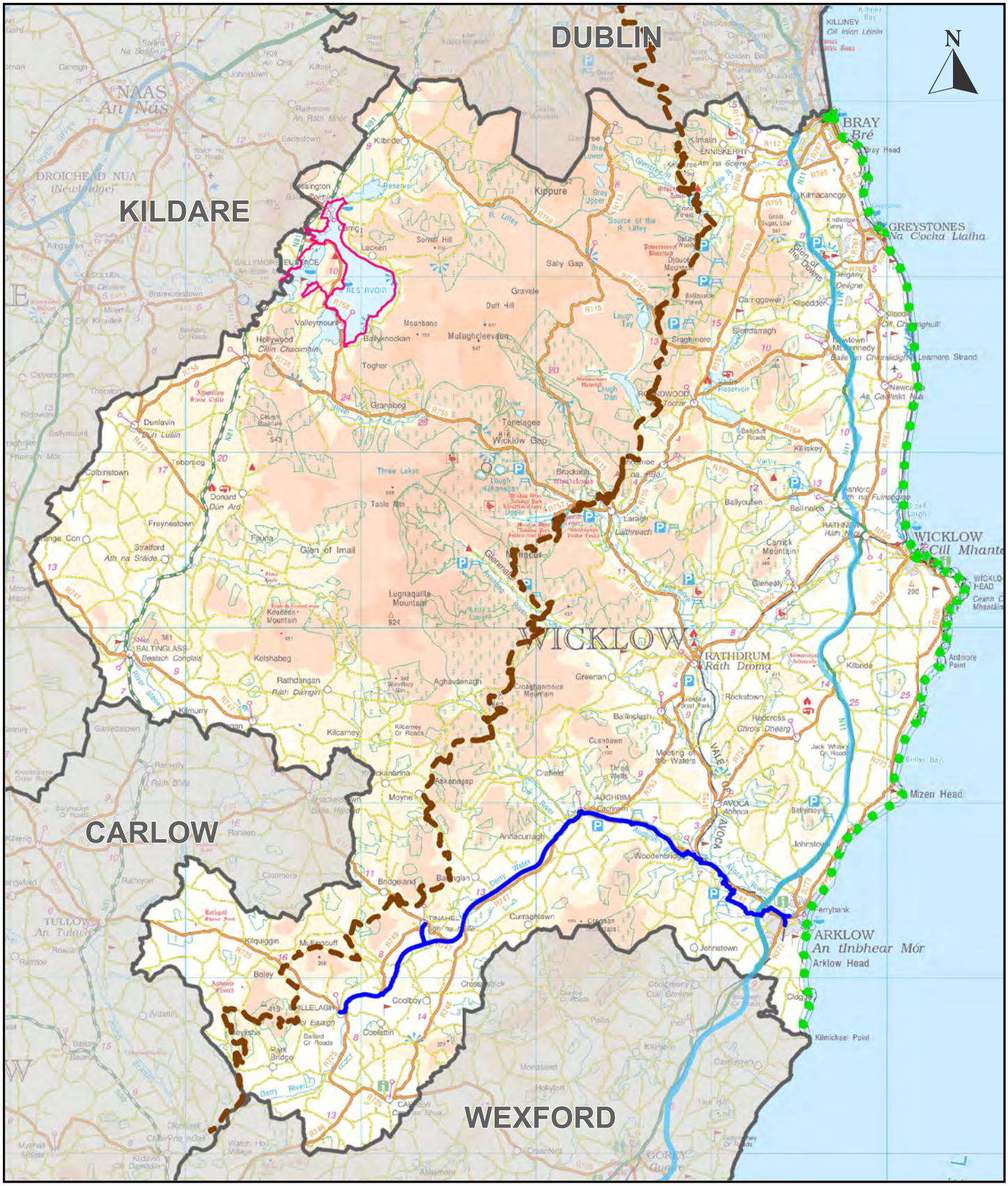
- Bray / Greystones Agricultural Green Belt Buffer

432 Scale 1:300,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



Green Infrastructure

Map No. 18.11

WICKLOW
ENDLESS OPPORTUNITIES

Legend

Regional Cycleways / Walkways

- Wicklow Way
- Arklow - Shillelagh Trail (DRAFT)
- Coastal Route
- Proposed Blessington Greenway

433 Scale 1:300,000 @A4

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council

CHAPTER 19
MARINE SPATIAL PLANNING & COASTAL ZONE MANAGEMENT

19.0 Introduction

The coastal areas of County Wicklow are amongst the most scenic, sensitive and valuable resources in the County. Many diverse activities and industries, including marine and coastal recreation and tourism, fisheries and aquaculture, shipping and port activities, energy production and other commerce / trade, along with Wicklow's largest towns, are located along Wicklow's coastline. Our coastal areas are under significant pressure and they face many challenges. The sea itself is also an important resource for the County and many of the activities that take place off-shore have an impact on the land and coastal areas and therefore it is important to take into consideration such impacts.

Planning in our coastal and marine areas is changing in Ireland with new procedures and government policy emerging for marine spatial planning and the management of development in our maritime areas. Marine spatial planning is a new way of looking at how we use the marine area; it is about planning when and where human activities take place at sea. It aims to balance the different demands for using the sea including the need to protect the marine environment. It's about ensuring these uses and activities are as efficient and sustainable as possible. A marine spatial plan – in Ireland known as the National Marine Planning Framework– is the outcome of that process.

The impact of climate change is a significant threat to Wicklow's coastal areas as they are one of the most vulnerable areas in the County. Coastal ecosystems are already stressed by human activity, pollution, invasive species and storms, with climate change intensifying the impact on the coastline. Rising sea levels have the potential to change the shape of the coastline, contribute to erosion and inundate coastal ecosystems and eliminate wetlands. Warmer oceans may disrupt coastal and marine ecosystems. An integrated coastal zone management approach, with a variety of relevant organisations, has an important role to play in addressing the challenge of climate change.

With reference to the **National, Regional and County Objectives** set out in Chapter 2 of this plan, the protection and appropriate development of our coastal zone and marine environment will contribute to numerous goals across the three pillars of 'sustainable healthy communities', 'climate action' and 'economic opportunity' by:

- conserving and enhancing coastal and marine biodiversity, protected habitats and species;
- identifying, protecting and enhancing coastal green and blue infrastructure and ecosystem services and promote the sustainable management of strategic natural assets such as coastlines, farmlands, peatlands, uplands woodlands and wetlands;
- building resilience to increased risks of extreme weather events, changes in sea level and patterns of coastal erosion to protect property, critical infrastructure and food security;
- reduction and management of coastal and estuarine flood risk;
- supporting and appropriately managing the impacts of the development of alternative and renewable sources of electricity including off shore wind, wave and tidal energy;
- supporting employment growth around Wicklow's natural resources and supporting key sectors for growth particularly the maritime industry including support services for off-shore wind energy, tourism and recreation;
- ensuring access to coastal areas for active and passive uses to support physical and mental health and well-being within the community.

19.1 Legislative & Strategic Context

EU Marine Spatial Planning Directive 2014/89/EU

In 2014 the European Parliament and the Council of the European Union adopted Directive 2014/89/EU. This directive established a framework for Marine Spatial Plans and details the main goals and minimum requirements. A national Marine Spatial Plan must be in place by March 2021.

The MSP Directive was originally transposed into national legislation by way of regulations made in 2016 (SI 352 of 2016). Since the regulations were made under the European Communities Act 1972, they were strictly limited to measures required to transpose the directive. In October 2018 the regulations were repealed and replaced by Part 5 of the Planning and Development (Amendment) Act 2018. Part 5 re-transposes the Directive in primary legislation and contains a number of measures that are additional to those required by the directive, including:

- Adoption of the National Marine Planning Framework (NMPF) by both Houses of the Oireachtas;
- Review and replacement of the NMPF every 6 years;
- Obligation for marine regulatory bodies to secure the objectives of the NMPF when making policies, plans, or granting consents; and
- Enforcement powers for the Minister if the foregoing obligations are not being fulfilled.

National Marine Planning Framework (NMPF)

The NMPF, launched in July 2021, is a national plan for Ireland's maritime area, setting out over a 20 year horizon, how we want to use, protect and enjoy our seas. The NMPF details how all marine based human activities will interact with each other in an ocean space that is under increasing spatial pressure, ensuring the sustainable use of our marine resources to 2040. The NMPF sits at the top of the hierarchy of plans and sectoral policies for the marine area. The plan has been informed by existing sectoral plans and will, in turn, be used to inform future cycles of those plans in an ongoing feedback loop. It provides a coherent framework in which those sectoral policies and objectives can be realised. It will become the key decision-making tool for regulatory authorities and policy makers into the future in a number of ways including decisions on individual consent applications which will have to secure the objectives of the plan, similar to the way that terrestrial plans form part of the decision-making tool-kit in the on-land planning process.

The County Development Plan must be consistent with the approved NMPF, with common policy areas including renewable energy, electricity networks, coastal and flood defences, fishing and aquaculture, ports and harbours, public access, tourism and recreation, protected sites and species, seascape and landscape. When dealing with an application in the maritime area it is important to refer to the NMPF as a key policy document along with any other relevant government guidance / policy.

Maritime Area Planning Act 2021

This legislation has put in place a comprehensive and coherent planning system for the entire Maritime Area. This Act streamlined previous arrangements to allow for a single consent principle (eliminate the duplication of development management processes for activities or developments that are currently assessed under both the foreshore and planning regimes with the introduction of a single process administered by local authorities / An Bord Pleanála). One of the main features will be to extend the existing planning permission functions of coastal local authorities to the outer limit of a newly defined nearshore[1].

The constituent elements of this system are: (1) Forward Planning; (2) Development Management; and (3) Enforcement. The Act also has established a new agency, Maritime Area Regulatory Authority (MARA) to undertake certain consenting and enforcement functions.

[1] Part 2 of the Bill provides for the designation of a new nearshore area in which coastal local authorities will exercise certain planning and enforcement functions.

National Planning Framework (NPF)

The NPF recognises that our coastal areas play a variety of roles, across a number of sectors and are an important asset for future development of the Country. It identifies that sustainable utilisation of Ireland's marine resources, particularly in the nearshore, is dependent to a significant degree on how we manage our resources on land, and that there are many shared aims and overlapping areas of co-ordination and activity between marine spatial planning and land-use planning.

Common Aims	▪ National Planning Framework and Maritime Spatial Plan. ▪ Spatial expression of national policy; national guidance and priorities. ▪ Strategic decision making and coherent development consent framework. ▪ Sustainable, forward looking, long term use and management of areas. ▪ Co-ordination of Departments and Sectoral issues in a plan-led manner. ▪ Consistency between maritime and terrestrial planning in areas of common interest. ▪ Coherent transboundary planning.
Areas of Overlap for Co-ordination	**Sectoral:** Community Development & Public Consultation; Economic Development; Transport – Ports and Harbours; Energy – Electricity & Renewable Energy; Fishing; Aquaculture & Mariculture; Social and Culture; Tourism & Leisure; Flood Protection; Extraction; Enabling Infrastructure; Health & Safety; Communications **Environment:** Sustainable Use of Resources; Climate Change Adaptation; Water Quality; Coastal Erosion & Accretion; Protected Sites and Environmentally Sensitive Areas; Flooding; Biodiversity; Landscape and Seascape **Governance:** Regulation and Licensing: Consent process for onshore and offshore development and activities; Responsibilities for managing activities in areas of land-sea interaction **Data:** Research including spatial data management; cumulative effects; evidence base; socio-economic profiles
NPO 41a	Ensure that Ireland's coastal resource is managed to sustain its physical character and environmental quality.

Source: NPF Table 7.1

Regional Spatial and Economic Strategy (RSES)

The RSES acknowledges that effective Integrated Land and Marine Planning is needed, ensuring maritime activities are as sustainable as possible and that the relevant stakeholders are engaged in the planning of maritime activities. The RSES states that detailed regional maritime spatial plans may be required over the lifetime of the RSES, which will offer an opportunity for further stakeholder engagement and integration of marine and territorial plans. As terrestrial and marine ecosystems are closely connected, the Regional Assemblies and the coastal local authorities, including Wicklow, have an important role in ensuring integration of land and marine planning within the Region.

19.2 Local Context & Strategy

Local Economic & Community Plan

It is a high level goal of Wicklow's LECP to capitalise on Wicklow's unique attributes and proximity to the Dublin market, excellent quality of life, human capital, tourism, landscape, marine, agricultural and forestry resources. With respect to the marine area, the LECP sets out the following objectives, many of which have been delivered or are in train:

- Create a County Wicklow Maritime Strategy which will support the development and expansion of our harbours and ports in order to deliver improved commercial, tourism and leisure activities;
- Survey harbours to identify existing and future infrastructure needs;

- Examine the opportunities for Wicklow's ports to capitalise on the expansion of the offshore wind industry;
- Evaluate the potential development opportunities within the short-sea shipping industry;
- Investigate attracting and expanding maritime industry related services in the County, including internationally traded services;
- Develop a Marine Tourism Action Plan to promote marine leisure activities, allowing for collaborations with National and International tourism agencies to promote the County's marine assets and liaise with local businesses and communities in creating complimentary marine related activities;
- Continue to examine how to harness the coastline tourism potential by developing a coastal walk from Bray to Arklow, incorporating towns, villages and landmarks and linking it with urban and heritage trails;
- Maintain and extend the number of Blue Flag status beaches in the County;
- Investigate sources of funding to carry out a feasibility study for the development of Wicklow Port; and
- Examine how maritime leisure activities can be expanded and how International maritime tourism links can be developed and actively promoted.

Marine Economy / Blue Economy

'*Harnessing Our Ocean Wealth'* (2012) is the Government roadmap for ensuring that the 'blue economy' contributes towards sustainable growth, generating social, cultural and economic benefits for all citizens.

The marine economy, including Wicklow's ports and shipping services, is a key enabler of effective economic growth and it is an important gateway for the movement of people and freight. Established ocean and coastal economic sectors include seafood related enterprise, such as commercial fishing and aquaculture, products of marine biotechnology and bio-discovery, marine tourism, energy exploration and production, maritime transport, shipbuilding and ship leasing. There are likely to be increased demands on Wicklow Port as a Port of Regional Significance, arising out of Brexit. Planning will play a key role in managing the environmental impacts of the growth of the blue economy on marine biodiversity, introduction and/ or spread of invasive species and increased pollution.

Fishing is an important economic sector in the county. It is acknowledged that the industry faces challenges in relation to seasonal employment, fish stocks and coastal hazards, there are also opportunities for diversification and development of new products (see also Chapter 9 of this plan).

There is a significant opportunity for Wicklow to take advantage of the Offshore Wind Sector[2] and any associated spin offs such as on-shore 'operations and maintenance' facilities and the creation of a 'local offshore wind enterprise zones' (see also Chapter 16 of this plan).

Wicklow's ports are an important infrastructural asset and are addressed in more detail in Chapter 12 of this plan.

Marine Environment, Biodiversity & Heritage

Ireland's coastline is a remarkable but fragile resource that needs to be managed carefully to sustain its character and attributes in physical, environmental quality and biodiversity terms. It is an important challenge to align the growth of the blue economy with conservation of biodiversity and ecosystems health. Wicklow County Council's support of the regeneration of native oysters is an example of a project that meets that challenge. Wicklow's coast is full of biodiversity with a number of EU and nationally protected habitats (Chapter 17 of this plan addresses natural heritage environment and biodiversity in more detail).

Underwater cultural heritage can be found in many forms along the coast, e.g. ship wrecks, and in all underwater environments, including inland water bodies. The UNESCO 2001 Convention on the Protection of the Underwater Cultural Heritage has best practice standards for the protection of underwater cultural heritage to promote its safeguarding. Maritime villages and towns with such cultural heritage resources, have the potential to exploit

[2] Maritime Strategic Review for County Wicklow 2019

associated cultural tourism assets, while ensuring its value and protection. Such cultural tourism could include diving on wrecks, coastal wreck trails and maritime heritage tours.

Coastal Erosion & Flooding

As a result of climate change, sea levels and patterns of accretion and erosion are key issues for planning and flood risk assessment in our coastal areas, especially in managing the ongoing development of our cities and towns. Chapter 14 and the Strategic Flood Risk Assessment of this plan address flood risk management, including coastal flooding, in more detail.

The OPW is the State agency responsible for both coastal erosion and flood risk management. In 2013, the OPW completed the Irish Coastal Protection Strategy Study which provides a strategic assessment of the extent of coastal erosion and coastal flooding along the south-east coastline. In 2019-2020 Iarnród Eireann and Wicklow County Council prepared a preliminary study on coastal erosion on the east coast. The main Dublin to Rosslare railway line runs along the coast from Bray to Wicklow Town. The aim of this study is to understand the mechanisms, and thus plan for or prevent further erosion of the coastline and its potential impact on the railway line.

The Council will continue to work with the OPW and all other relevant agencies, to ensure that risks posed by coastal erosion are carefully managed.

19.3 Coastal Cells

As not all coastal areas have the same characteristics or pressures, the County has been divided into coastal 'cells' as shown on Maps 19.01 A & B and 19.02. For each cell a set of objectives is set out as follows; the provisions contained are subject to compliance with the European Habitats, Birds and Water Framework Directives, including protection of Bray Head SAC, Murrough Wetlands SAC, Murrough SPA, Wicklow Reef SAC, Wicklow Head SPA, Magherabeg Dunes SAC, Buckroney-Brittas Dunes and Fen SAC and Kilpatrick Sandhills SAC.

Cell 1 Bray Town	This cell extends from the County boundary in the north to open heathland at Newcourt on the slopes of Bray Head in the south. Between these two areas is located the built up area of Bray. The 'coastal' parts of Bray vary in their characteristics, with the lands of the former Bray golf clubs lands to the north of the harbour, the harbour itself which is somewhat 'industrialised', the seafront, with its Victorian history and promenade and the lower slopes of Bray Head. Bray Seafront is a locally distinctive and significant area in the town. It is rich in architectural and natural heritage, comprising the beach, the Esplanade and many fine architectural structures dating to Victorian times, many of which are listed in the Record of Protected Structures. The area has huge symbolic, cultural, social and economic importance and as such, its character must be preserved to ensure that its amenity and economic value is safeguarded for existing and future generations.
Cell 2 Bray Head	This cell extends from the Brandy Hole in the north to the Cliff Road at Windgates in the south, bounded by the current R761. This is an area of high amenity under considerable pressure from development, coastal erosion, trespass and fire. Public access to Bray Head is provided via the cliff walk, which extends from Bray to Greystones and numerous other paths and tracks. Most of this area has been designated a Special Amenity Area under Section 202 of the Planning & Development Acts (SAAO). A SAAO is designed to protect areas that are of particularly high amenity value, which are sensitive to intense development pressure and which cannot be adequately protected by existing planning controls. As a candidate Special

	Area of Conservation, flora and fauna are particularly significant. Many of the species found within this area are listed for protection under the EU Directives and the Wildlife Act, and these designations are upheld in the Order. In both the Local Area Plan for Bray and County Development Plan, important views and prospects of the Head are listed for protection.
Cell 3 Bray Head to Greystones (Rathdown)	This cell is bounded by the Bray Head SAAO to the north and partially to the east, the R761 to the west and the northern 'settlement boundary' for Greystones to the south.
Cell 4 Greystones Town	This coastal cell comprises the coastal area between the northern and southern 'settlement boundaries' for Greystones – Delgany. This zone is not uniform, with farmlands bounded by cliffs to the north, the harbour and north beach action plan area, the Victoria seafront area in the central area, the south beach and Charlesland golf club area to the south.
Cell 5 Greystones to Kilcoole (Ballynerrin)	This cell consists of the coastal strip between the R761 and the coast between the southern 'settlement boundary' for Greystones – Delgany and the northern 'settlement boundary' for Kilcoole (including the northern tip of the lands designated 'The Murrough pNHA' and excludes the lands designated 'The Murrough cSAC'). This area is intensively used for agricultural purposes and includes pockets of rural housing - at Ballygannon near Glenroe Open Farm and near the train station. This area is characterised by a soft shore line, which has implications for both the existing railway line and the development of new dwellings. Coastal protection works have been carried out by Iarnrod Eireann to protect the railway line, particularly the installation of rock armour on the seaward side of the line. These works however are not adequate to protect all lands to the east of the railway line from risk from flooding and therefore the development of new dwellings requires to be strictly controlled, in the interests of public health and safety.
Cell 6 Kilcoole - Wicklow Town (The Murrough)	The cell consists of the coastal area between the R761 and the coast from the southern 'settlement boundary' of Kilcoole and the northern 'settlement boundary' for Wicklow Town – Rathnew, excluding the settlement of Newcastle. This is by far the largest single definable cell along the coast being 1,925 hectares in extent. This cell is dominated by The Murrough cSAC, which occupies 25% of the area. The Murrough is a coastal wetland complex, which stretches for 15km from Ballygannon to north of Wicklow town, and in parts, extends inland for up to 1km (The Murrough is also a pNHA). A shingle ridge stretches the length of the site and carries the mainline Dublin-Wexford railway. The site supports a number of habitats listed on Annex I of the EU Habitats Directive and a number of bird species listed on Annex I of the EU Birds Directive, as well as a wide range of important migratory birds. There are also many rare plants in the site. This area is also characterised by a soft shore line and control measures are therefore required. This is also a historical landscape, with land divisions dating back to Cromwellian times and many substantial Georgian and Victorian country houses.
Cell 7 Wicklow Town and Environs	This cell comprises the coastal area of the lands within the 'settlement boundary' for Wicklow Town – Rathnew and extends from Tinakelly in the north to Dunbur Head in the south. The Murrough cSAC continues into this area. Like the other more urban coastal cells, this cell is varied in character, with the lands to the north of the harbour the home to in-depth residential, industrial and utilities infrastructure, while the lands to the south of the harbour are for the most part in residential use, opening up to the Wicklow golf club lands and Dunbur Head to the south. The Murrough Coastal Protection Study was published in 2007 following a detailed study

	carried out on the area between Five Mile Point and Wicklow Pier. Although coastal erosion was found to be significant, in light of the environmental impacts of coastal protection works, limited intervention was recommended, other than (a) those works necessary to protect the existing railway bridge and the port access road bridge and (b) the installation of breakwaters north of the harbour to stabilise and improve the recreational value of the beach. The draft East Coast Erosion Study, commissioned by Irish Rail, and completed by Arup in 2020 further recommends the use of offshore islands and beach nourishment for soft coastline and extension and enhancement of the existing coastal protection works.
Cell 8 Wicklow Head / Kilpoole	The cell consists of the coastal area between Local Road L-5103 and regional road R750 and the coast from the 'southern boundary' for Wicklow Town – Rathnew to Furzeditch and includes Wicklow Head. This mainly agricultural area is under pressure for development (particular urban generated rural housing) and as a result is significantly developed with single rural houses and one larger scale development at Blainroe. This is a high amenity area, being the location of the highly attractive and visited beaches of Silver Strand, Magheramore and Magherabeg. The Magherabeg Dunes are designated a cSAC and pNHA.
Cell 9 Brittas Bay	The cell consists of the coastal area between the R750 and the coast, from the boundary of Cell 8 to Mizen Head / Ardinairy. This area for the most part comprises an agricultural area, with notable pockets of more intense development around Ballynacarrig (Brittas Bay), Brittas Bridge and Cornagower and a significant number of single rural houses and caravan parks / holiday homes. Ballynacarrig is designated a 'Type 2 village' in the County settlement strategy. The centrepiece of this area is Brittas Bay beach, a sandy beach that is 4km long, backed by 100 hectares of sand dunes. Development pressure resulting from the popularity of the area as a tourist and day-tripper destination during the summer months has resulted in the development of a number of caravan parks / holiday home developments and has created problems relating to traffic and parking. The Council has developed two large car parks in an attempt to alleviate some of these traffic problems. The Buckroney-Brittas Dunes and Fen is designated a cSAC and pNHA. The draft East Coast Erosion Study, commissioned by Irish Rail, and completed by Arup in 2020, recommends the protection of Brittas Bay dunes by dune enhancement (planting) and managing access by the public.
Cell 10 Mizen Head to Arklow (Sallymount / Johnstown)	This cell consists of the land between the old N11/ M11 and the coast, between Ballytunny / Ardinairy in the north and the northern 'settlement boundary' for Arklow Town and Environs at Seabank to the south. There are a number of fine stretches of sandy beach in this cell, particular Ennereilly beach. There is limited tourist development in this cell and few tourist facilities such as car parks, resulting in some car parking and traffic issues. The Buckroney-Brittas Dunes and Fen system (designated a cSAC and pNHA) and the Arklow Sand Dunes at Seabank to the south (designated a pNHA) extends into the area. There are fine long distance views available over this cell from the N11/M11.
Cell 11 Arklow Environs	This cell comprises the coastal area within the settlement boundary of Arklow Town and Environs. There are long sandy beaches along most of this cell, with the central harbour area the location of intensive residential and industrial development and the southern end marked by Arklow Rock. The area around Arklow Rock – Askinnity, to the south, is a designated pNHA.

	The draft East Coast Erosion Study, commissioned by Irish Rail, and completed by Arup in 2020 recommends the protection of the dunes by dune enhancement (planting) and managing access by the public, and further recommends management of existing defences and detached breakwater construction. South of Arklow Harbour, the study recommends beach nourishment.
Cell 12 Arklow Head / Clogga	This cell stretches from Rock Big in the north to the Wicklow County boundary at Kilmichael point in the south. The coast road forms the eastern boundary of the cell, for the most part, but the cell does extend inland as far as the railway line at Bogland and Money Little. Tourism development, mainly in the form of holiday homes and mobile home parks has taken place around Clogga. Clogga beach itself is an attractive, medium sized sandy beach with limited tourist facilities and a very small car park. The Arklow Rock-Askinnity pNHA extends into this cell.

19.4 Marine Spatial Planning and Coastal Zone Management Objectives

Marine Planning Objectives

CPO 19.1 To review and update the County Development Plan if necessary to ensure that it is consistent with the following:
- the National Marine Planning Framework; and
- the Maritime Area Planning Act.

CPO 19.2 To work with the Department of Housing, Local Government and Heritage and other relevant government departments and bodies on marine planning with particular reference to the following areas;
- the implementation of the National Marine Planning Framework;
- the implementation of the Maritime Area Planning Act in so far as it relates to the duties and functions of the Planning Authority;
- the designation of the nearshore area for County Wicklow; and
- the preparation of any sub-regional plans for the maritime area and nearshore area.

CPO 19.3 To support the development of the Marine Economy / Blue Economy sector, particularly in the renewable energy, shipping and fishing / aquaculture sectors. To support the work of the Wicklow Maritime Business Development Group and the implementation of strategies and projects related to enhancing the marine economy.

CPO 19.4 To support the development of Marine Tourism, especially with regard to development of Wicklow's harbours, beaches, marine landscape, maritime cultural heritage and water related activities, including leisure and recreational tourism, subject to compliance with environmental requirements.

CPO 19.5 To work with the OPW and any other relevant bodies to address the effects of sea level changes, coastal flooding and erosion and to support the implementation of adaptation responses in vulnerable areas.

CPO 19.6 To support developments which provide for safety at sea, navigation safety and maritime search and rescue operations, in particular, the development or expansion of port facilities, or the development of safety / navigation infrastructure in or adjacent to the maritime area.

Coastal Zone Management Objectives

CPO 19.7 To facilitate an Integrated Coastal Zone Management approach to ensure the conservation, management and protection of man-made and natural resources of the coastal zone.

CPO 19.8 To protect the character and visual potential of the coast and conserve the character and quality of seascapes.

CPO 19.9 To strictly control the nature and pattern of development within coastal areas and ensure that it is designed and landscaped to the highest standards, and sited appropriately so as not to detract from the visual amenity of the area. Development shall be prohibited where the development poses a significant or potential threat to coastal habitats or features, and/or where the development is likely to result in undesirable patterns of erosion or deposition elsewhere along the coast.

CPO 19.10 To prohibit the development of habitable structures below 3m (OD Malin), in the interest of public safety and the protection of property and residential amenity.

CPO 19.11 To protect both public and private investment by prohibiting any new building or development (including caravans and temporary dwellings) within 100m of 'soft shorelines' i.e. shorelines that are prone to erosion, unless it can be objectively established based on the best scientific information at the time of the application, that the likelihood of erosion at a specific location is minimal taking into account, inter alia, any impacts.

CPO 19.12 To facilitate the provision of new or the reinforcement of existing coastal defences and protection measures where necessary along the full coastline of the County and in particular to consider the implementation of the measures identified in the Murrough Coastal Protection Study[3], the draft East Coast Erosion Study[4] and any other similar studies that are produced during the lifetime of the plan. To employ soft engineering techniques or natural solutions as an alternative to hard coastal defence works, wherever feasible.

CPO 19.13 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 plan[5].
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.

CPO 19.14 To ensure that there is no removal of sand dunes, beach sands or gravels through application of the provisions of the Foreshore (Amendment) Act (1992), in close co-operation with the Department of the Environment, Climate and Communications and the Department of Agriculture, Food and the Marine.

CPO 19.15 To ensure the County's natural coastal defences (beaches, sand dunes, salt marshes and estuary lands) are protected and ensure they are not put at risk by inappropriate works or development.

[3] 2007, WCC/RPS
[4] Irish Rail / ARUP 2020
[5] 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.

Coastal Cell Objectives

Cell 1 Bray Town

CPO 19.16 To enhance the visual, recreational and natural amenities of the Bray coastal area, in accordance with the policies and objectives set out in the County Development Plan and the Local Area Plan for Bray.

Cell 2 Bray Head

CPO 19.17

1. To protect and enhance Bray Head, in accordance with the SAAO.
2. To maintain and enhance amenity routes on Bray Head and in particular the cliff path from Bray to Greystones.
3. To facilitate the development of services and facilities for visitors such as suitable signage, footpath surfaces, notice and maps, while preserving the rugged and natural character of the area and its paths.
4. To protect all listed views and prospects to or from Bray Head as set out in the Local Area Plan for Bray MD and the County Development Plan.
5. Development, which would reduce existing areas of heathland, maritime grassland and wooded areas, will not normally be permitted except for reasons of overriding public interest.
6. To facilitate existing agricultural usage of Bray Head, in a sustainable and suitable manner, which does not compromise either landscape quality or habitat diversity.
7. To strictly regulate and manage development in this cell to protect its amenity and green break function between the built up area of Bray and Greystones. Within this area, the following restrictions apply:
   a) Residential development shall be strictly limited to those persons engaged in agriculture in this cell and who can demonstrate a definable economic need to live on the farm holding;
   b) The highest standards of siting and design will be rigorously enforced for any developments in this area;
   c) Commercial and industrial development will be prohibited in the cell.
8. To facilitate coastal protection works (natural, soft or hard engineered), to protect both the amenity value of the Cliff Walk and the significant economic and social value of the railway line.

Cell 3 Bray Head to Greystones (Rathdown)

CPO 19.18

1. To strictly regulate and manage development in this cell to protect its function as a green break between the built up area of Bray and Greystones. Within this area, the following restrictions apply:
   a) Residential development shall be strictly limited to those persons engaged in agriculture in this cell and who can demonstrate a definable economic need to live on the farm holding;
   b) The highest standards of siting and design will be rigorously enforced for any developments in this area; and
   c) Commercial and industrial development will be prohibited in the cell.
2. To maintain and enhance the cliff path from Bray to Greystones, while preserving its rugged and natural character.
3. To strictly control the development of new entrances and access driveways on the R761, to those which can be proven to be necessary for either traffic safety reasons or the normal functioning of the landholding.
4. To facilitate coastal protection works (natural, soft and hard engineered), to protect both the amenity value of the Cliff Walk and the significant economic and social value of the railway line.

Cell 4 Greystones Town

CPO 19.19 1. To support the objectives of the relevant Local Area Plan for Greystones – Delgany and Kilcoole, in particular to provide for a high quality integrated harbour/marina mixed development linked to a linear coastal public park and any future heritage park. The development shall provide leisure, recreational, open space and marine facilities, and mixed form residential, commercial, civic and social amenities, centred around the harbour and marina. The development shall provide a link to the coastline with public access and coastal protection works provided to preserve the landscape from further erosion in the future.
2. To facilitate the development and enhancement of visitor and recreational facilities along the coastal area, particularly walking routes, car parking areas, signage and changing / toilet facilities.

Cell 5 Greystones to Kilcoole (Ballynerrin)

CPO 19.20 1. To facilitate the development of visitor and interpretative facilities, particularly those relating to bird watching, in a sustainable and suitable manner which does not compromise either landscape quality or habitats.
2. To control and limit residential development to that shown to be strictly necessary (in accordance with the County settlement and rural development strategies) and to require the highest standards of siting and design for any new dwellings and regard to environmental designations.
3. To prohibit the development of new dwellings within 100m of the shoreline.
4. To protect all listed views and prospects along the R761 and coast in this cell.
5. To strictly control the development of new entrances and access driveways on the R761, to those which can be proven to be necessary for either traffic safety reasons or the normal functioning of the landholding.
6. To facilitate the development of a coastal walk (having due regard to environmental designations and compliance with the EU Habitats Directive) and to restrict development that interferes with the achievement of this objective.
7. To facilitate and support the upgrading of Kilcoole train station and associated facilities.
8. To facilitate coastal protection works (natural, soft and hard engineered), to protect both the ecological and amenity value of the coastline and the significant economic and social value of the railway line.

Cell 6 Kilcoole - Wicklow Town

CPO 19.21 1. No development will be permitted that has an adverse impact on the environmental and ecological quality of The Murrough cSAC. The Planning Authority will have particular regard to the impact that all developments have on the integrity of the cSAC, including development that is within the cSAC and development that is not within a designated area, but which is likely to have an effect thereon.
2. To facilitate the development of visitor and interpretative facilities, particularly those relating to bird watching and beach usage, in a sustainable and suitable manner which does not compromise either landscape quality or habitats.
3. To maintain and improve points of vehicular access to the coast at Six Mile Point, Five Mile Point and Ballybla.
4. To strictly control the development of new entrances and access driveways on the R761, to those which can be proven to be necessary for either traffic safety reasons or the normal functioning of the landholding.
5. To control and limit residential development to that shown to be strictly necessary (in accordance with the County settlement and rural development strategies) and to require the highest standards of siting and design, which takes due cognisance of the historic settlement pattern in the area and to environmental designations.

6. To prohibit the development of new dwellings within 100m of the shoreline.
7. To facilitate the development of a coastal walk (having due regard to environmental designations and compliance with the EU Habitats Directive) and to restrict development that interferes with the achievement of this objective.
8. To protect all listed views and prospects along the R761 and coast in this cell.
9. To facilitate the provision of necessary infrastructure, include water infrastructure and to serve the local settlements/area.
10. To facilitate coastal protection works (natural, soft and hard engineered), to protect both the amenity and ecological value of the coastline and the significant economic and social value of the railway line.

Cell 7 Wicklow Town and Environs

CPO 19.22

1. To support the coastal protection and development objectives of the relevant Local (Area) Plan for Wicklow Town – Rathnew.
2. No development will be permitted that has the potential to adversely affect the conservation objectives of The Murrough Wetlands SAC, The Murrough SPA, Wicklow Head SAC, or Wicklow Reef SPA either directly, indirectly or cumulatively.
3. To facilitate the development and enhancement of visitor and recreational facilities along the coastal area, particularly walking routes, car parking areas, signage, changing / toilet facilities and water based clubs.
4. To support investigations into alternatives for the development of Wicklow Port.
5. To retain Wicklow Golf Club at its present location and to preserve the open character of this area, as it acts as an important buffer area between the town and recreation areas further to the south.
6. To facilitate coastal protection works (natural, soft and hard engineered), to protect both the amenity and ecological value of the coastline and the significant economic and social value of the railway line.

Cell 8 Wicklow Head / Kilpoole

CPO 19.23

1. To preserve the open character of Wicklow Head.
2. No development will be permitted that has an adverse impact on the environmental and ecological quality of the Magherabeg pNHA / cSAC or Vulnerable Aquifer designations in the area. The Planning Authority will have particular regard to the impact that all developments have on the integrity of a SAC, including development that is within a SAC and development that is not within a designated area, but which is likely to have an effect thereon.
3. Development that is detrimental to the quality or amenity of heritage features will not be permitted, including views and prospects, archaeological features and protected trees/structures.
4. To strictly control the further proliferation of sea outfalls for effluent discharge and in particular to prohibit short sea outfalls. All effluent discharges should be in compliance with the EU Bathing Water Directive.
5. To facilitate the development of new tourist accommodation subject to the following controls:
   a) The development of new tourist accommodation shall be restricted to the existing development cluster at Blainroe or to existing developed sites;
   b) Permission will only be considered for new accommodation where the development forms part of a well developed, integrated tourism and recreation development, which would add to the public amenity and enjoyment of the area and provides a significant public element (e.g. public car parking, playground / indoor playzone, swimming pool open to paying public etc);
   c) the development of any further static or touring caravan parks shall be prohibited; and

d) the development of any further holiday homes shall be prohibited, other than a small scale element of which may be allowable in an integrated development that provides a range of accommodation types;
e) automated gates will not be permitted on any development.

6. To strictly control the development of new entrances and access driveways on the R750 to those which can be proven to be necessary for either traffic safety reasons or the normal functioning of the landholding.
7. To control and limit the development of permanent rural housing to that shown to be strictly necessary (in accordance with the County settlement and rural development strategies) and to require the highest standards of siting and design for any new dwelling and regard to environmental designations.
8. To conserve the right of way from the Wicklow Town settlement boundary along the coastline to Brides Head and Lime Kiln Bay.
9. To facilitate coastal protection works (natural, soft and hard engineered), to protect the amenity and ecological value of the coastline.

Cell 9 Brittas Bay

CPO 19.24

1. To facilitate the enhancement of recreational amenities and facilities in the cell to cater for day visitors and long stay holiday makers to the extent that it is consistent with maintaining the capacity of the cell (including its beach and bathing water quality, sand dunes, car parks and road network) and in a manner that does not diminish its unique rural, scenic and recreational amenities.
2. No development will be permitted that has an adverse impact on the environmental and ecological quality of the pNHA, cSAC or Vulnerable Aquifer designations in the area. The Planning Authority will have particular regard to the impact that all developments have on the integrity of a cSAC, including development that is within a cSAC and development that is not within a designated area, but which is likely to have an effect thereon.
3. To protect, conserve and encourage the recovery of the beach-dune system at Brittas Bay, in accordance with the conservation objectives for which the SAC is designated, and as per site specific conservation management prescriptions prepared in 2018. Development that results in the erosion of the beach-dune system will not be permitted. In this respect, the Council will particularly ensure protection against erosion caused by amenity and recreational use of the dunes.
4. Development that is detrimental to the quality or amenity of heritage features will not be permitted, including views and prospects, archaeological features, protected trees/structures.
5. To strictly control the further proliferation of sea outfalls for effluent discharge and in particular to prohibit short sea outfalls. All effluent discharges should be in compliance with the EU Bathing Water Directive. Any development that compromises the Blue Flag status of the beach will not be permitted.
6. To facilitate the development of appropriate outdoor and indoor recreation in the cell by permitting the use of its rural hinterland for environmentally sensitive and sustainable recreational purposes, where buildings and structures have only a minor impact on the landscape and where the completion of landscaping schemes would assimilate such developments into the countryside (e.g. golf, pitch and putt, amenity forestry, paint ball games, adventure fun parks).
7. All services and facilities to serve the local community and tourists shall be located within the boundaries of Ballynacarrig Village. Notwithstanding this, one small-scale local service type development shall be considered in proximity to the South Beach car park. The development may comprise a shop/service garage/pub/restaurant/café development. The maximum floor area of the development shall be 200m^2.
8. To facilitate the development of new tourist accommodation subject to the following controls:
a) New tourist accommodation shall be directed into one of the three identified development clusters of Ballynacarrig Village, Brittas Bridge and Cornagower (as shown on Map XX.02), or to existing developed sites. Only in exceptional circumstances, and

where the following criteria are complied with, will accommodation be considered on a greenfield site outside a cluster:

i. the development shall be located in close proximity to the identified clusters and shall have or be provided with direct and high quality connections to the clusters and to the coast;

ii. the development shall be of an exceptionally high quality design.

b) Permission will only be considered for new accommodation where the development forms part of a well developed, integrated tourism and recreation development, which would add to the public amenity and enjoyment of the area and provides a significant public element (e.g. public car parking, playground / indoor playzone, swimming pool open to paying public etc);

c) The development of any new static or touring caravan parks shall be prohibited; expansion of existing facilities will be considered subject to the suitability of the site, and be of a modest scale and high quality design;

d) The development of any further holiday homes shall be prohibited, other than a small scale element of which may be allowable in an integrated development that provides a range of accommodation types;

e) Automated gates will not be permitted on any development;

f) The development of temporary camping/glamping sites may be considered strictly on the basis of:

i. the use being seasonal only (March – October) and the full removal of all temporary structures and facilities at the end of each season,

ii. the highest quality of design and layout being employed, including excellent screening,

iii. strict adherence to environmental controls especially with regard to waste/wastewater disposal.

9. To limit the size of existing public car parks to the present levels and to support the development of additional car parking on the inland side of the road at Cornagower East.

10. To strictly control the development of new entrances and access driveways on the R750 to those which can be proven to be necessary for either traffic safety reasons or the normal functioning of the landholding.

11. To control and limit the development of permanent rural housing to that shown to be strictly necessary (in accordance with the County settlement and rural development strategies) and to require the highest standards of siting and design for any new dwelling and regard to environmental designations.

12. To facilitate coastal protection works (natural, soft and hard engineered), to protect the amenity and ecological value of the coastline.

Cell 10 Mizen Head to Arklow (Sallymount / Johnstown)

CPO 19.25

1. To facilitate the enhancement of recreational amenities and facilities in the cell to the extent that it is consistent with maintaining the capacity of the cell (including its beach and bathing water quality, sand dunes, car parks and road network) and in a manner that does not diminish its unique rural, scenic and recreational amenities.

2. No development will be permitted that has an adverse impact on the environmental and ecological quality of the pNHA, cSAC or Vulnerable Aquifer designations in the area. The Planning Authority will have particular regard to the impact that all developments have on the integrity of a cSAC, including development that is within a cSAC and development that is not within a designated area, but which is likely to have an effect thereon.

3. Development that is detrimental to the quality or amenity of heritage features will not be permitted, including views and prospects, archaeological features, protected trees/structures.

4. To strictly control the further proliferation of sea outfalls for effluent discharge and in particular to prohibit short sea outfalls. All effluent discharges should be in compliance with the EU Bathing

Water Directive. Any development that compromises the Blue Flag status of the beach will not be permitted.

5. To facilitate the development of appropriate outdoor and indoor recreation in the cell by permitting the use of its rural hinterland for environmentally sensitive and sustainable recreational purposes, where buildings and structures have only a minor impact on the landscape and where the completion of landscaping schemes would assimilate such developments into the countryside (e.g. golf, pitch and putt, amenity forestry, paint ball games, adventure fun parks).

6. To facilitate the development of new tourist accommodation subject to the following controls:

a) New tourist accommodation shall be limited to suitable sites west of the coast road that are served by a high quality road network and/or can be provided with direct and proximate access to the coast.

b) Permission will only be considered for new tourist accommodation where the development forms part of a well developed, integrated tourism and recreation development, which would add to the public amenity and enjoyment of the area and provides a significant public element (e.g. public car parking, playground / indoor playzone, swimming pool open to paying public etc).

c) The development of any new static or touring caravan parks shall be prohibited; expansion of existing facilities will be considered subject to the suitability of the site, being of a modest scale and high quality design.

d) The development of any further holiday homes shall be prohibited, other than a small scale element of which may be allowable in an integrated development that provides a range of accommodation types.

e) Automated gates will not be permitted on any development.

7. To strictly control the development of new entrances and access driveways on the R750 to those which can be proven to be necessary for either traffic safety reasons or the normal functioning of the landholding.

8. To preserve existing access routes to the beach and to support and facilitate the development of additional car parking on the inland side of the coast road, proximate to existing access ways to the beach.

9. To control and limit the development of permanent rural housing to that shown to be strictly necessary (in accordance with the County settlement and rural development strategies) and to require the highest standards of siting and design for any new dwelling and regard to environmental designations.

10. To facilitate the provision of necessary infrastructure, include water and energy infrastructure, to serve the local settlements/area.

Cell 11 **Arklow Environs**

CPO 19.26

1. To enhance the visual, recreational and natural amenities of the Arklow coastal area, in accordance with the policies and objectives set out in the Arklow Town and Environs Local Area Plan.

2. To facilitate the development and enhancement of visitor and recreational facilities along the coastal area, particularly walking routes, car parking areas, signage, changing / toilet facilities and water based clubs.

3. To support and facilitate the development of marine and shipping activity in Arklow, particularly the recreational use of the existing harbour / marina and the development of a roll on-roll off port at the existing Roadstone jetty.

4. To facilitate coastal protection works (natural, soft and hard engineered), to protect the economic, amenity and ecological value of the coastline

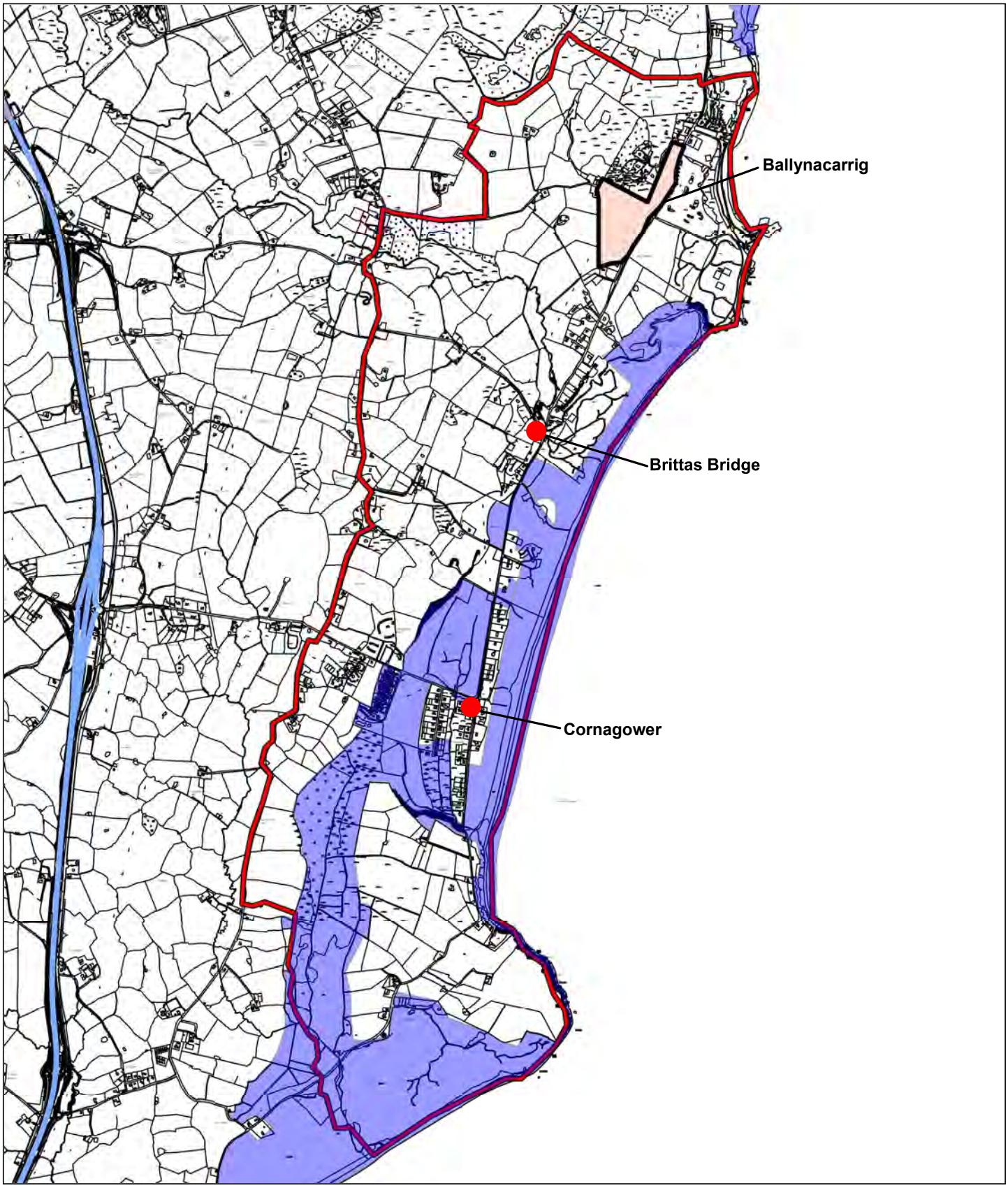
Cell 12 Arklow Head / Clogga

CPO 19.27

1. To facilitate the enhancement of recreational amenities and facilities in the cell to cater for day visitors and long stay holiday makers to the extent that it is consistent with maintaining the capacity of the cell (including its beach and bathing water quality, sand dunes, car parks and road network) and in a manner that does not diminish its unique rural, scenic and recreational amenities.
2. Development that is detrimental to the quality or amenity of heritage features will not be permitted, including views and prospects, archaeological features, protected trees/structures.
3. To strictly control the further proliferation of sea outfalls for effluent discharge and in particular to prohibit short sea outfalls. All effluent discharges should be in compliance with the EU Bathing Water Directive. Any development that compromises the Blue Flag status of the beach will not be permitted.
4. To facilitate the development of appropriate outdoor and indoor recreation in the cell by permitting the use of its rural hinterland for environmentally sensitive and sustainable recreational purposes, where buildings and structures have only a minor impact on the landscape and where the completion of landscaping schemes would assimilate such developments into the countryside (e.g. golf, pitch and putt, amenity forestry, paint ball games, adventure fun parks).
5. To facilitate the development of new tourist accommodation subject to the following controls:

a) New tourist accommodation shall be restricted to the existing developed cluster at Clogga or to existing developed sites;
b) permission will only be considered for new accommodation where the development forms part of a well developed, integrated tourism and recreation development, which would add to the public amenity and enjoyment of the area and provides a significant public element (e.g. public car parking, playground / indoor playzone, swimming pool open to paying public etc);
c) the development of any further holiday homes shall be prohibited, other than a small scale element of which may be allowable in an integrated development that provides a range of accommodation types;
d) the development of any further static or touring caravan parks shall be prohibited;
e) automated gates will not be permitted on any development; and
f) new development shall have or be provided with high quality direct access to the main traffic routes;
g) development shall be of an exceptionally high quality design.

6. To preserve existing access routes to the beach and to support and facilitate the development of additional car parking, proximate to existing access ways to the beach.
7. To control and limit the development of permanent rural housing to that shown to be strictly necessary (in accordance with the County settlement and rural development strategies) and to require the highest standards of siting and design for any new dwelling and regard to environmental designations.
8. To facilitate coastal protection works (natural, soft and hard engineered), to protect the economic, amenity and ecological value of the coastline.



Brittas Bay Coastal Cell

Map No. 19.02

W I C K L O W
ENDLESS OPPORTUNITIES

Legend

- Coastal Cell
- SPA,SAC and pNHA
- Settlement Boundary
- N11 / M11 Motorway

Map not to Scale

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



North Coastal Cell

Map No. 19.01a

W I C K L O W
ENDLESS OPPORTUNITIES

Legend

- Coastal Cell
- SPA,SAC and pNHA
- N11 / M11 Motorway

Map not to Scale

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council



South Coastal Cell

Map No. 19.01b

WICKLOW
ENDLESS OPPORTUNITIES

Legend

- Coastal Cell
- SPA,SAC and pNHA
- N11 / M11 Motorway

Map not to Scale

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2022/35/CCMA/Wicklow County Council

CHAPTER 20
IMPLEMENTATION AND MONITORING

20.0 Implementation

Under the Planning and Development Act 2000 (as amended), Wicklow County Council has a statutory obligation and is fully committed to securing the implementation of the Wicklow County Development Plan 2022-2028.

The implementation of this plan requires the cooperation and participation of all stakeholders and Wicklow County Council will undertake a leadership role to progress and secure the implementation of the plan. In providing a leadership role, the Council will aim to foster a collaborative approach with citizens, communities, stakeholders, sectoral interests, partners, Governmental and Non-Governmental agencies, and adjoining authorities to achieve the collective support and successful implementation of the plan. The implementation of the plan is also dependant on a number of factors including Council funding and the availability of capital from other sources. Due to the uncertain economic climate as a result of COVID 19, the provision of funding may present a challenge in the years ahead.

All of the objectives of the plan have been written with the specific aim of fulfilling the Development Plan Vision, desired 'Strategic County Outcomes' and the 'Core Strategy' of the plan, as set out in Chapters 2 and 3. The County Development Plan Vision and Strategic County Outcomes are themselves broadly aligned with the Regional Strategic Outcomes of the RSES, the National Strategic Outcomes of the NPF, and the United Nations Sustainable Development Goals.

STRATEGIC COUNTY OUTCOMES	
SCO1 Sustainable Settlement Patterns & Compact Growth	The delivery of compact growth in all towns and villages by capitalising on the potential for infill and brownfield development, moving away from a reliance on greenfield development and creating places that encourage active lifestyles is essential for the successful delivery of the development plan strategy.
SCO2 Resilient Town & Village Centres – Regeneration & Renewal	Activate the potential for renewal of our town and village centres, creating resilient, adaptable and vibrant places with a strong focus on people. It is essential that we protect and maintain the viability of town and village centres, target the reversal of decline and deliver sustainable reuse and regeneration outcomes. It is important that regeneration and renewal projects respect and embrace Wicklow's beautiful old buildings and historic streetscapes which give our settlements their identity and strong sense of place. The quality of new architecture will have a long standing impact on the quality of our settlements and therefore should be of the highest quality to withstand the test of time.
SCO3 Strong Rural Communities & Sustainable Rural Development	Strengthen rural communities and support the sustainable development of rural areas. Encourage innovation and rural diversification in order to sustain vibrant rural communities. Leverage the potential of rural settlements to accommodate sustainable growth and a range of services including social and economic enterprise.
SCO4 Sustainable Healthy Communities	Places should facilitate a high quality of life for all regardless of age or ability. Access to quality housing, employment, childcare, education, health services, community facilities and a clean unpolluted, environment including clean air and water, are defining elements of healthy, attractive and successful places. Investment in a well-designed public realm which includes public spaces, parks, playgrounds, streets and recreational infrastructure to cater for all ages is essential.
SCO5 Sustainable Mobility	The County Development Plan plays an important role in influencing a reduction in GHG emissions by guiding the sustainable growth of the County. The integration of land use and transportation planning, in order to support sustainable mobility and encourage a shift away from the private car to active travel (walking and cycling) and public transport, will deliver improvements in terms of quality of life and climate change.
SCO6	Natural heritage and biodiversity is the cornerstone of Wicklow's identity – 'The Garden of Ireland'. It is

Natural Heritage & Biodiversity	essential that we conserve and enhance the County's rich natural heritage and biodiversity for the benefit of current and future generations.
SCO7 Climate Resilience & the Transition to a Low Carbon Economy	Support the transition to low carbon clean energy by facilitating renewable energy use and generation at appropriate locations and supporting the development of off-shore renewable energy enabling infrastructure especially at ports and harbours. Facilitate the sustainable management of waste including the circular economy. Restrict development in areas that are at risk of flooding and protect the natural landscape and biodiversity.
SCO8 A Strong Economy	Strengthen and broaden the economic base, harness opportunities for economic growth to build economic resilience, strengthen enterprise ecosystems and create quality jobs that align with population growth, ensure a good standard of living and reduce the need for long-distance commuting. Support place making improvements that will generate economic confidence and in turn make settlements more attractive to employers and a skilled workforce.
SCO9 Tourism	Capitalise on Wicklow's location within Ireland's Ancient East and facilitate a year round tourism industry that harnesses Wicklow's natural amenities and vast recreational opportunities. Ensure that tourism development respects and protects the very assets it depends upon.
SCO10 Education & Skills	Recognising the important link between education and skills and employment opportunities, it is necessary to continue to improve the opportunities for education and skills within the County and to further develop Wicklow County Campus Centre of Excellence as a third level education facility for enterprise, education, training, research and development.

Implementation of the plan will be achieved by:

- Application of the objectives and standards of this plan in the assessment of all applications for planning permission, including Local Authority development. Many of the plan objectives are multi-faceted and as such contribute to the achievement of multiple Strategic County Outcomes, which themselves are interrelated;
- Investment in infrastructure underpinning the development objectives of the plan. In this regard, the desired 'Strategic County Outcomes' and the 'Core Strategy' of the plan shall set the priorities for the provision and improvement of infrastructure by both the Local Authority and other agencies, subject to the availability of funding;
- Integrating the strategies, policies, and objectives of the plan with lower-order plans such as local area plans and action area plans;
- Ongoing monitoring of the strategies and objectives of the plan and identifying any needs for adjustment of objectives over the lifetime of the plan and in future reviews.

As far as practicable, every effort has been made to craft objectives that are specific, measurable, achievable and realistic. It is acknowledged that not all objectives may be measured in easily identifiable quantitative values. Many objectives relate to development management processes which may be implemented through established internal processes and procedures. Other objectives may relate to criteria which are considered as part of multifaceted decision-making processes which require the balancing of a range of objectives against particular site-specific circumstances. In addition, it is noted that many objectives are intended to facilitate and support an intended outcome, rather than act as a direct means of delivering the outcome. In this regard, implementation of the objectives of the County Development Plan and the delivery of desired planning outcomes, may be subject to a range of external factors, most notably wider economic circumstances and availability of resources.

20.1 Sources of Funding

Funding for the various projects, programmes and policy objectives of the Plan will be dependent on capital funding from the Government and various State agencies. The Council's funds will be allocated under the annual budget adopted by the Elected Members each year. As previously referred to, the availability of funding over the lifetime of the Plan is uncertain and will be dependent on the medium and long term impacts of COVID 19 on the national and international economy.

20.1.1 Development Contributions

To facilitate the implementation of roads and transportation, surface water drainage, and community facilities infrastructure, the Council will require contributions from benefiting developers.

As per Section 48 of the Planning and Development Act 2000 (as amended), the Planning Authority may, when granting permission, include conditions for requiring the payment of a contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority and that is provided, or that is intended will be provided, by or on behalf of the local authority (regardless of other sources of funding for the infrastructure and facilities). The basis for the determination of a contribution under this section is set out in the Wicklow County Council Development Contribution Scheme 2015 (as may be amended). The planning authority will require the payment of contributions in accordance with this scheme.

Under Section 49 of the Act, the Planning Authority may include conditions requiring the payment of a contribution in respect of any public infrastructure service or project specified in a 'supplementary development contribution scheme', where the provision of infrastructure concerned will benefit the development to which the permission relates when carried out.

20.1.2 Additional funding sources

- The Rural and Urban Regeneration and Development Funds (RRDF and URDF) arising from the National Development Plan, in support of the National Planning Framework and other national strategies are available to support the implementation of Regional and Local Authority development plans and Local Economic and Community Plan objectives.
- The Climate Action Fund which aims to support initiatives that contribute to the achievement of Ireland's climate and energy targets will leverage investment by public and private bodies.
- The Disruptive Technology Innovation Fund aspires to support Ireland's innovation ecosystem and to drive collaboration between public bodies, research, Small and Medium sized Enterprises and industry.
- Additional National and EU level programmes include the 'Re-Building Ireland' Action Plan, the 'Neighbourhood Scheme', National Lottery Facility Funding, as well as other funding mechanisms available from the various Government Departments and other agencies.

20.1.3 Private Sourcing

A Public Private Partnership (PPP) involves a partnership agreement between the public and private sector for the delivery of specific projects relating to public services and infrastructure. Such approaches ensure a commitment to funding due to interlinked public and private assistance and aims at ensuring the most economically efficient manner of development. Education, local services, health, housing, public transport, roads, solid waste, water/wastewater and other public services can benefit from the approach of a PPP.

Other partnership approaches will be pursued with State and public organisations. Such approaches can involve/several different types of projects, including:

- Design and build;
- Design, build and operate;
- Design, build, operate and finance, and

- Operating contracts.

20.2 Development Management

Development Management is the statutory process that manages development and in making decisions on planning applications, shall be restricted to considering the proper planning and sustainable development of the area, having regard to the policies and objectives set out in the development plan, all in the interests of the common good. This plan, being a strategic document, sets out these broad policies and objectives, the details of which are subject to best practice interpretation and analysis depending upon the nature and specifics of the development proposed.

The granting of planning permission does not per se enable development to be undertaken as such development will have a legal context outside the remit of the permission. It will also be required to conform to the requirements of legislation and regulations that are outside the scope of planning legislation and that will impact the specific development proposed.

20.3 Enforcement

Development will be controlled in accordance with policies and objectives set out in the County Development Plan and in accordance with the principles of proper planning and sustainable development.

With regard to the enforcement provisions of Part VIII of the Planning and Development Act 2000, the role of the Planning Authority is to undertake enforcement action where necessary with respect to non-compliance with conditions attached to planning permissions and the carrying out of non exempted development without the benefit of planning permission. Furthermore, the Planning Authority has special control powers under current legislation pertaining to such areas as protected structures and tree preservation orders.

In addition, the Planning Authority will continue the practice of granting planning permission with the inclusion of conditions requiring levies and/or bonds to be paid to ensure compliance with the conditions of the permission.

To secure the satisfactory completion of development on a site which has been granted planning permission, the Council will require the giving of a cash bond to ensure the completion of the development to the satisfaction of the Council. This is provided for under Section 34(4)(g) of the Planning and Development Act 2000 (as amended). This bond may be requisitioned in part or in full where the development has not been satisfactorily completed and used by the Council to ensure the satisfactory completion of the development. This cash bond shall not be released until the estate is taken in charge. The value of the cash bond will be reviewed during the lifetime of the plan and each year thereafter each year in accordance with the Wholesale Price Index for the Construction Industry.

20.4 Monitoring & Review

The Planning and Development Section of Wicklow County Council is the main section responsible for monitoring and implementing the development plan, mainly through the development management function. However, it is important to note that this plan co-ordinates the work and objectives of other key departments within the local authority, such as Enterprise, Community, Housing, Water Services, Roads and Transportation and Environment sections. In some cases, the body responsible for the implementation of certain plan objectives may be external, e.g. EPA, Irish Water, NTA, TII, etc.

Many of the plans objectives are set within a longer timeframe, of 20 to 30 years, which may not be fully implemented over the lifetime of this development plan.

The Planning and Development Act 2000 (as amended) provides under:

Section 15(1) - that shall be the duty of a planning authority to take such steps within its powers as may be necessary for securing the objectives of the development plan, and

Section 15(2) - that the Chief Executive of the planning authority shall, not more than two years after the making of a development plan, give a report to the members of the planning authority on the progress achieved in securing the objectives referred to in subsection (1).

20.5 Environmental Monitoring

Article 10 of the SEA Directive requires monitoring of the significant environmental effects of the implementation of the County Development Plan in order to identify, at an early stage, unforeseen adverse effects and to enable appropriate remedial action to be undertaken. While the ongoing implementation of the objectives of the plan and the monitoring processes detailed above incorporates some monitoring of environment related objectives, the full and comprehensive monitoring and evaluation assessment, required to be undertaken under Article 10 of the SEA Directive, is set out in the Strategic Environmental Assessment that accompanies the County Development Plan.