



ROUNDWOOD SMALL GROWTH TOWN II TOWN PLAN

TABLE OF CONTENTS

TOWN PLAN	0
TOWN PLAN	1
1. PURPOSE OF THIS PLAN	1
Town Plan Status.....	1
2. LOCATION, POPULATION AND CONTEXT	1
Historical Context	2
Urban Form	2
3. SETTLEMENT FUNCTION AND ROLE	3
4. TRANSPORTATION, TRAFFIC AND PARKING INFRASTRUCTURE	3
5. WATER SERVICES INFRASTRUCTURE	4
Water Supply	4
Waste Water	4
6.COMMUNITY INFRASTRUCTURE	4
Sport/Play/Community	4
Objectives.....	5
Education.....	5
Objectives.....	5
7.RESIDENTIAL DEVELOPMENT	5
Objectives.....	6
8. EMPLOYMENT	6
Objectives.....	6
9. COMMERCIAL/ TOWN CENTRE	7
10. tourism.....	7
11. HERITAGE	7
Schedule 10.15 Protected Structures	8
Recorded Monuments located in Greenbelt to West of Roundwood.....	8
Schedule 10.4 Proposed Natural Heritage Area: Vartry Reservoir.....	8
12. ZONING.....	9
Residential.....	9
Town Centre.....	9
Employment	10
Community, Educational and Social Infrastructure	10
Open Space.....	10
Tourism	10
Agricultural/Greenbelt	10
Reservoir Buffer Zone.....	11
Action Area Plans.....	11
Objectives.....	11
13. IMPLEMENTATION.....	13
14. ENVIRONMENTAL ASSESSMENT	13

TOWN PLAN

1. PURPOSE OF THIS PLAN

The purpose of this Plan is to put in place a structure that will guide the future sustainable development of Roundwood. This Plan, in conjunction with the County Development Plan 2004-2010, will inform and manage the future development of the town. While Roundwood is a small settlement, its proximity to Bray and Dublin, as well as its charm, beautiful setting and its small size, puts it under severe development pressure.

The aim of this Plan is to establish a framework for the planned, coordinated, and sustainable development of Roundwood, and to enhance and facilitate the balancing of economic, social and environmental infrastructure in the interests of the community. While this Plan, which is an integral part of the County Development Plan and will thus only be in place until 2010, it has been cast in the context of growth until 2016.

This Plan will ensure that residential development is located in a sustainable manner close to commercial development and amenities, that it will take place in tandem with physical, community and amenity infrastructure, and this Plan will designate land for such usage.

Town Plan Status

This plan has been prepared in accordance with Part II, Section 13 of the Local Government (Planning and Development) Act 2000. The Town Plan will be adopted as a variation to the County Development Plan.

As this plan will be part of and form a subset of the County Development Plan it is not proposed to include a repetition of the policies, objectives or strategies as set out in the CDP. Where standards or objectives for a particular development are not included in this plan the provisions of the CDP shall apply. The plan will however seek to formulate appropriate Roundwood specific development objectives and guidance, compatible with those of the CDP, to assist the Development Management process in managing sustainable progress for the town.

2. LOCATION, POPULATION AND CONTEXT

Roundwood is situated in County Wicklow west of the N11 route on the R755 Regional Road, approximately 13km west of Ashford, 10km from Newtownmountkennedy, approximately 9km north of Laragh and 20km south of Bray.

Roundwood is classified in the County Development plan as a 'Small Growth Town II' with a 2006 Census population of 589. The County Development Plan envisages a population of 800 by 2010, decreasing to 700 by 2016. For this plan to be realistic these figures have been revised for Roundwood. Land use designation in this Plan will be based on a population of 1130 by 2016.

Roundwood contains a Roman Catholic National school, Roman Catholic Church, five public houses, local convenience shops, a motor repair shop, GAA facility, community centre, caravan park, Post Office, Local Bus service and Health Clinic. Roundwood slopes gently towards the reservoir while the gradient to the west of the main street is steeper.

There are several well-established, medium density housing estates in the town of Roundwood including a new scheme of 17 houses granted in 2005 which is nearing completion at this stage.

Roundwood is situated in an area of Special Amenity as defined in the County Development Plan landscape categorisations. Roundwood adjoins the Vartry Reservoir and along with Laragh, serves as a principal gateway to the Wicklow Uplands.

Historical Context

The village of Roundwood dates back to 1250, but at the time it was known as Leitrim. It did not acquire the name of Roundwood until 1713. It is also known by its Irish name 'An Tochar' meaning a causeway or a level place where local people built a causeway of stones and trees, which enables passage across a wet place for travellers.

In 1837 there were only nineteen houses in Roundwood. Subsequent to this Roundwood experienced increased growth, once the road was changed and the artificial reservoir was constructed in the bed of the Vartry. The first National School in Roundwood opened in 1862 at Oldtown. The School then moved to the new premises on the Main Street in 1923 and its present location on the former Fair Green in 1984. The Roman Catholic Church was built in 1871 and is a very fine example of gothic-revival architecture.

The original Vartry Scheme included the Lower Reservoir, the Water Treatment Works, and tunnel to Callowhill and pipes to Dublin and was constructed from 1862 to 1868. The Upper Reservoir was only commenced in 1908 but due to contractual difficulties and the outbreak of World War I was not completed until 1923.

Roundwood is generally regarded as being one of the highest villages in Ireland at approximately 230 metres above sea level. Roundwood's primary function is as a service centre for the townspeople and those of the hinterland, accommodating the needs of tourists and day trippers and as a dormitory town on the periphery of Dublin.

Urban Form

There are a number of housing estates situated to the West of the Main Street. While a number of private houses have been constructed to the North and South of the town.

All other zonings are based on enabling access to these facilities by walking and cycling. The physical amenity of Roundwood lies in its attractive urban form and individual buildings and features of architectural and aesthetic merit. The Village is situated in attractive setting with views of the Vartry Reservoir and landscape.

The urban form of Roundwood is linear along both sides of the R755 with the majority of houses being concentrated in the northwest quadrant of the town. This can largely be attributed to the construction of the County Council developments in 1970s in this quadrant. The existing town centre is situated along both sides of the R755 with the Vartry Golf course and Roundwood Park Demesne forming a natural boundary to the south of the town. While to the north, development is concentrated around the Lough Dan Road (L1059) and the site of old schoolhouse.

Map 1 defines the development boundary in red and highlights the 200m buffer zone setback from Vartry Reservoir (pNHA). Map 2 defines the wider hinterland/ agricultural greenbelt,

and identifies the location of all protected structures recorded monuments and proposed protected views of Vartry Reservoir.

3. SETTLEMENT FUNCTION AND ROLE

The Regional Planning Guidelines for the Greater Dublin Area (RPGs) put in place a broad planning framework for the development of the Greater Dublin Area of which Wicklow forms a part. The Guidelines are informed by and flow from the National Spatial Strategy 2002 – 2020. The RPG's provide an overall strategic context for the Development Plans of each Local Authority.

The RPG's make a distinction between the existing built up area and its environs where the built up area is the Metropolitan and the remainder the Hinterland with a range of settlement sizes that have the potential to attain an enhanced level of sustainability. Northeast Wicklow including Bray and Greystones/Delgany, and their environs, are within the Metropolitan area while the remainder of the County is Hinterland.

The County Development Plan (CDP) settlement strategy seeks to locate population growth and channel development in line with the principles of the RPGs. It promotes a hierarchy of settlements in recognition that the settlement role and function is a product of scale and spatial distribution and designates Roundwood a 'Small Growth Town II'.

The CDP defines 'Small Growth Towns' as "*the settlements in this level represent the more rural small towns in the County, which provide a range of employment, retail and social/community services to a mainly rural hinterland*".

Roundwood has a very large hinterland with the closest settlements being Newtownmountkennedy and Ashford; these both have a higher designation in the CDP as 'Moderate Growth Town' and 'Small Growth Town I' respectively. Roundwood is situated within 20km of Bray which has the highest designation a 'Metropolitan Consolidation Town'.

To fulfil its remit this plan shall not make provision for development of a scale that is commensurate with and appropriate for higher order settlements. Rather Roundwood's role is to sustain the local community as well as it's wider hinterland area through crafted land use policies and objectives scaled to meet the needs of the settlement.

4. TRANSPORTATION, TRAFFIC AND PARKING INFRASTRUCTURE

Roundwood, as defined within the development boundary of Map I is principally situated around the pole defined by Regional Road R755 (Bray/Laragh Road) and Local Road L1059 (Lough Dan Road), and the junction of R755 and R764 (Ashford Road) to the South of the town. Apart from congestion caused by on-street parking and school traffic (at the junction with L1059), the R755 is reasonably aligned. The R765 (Newtownmountkennedy Road) & R764 are very narrow in places and lack pedestrian links between the Town Centre and Reservoir Loop walk.

R755 is very narrow in places, and requires footpaths for most of the distance to the GAA club. While there is no Public transport facility in Roundwood a private bus service to Dublin is in operation. There is a need to develop the permeability of the existing and emerging settlement by the provision of pedestrian and cycling links throughout the Town, and in particular a pedestrian link between the town centre and all residential lands.

Objectives

- Improve the road and provide a footpath, along the L5059 between the village centre and St. Laurence O'Toole National School;
- Improve the road where required and provide a footpath and cycleway, along the R765 from junction with R755 to far side of 'Watersbridge'.
- Improve the road where required and provide a footpath and cycleway along the R755 from Health Clinic to GAA Club and Proposed Athletic Grounds
- Provide for additional parking for the town at AAP1, and prevent parking on the Main Street at this point
- Provide for a additional parking and a set-down zone for the School on the R1 lands opposite the school
- Provide pedestrian and cycling linkages within and between existing and new housing/mixed use development throughout the village;
- To improve public access, require provision of a green-route link to the Loop walk around the Reservoir and link to AAP2 lands.
- To provide a link Road Reserve linking Lough Dan Road (L5059) and R755 (Laragh Road).
- To provide suitable traffic calming measures where deemed necessary

5. WATER SERVICES INFRASTRUCTURE

Water Supply

The village of Roundwood is served by a single bored well. The capacity is limited and only sufficient enough to cater for current needs. Pending the augmentation of this supply no new development will be permitted. Infill development will be considered depending on the availability of water.

Waste Water

The existing wastewater plant in Roundwood has a capacity of **1600** Population Equivalents (**PE**) and with an estimated summer loading of **1737 PE**, is operating in excess of its capacity. There are no current plans to augment the plant. Pending the increase in the capacity of this plant no further development will be permitted.

No new significant development can take place until this infrastructure is in place.

6.COMMUNITY INFRASTRUCTURE

The quality of life in a community depends not only on the provision of housing, employment and infrastructure support but also on access to social, community and cultural facilities which are fundamental to social cohesion and personal enhancement.

Sport/Play/Community

Roundwood's community facilities are comprised of: a community centre, health clinic, a parish hall and Roman Catholic Church. From an active recreational perspective there is a comprehensive GAA facility (4 ha) and a loop walk on the edge of the Reservoir.

While the GAA facility is a valuable asset to the town, given Roundwood's very wide catchment. Given its location on the periphery of the town, its specific offer and the need to spatially distribute active and passive play areas within the settlement additional facilities need to be provided. To provide for the existing population and planned increase of 410 persons at least 1.87 ha will be designated for such uses. Of this 1.37 ha shall be in the form of active playing area for youths and adults and a minimum of 0.5 ha for childrens play. A further 1.5ha is designated for Community, Education and Institutional behind the existing school.

Objectives

- An area of at least 1.87 ha shall be levelled, drained and developed for active play within Action Area 2 and shown on the map;
- 0.2 ha shall be provided for children's play as part of the development of Action Area 1 land (2.61 ha)
- The provision of a small visitors centre as part of AAP1 lands

Education

As the current primary school site may not be capable of servicing the 2016 population of the village, in line with Department of Education requirements, 1.2ha is designated for educational use immediately behind the existing school. It is felt that this location is appropriate because of it's proximity to the residential, town centre and amenity lands. The site is within walking distance of new and existing residential zoned lands to enable the majority of the children to walk to and from school. The zoning of these lands provide an option in accommodating primary school needs in the event that the existing St Laurence O'Toole National School is unable to do so.

Parks, Open Space & Green Amenity

Land is designated for a formally hard and soft landscaped Village Green on the AAP1 lands. The AAP 1 lands shall also provide a pedestrian link/green route to the Loop walk around Reservoir and the AAP2 lands.

This Village Green shall adjoin the R755 and be in the form of a 'Village Green', in the order of 0.2 ha, overlooked by the projected town centre development. Residential development adjoining the Village Green shall be designed to give maximum passive surveillance.

Objectives

- To provide for an agricultural/greenbelt zone, as shown on Map, to accommodate agriculture and amenity uses in a manner that protects the physical and visual amenity of the area.
- To provide for Village Green on AAP1 lands

7.RESIDENTIAL DEVELOPMENT

To cater for the 2016 population of 1130, to allow for the anticipated decrease in household sizes, to provide for 30% 'headroom', and adopting an 'excess factor' of 6%, a total of 9ha of land has been designated for residential development, in a medium density. In addition to these lands the Town Centre can accommodate approximately 20 apartments units. The lands

to be zoned will ensure that future demand for housing is nucleated within the town in a sustainable manner.

Large-scale developments will not be permitted, and the maximum size of any one development will be limited to 40 units, in order to ensure legibility and to reflect the scale of the village. Similarly the renovation or redevelopment of vacant or derelict buildings, as well as new build, must recognise the character of the village.

Objectives

- No development that will result in raising the population of Roundwood beyond 930 people can be commenced before 2010, and conditions requiring this shall be attached to any planning permissions granted before that date;
- The maximum size of any one development will be limited to 40 units as a minimum any housing developments over 5 units will require a variation in house design, size, and type, within an overall design theme;
- Housing development shall be phased to ensure that infrastructure, and in particular land for community infrastructure, is provided to match the needs of new residents.
- The Council will encourage more sustainable development through energy end use efficiency, increasing the use of renewable energy, and improved energy performance in all new building developments throughout the Plan

8. EMPLOYMENT

There is no industrial employment in Roundwood. For those who live in the village the main employment outlets are confined to services and retail activities and opportunities afforded by the proximity of Bray and Dublin. Employment in the village and hinterland is supplemented by agriculture, forestry and those employed by Dublin Corporation at Vartry Reservoir.

The services and retail activities based in the village are supported by the needs of the village and hinterland, by tourists and day-trippers. Having regard to its location, settlement function, socio-economic structure and environmental character, a total of 1.8 ha is designated for employment purposes, at the southern end of the town. This will be for service type employment with a limited portion for local enterprise.

Local service type uses could include workshops and small incubator units for enterprise. Such land should be developed at a low plot ratio, to a high level of design quality, and incorporate extensive landscaping.

Future development should also seek to expand the amenity and leisure potential of the settlement. Employment opportunities will be enhanced by providing and expanding retailing, tourism and other services within the settlement.

Objectives

- The zoning of 1.8 ha employment use;
- Development shall have a maximum plot ratio of 0.3;
- A minimum of 0.8 ha shall be for local enterprise development;
- An overall plan for the entire employment land shall be submitted. This plan shall at least include:
 - Development to a high level of architectural design having an overall theme to ensure the development is visually cohesive
 - Detailed landscaping and tree planting proposals including overall, screen planting proposals and site boundary treatment.

9. COMMERCIAL/ TOWN CENTRE

It is important that town centres are inhabited and provide a mix of uses and exhibit a high standard of urban design to ensure vitality and viability, and accordingly the concept of “Living over the Shop” will be encouraged generally, and required in new developments.

For such a small Growth Town II as Roundwood the current level of convenience retail and service offer is relatively good and is, to a large extent, attributable to the towns extensive catchment. The Council will continue to promote the development of vital village shops providing an immediate convenience to local residents and the rural hinterland. Major retail development is not considered appropriate for a settlement the size of Roundwood.

New development, including the refurbishment of buildings, shall be cognisant of existing character and streetscape in terms of massing, rhythm, materials and finishes.

The new town centre development shall be laid out having consideration for the Parks and Open Spaces objectives above.

10. TOURISM

County Wicklow is characterised by exceptional natural amenities, with a mountainous core and 48km of coastline. Roundwood is strategically well positioned, serving as a Principal Gateway to the Wicklow Uplands and characterised by an exceptionally attractive setting on the edge of the Vartry Reservoir.

It is important to protect the tourism assets and amenities of Roundwood and promote the broadening of the tourism base of the settlement by facilitating the provision of visitor attractions, visitor services and facilities.

In order to support the implementation of the County Tourism Strategy the development of tourism in Roundwood should include the following objectives:

- Protect, conserve and enhance the natural amenities, wildlife and non-renewable resources
- Access to and understanding of natural tourism products (archaeology, landscapes, views, prospects, geology, walkways, flora and fauna)
- Develop Local Tourism initiatives like Garden trail/walking trail or craft trail
- Through Wicklow Tourism Partnership the Council will support tourist events in Roundwood

11. HERITAGE

The wider Roundwood area is rich in natural and built heritage assets. The Vartry Reservoir is a Proposed Natural Heritage Area (pNHA) of national importance. In addition the town has two Protected structures while a number of Recorded Monuments are located within the town and its greenbelt. These protected structures and recorded monuments are included for protection in the County Development Plan and are shown on the attached Map No. 2 and listed below. While the CDP lists trees to be considered for the preservation at Luggala, Sraghmore there are none listed within the Town Boundary.

It is an objective to:

- Protect Roundwood’s Protected Structures and Recorded Monuments located within the town development boundary and its agricultural/greenbelt zone;

- All development shall have regard to the Eastern Regional Fisheries Board ‘Requirements for the Protection of Fisheries Habitat during Construction and Development Works at River Sites’;
- Protect trees, hedgerows, wooded area, watercourses and other features of the natural landscape that contribute to the biodiversity of Roundwood;

There are eight Views of Special Amenity Value or Special Interest listed in Table 10.6 and one Prospect described in Table 10.7 of County Development Plan. While only a minority of these assets are within the town boundary they illustrate Roundwood’s amenity setting within the landscape. In addition to the views and prospects mentioned in the County Development Plan, it shall be Council Policy to preserve views, subject to zoning objectives, as listed below:

- Views eastwards to Vartry Reservoir from AAP1 lands
- Views eastwards to Vartry Reservoir from R2 residential lands

Schedule 10.15 Protected Structures			
CDP ref.	Structure	Td	Description
18-15	Roundwood Catholic	Togher More Td	Very fine, mid 19 th Century, gothic-revival church built rusticated granite with long nave and flanking aisles, clerestorey or paired roundels, double bellcote and high-pitched roof.
18-16	Roundwood Old School	Togher More Td	School with T-plan to a Board of Works design
Recorded Monuments located in Greenbelt to West of Roundwood			
Nat Mon Ref	Site Type	Townland	Description
WI018-00101	Church	Ashtown or Ballinafunschoge	The remains of a knave and separated chancel defined by unmortared rubble wall. The doorway was probably located in the south wall.
WI018-00102	Ecclesiastical Enclosure	Ashtown or Ballinafunschoge	An oval enclosure (dims. 40 x 50m), with the church centrally placed within the enclosure, defined by a bank with an external fosse to the E-SE.
WI018-00103	Font	Ashtown or Ballinafunschoge	A triangular granite font with rounded angles and a central circular basin, situated at the west end of the church knave.
WI018-00104	Buallaun Stone	Ashtown or Ballinafunschoge	An earthfast buallaun stone located 80m NE of the enclosure
Schedule 10.4 Proposed Natural Heritage Area: Vartry Reservoir			

12. ZONING

The purpose of zoning is to indicate the land use objectives for the lands within the town boundary and agricultural greenbelt. Zoning aspires to promoting the orderly development of the town by eliminating potential conflicts between incompatible land uses, and to establishing an efficient basis for investment in public infrastructure and facilities.

The basis for the zoning in this Plan is to develop the town in a compact form so that housing and facilities are within easy reach of each other, encouraging sustainable forms of transport such as walking and cycling.

There are 9 land-use zones within the Town Plan. The residential zonings are R1 & R2 and it is intended that residential development will be phased to ensure that services can be provided in a sustainable manner. The R1 lands east of the Main Street are Phase 1 lands and are regarded as appropriate infill lands. These lands are also within close proximity to other zonings such as existing residential, Town Centre and Community & Education Zonings. Additional R1 lands are zoned on the Vartry Golf Course; this site is regarded as appropriate and facilitates growth near the Town Centre. In addition the inclusion of residential zoning in AAP2 lands will help facilitate the development of the other land uses on AAP2 lands.

The AAP1 and AAP2 are the Action Area Plans which will contain performance criteria and designate precise areas for different land uses within their boundaries. These sub areas will be shown on the map, but will be indicative only except for the Active Open Space shown on AAP2 lands, and the designer/developer has the option of laying out the overall area differently, provided such a layout being consistent with sustainable planning, and subject to the agreement of the Planning Authority. Grouping of the various land uses within these Action Area Plans ensures that each land use will be delivered, and that any developer providing for housing must provide for the other land uses in an integrated manner.

A supporting Vision has been included in support of each Zoning Objective. Only those uses that enhance, complement, are ancillary or neutral to the Zone Objective/ Vision are acceptable. Uses that would be not normally permitted will be assessed in terms of their contribution towards the achievement of the Zoning Objective and Vision.

Residential

Objective: To provide for residential development to provide new communities and to protect and improve residential amenity.

Vision: To ensure that any new development conforms to County Development Plan standards and that development in existing areas (e.g. extensions, infill development, childcare facility etc) reflects the prevailing density and character of its immediate surroundings, and shall have a minimal impact on existing residential amenity.

Such Residential Uses include: housing, open space, community facilities, home based economic activity, utility installations and ancillary development and other residential uses in accordance with the County Development Plan.

Town Centre

Objective: To protect the special character of the town, concentrate commercial and cultural facilities, and to protect, provide for and/or improve the town centre facilities.

Vision: This rural town is located in an agricultural rural area and has an exceptionally large hinterland, providing local services and limited employment opportunities to the surrounding rural areas, and also has a role as a dormitory town. This zoning objective seeks to consolidate the existing Town centre. The aim is to further develop the centre by extension of the area and provision of open space, parking, appropriate commercial and residential developments

ensuring an opportunity mix of commercial, recreational, civic, cultural, leisure, residential uses, and urban streets while delivering a quality rural town environment which will enhance the quality of life of resident, visitor and workers alike. The zone will strengthen retail provision, emphasise urban conservation, ensure priority for pedestrians and cyclists, and enhance and develop the existing town fabric.

Such Town Centre uses include: retail, shops, health, restaurants, sufficient residential development to ensure the passive security of the zone, commercial, office, community, some tourism and recreational uses, community, utility installations and ancillary developments for town centre uses in accordance with the County Development Plan.

Employment

Objective: To facilitate opportunities for general employment and enterprise related development.

Vision: Employment areas are intended to create, preserve, and enhance areas containing a range of employment uses within a well-designed and attractive setting that would supply employment opportunities for the settlement and its hinterland. It is also envisaged that indigenous and local enterprise is facilitated in this zoning.

Such Employment uses include: general and light industry, office uses, recycling centre, enterprise units, appropriate warehousing, utility installations and ancillary developments for employment and industry uses in accordance with the County Development Plan.

Community, Educational and Social Infrastructure

Objective: To facilitate and provide community, educational, recreational, institutional and related land uses.

Vision: The zoning objective seeks to provide and enhance the existing social infrastructure for the town.

Such Community/Educational and Social Infrastructure uses include: burial grounds, places of worship, schools, training facilities, community hall, sports and recreational facilities, utility installations and ancillary developments for community, educational and institutional uses in accordance with the County Development Plan.

Open Space

Objective: To preserve and provide for open space and recreational amenities.

Vision: This zoning objective seeks to provide recreational and amenity resources for urban and rural populations subject to strict development controls. Only community facilities and other recreational uses will be considered and encouraged by the Planning Authority.

Such Open Space uses include: tourism and recreational uses, community facilities, open space, sports grounds, utility installations and ancillary developments for open space uses in accordance with the County Development Plan.

Tourism

Objective: To enhance the tourism role of Roundwood

Vision: This zoning objective seeks to promote awareness and access to the heritage and cultural features of Roundwood.

Such Tourism uses include: Craft shops, Art Galleries, Carpark, Community facility, cultural use, Open space, Public House, Public Services, Recreational Buildings, Recreational facility/Sports club, Restaurant and Visitors Centre.

Agricultural/Greenbelt

Objective: To protect and provide for an agricultural greenbelt to demarcate the urban and rural fringe and provide for agriculture and amenity in a manner that protects the physical and visual amenity of the area.

Vision: The zoning objective seeks to create a rural/urban fringe that is attractive, accessible, diverse and multi-functional. It will serve the needs of both urban and rural communities, strengthen the links between town and country and contribute fully towards sustainable development. The role of the agricultural greenbelt is to retain the open and rural character of lands between and adjacent to urban areas, and an area of step down management from the town development boundary to the greater rural hinterland. Social housing will be permitted provided it is located in accordance with firm planning principles especially with respect to proximity to services and connectivity to the town.

Development within this zoning is controlled under the policies and objectives of the County Development Plan. Residential development shall be subject to the provisions of policy SS9 of The County Development Plan.

Reservoir Buffer Zone

Objective: Due to the inherent risk of leakage from pumping chambers or treatment plants, these installations and any other development that would have a significant risk to this asset will not be permitted within 200 m of the reservoir shore.

Action Area Plans

Action Areas have a list of objectives, as well as areas for each type of development. Any planning application prepared for these lands, while respecting all relevant development control standards and Plan objectives, must provide for the phased and integrated delivery of each of these objectives. It will not be permissible to carry out only selective elements of the list of objectives.

Action Areas are identified in the Land Use Zoning Map 1 and outlined in blue. The precise location of each land use zone within each Action Area is illustrative only, and the different land uses may be located within other Action Areas if justified on planning grounds provided the same areas are provided for each land use.

Before any planning application is made on any lands within an Action Area, an Action Area Plan must be carried out for the entire Action Area, showing how the landowners propose to comply with the objectives of the relevant Action Area Plan. The Action Area Plan shall be agreed and signed by each landowner, and development thereafter must be in accordance that Plan once the proposed Action Area Plan has been approved by the Planning Authority. In the event of agreement not being reached by all the landowners, an Action Area Plan for a limited part of the area may be acceptable provided a broad and representative selection of the objectives can be achieved. Community infrastructure objectives shall be provided for in all such cases.

Objectives

- To improve public access, require provision of a green-route link to the Loop walk around the Reservoir and link to AAP2 lands.
- All Action Area plans shall include traffic calming measures that shall underpin the design of plans.

Action Area 1

This Action Area is centrally located adjacent to the east and reservoir side of the Main Street (R755) adjoining and to the rear of the existing Town Centre. It comprises 2.61 ha of residential development and mixed-use development focused on a town centre extension having a use mix of commercial, retail and residential development and a Village Green. The Village Green shall be provided net of the 15% open space required within housing areas. Within the generality of the above the following shall be provided.

- Provision of a Town Centre development of contemporary design incorporating circa 20 residential units and a small visitor centre
- Provision of Village Green should act as a 15m wide buffer with hard and soft landscaping. The Village Green will be located between the nearer edge of the footpath on Main street and the Town Centre Development
- The Village Green shall be overlooked by the mixed use Town Centre including first floor residential units
- Provision of pedestrian and cycle (Green-route) to the loop walk around the reservoir and link to AA2 lands. The green-route shall incorporate security lighting.
- Provision of 0.2ha of Childrens Play Area
- Provision of formal discreet and landscaped parking area to cater for town residents, day trippers and shoppers
- Protection of established trees on the grounds of AAP1 in the interest of visual amenity;

Action Area 2

This Action Area is located South of Ashford Road (R764) and on edge of the Reservoir. It shall comprise 1.87 ha of Active Open Space (net of the 15% open space required within housing areas), 2.163 ha of Medium Residential, and 0.474 ha of Employment. Within the generality of the above the following shall be provided:

- Residential development;
- Provision of 1.37 ha for active open area for youth and adults and 0.5 ha of children's play area;
- Provision of a pedestrian and cycleway link to AAP1 which shall be security lit.
- Provision of a footpath and cycleway from the entrance of the Action Area access road to the Active Open Space.

Action Area 3

This Action Area is located directly to the south of the town on the western side of the Glendalough Rd (R755). It comprises 6.81ha and the following shall be provided:

- 3.48ha for the development of athletics track and facilities (**Open Space**);
- 1.2ha for the provision of an agricultural livestock salesyard (**E1**);
- a shared carpark between the livestock sales yard and the athletic facility, to be located within the 3.48ha lands;
- 0.8ha for Employment uses, of which a minimum of 50% shall be reserved for local enterprise development (**E**);
- 1.33ha for tourism, leisure, and transportation uses (**T1**).

No development shall commence until ownership of the appropriate lands has been transferred to the Athletics Club and legal undertaking to provide the shared car-parking between the athletics facility and the livestock sales yard has been entered into.

The submitted Action Area Plan shall include for employment and leisure developments:

- Development to a high level of architectural design having an overall theme to ensure the development is visually cohesive;
- Detailed landscaping and tree planting proposals including screen planting proposals and site boundary treatment

13. IMPLEMENTATION

The Council is obliged to monitor the operation and implementation of the Plan. The successful implementation of the provisions of this Plan will require the combined involvement of the community, local business, statutory service providers as well as Wicklow County Council.

The achievement of the objectives of the Plan will be dependent on the availability of appropriate levels of finance. The Council will actively and innovatively strive to identify and secure resources from both public and private sectors, to implement the provisions of this plan and facilitate private investment in the town, in accordance with this Town Plan.

To facilitate the implementation of Roads and Transportation, Water and Drainage and Community Facilities Infrastructure the Council will require contributions from benefiting developers. Contributions shall be made in accordance with Wicklow County Council's Development Contribution Scheme, adopted in 2007, and crafted by virtue of its powers under Section 48 (1) of the Planning and Development Act, 2000.

In addition Wicklow County Council will continue the practice of granting Planning Permission with the inclusion of conditions requiring levies and bonds to be paid, or works undertaken, to facilitate developments in the interests of the common good.

14. ENVIRONMENTAL ASSESSMENT

The EU Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (Strategic Environmental Assessment) – (SEA) are given effect by [the European Communities \(Environmental Assessment of Certain Plans and Programmes\) Regulations 2004 \(Statutory Instrument Number \(SI No. 435 of 2004\) and by the Planning & Development \(SEA\) Regulations 2004 \(S.I. No. 436 of 2004\).](#)

The SEA Directive requires that an environmental assessment must be carried out for all plans and programmes that fall within the parameters as set out in the Directive. As the Newcastle Town Plan is being prepared under part II, Section 13 of the Local Government (Planning & Development) Act, 2000 the Town Plan will be adopted as a Variation to the CDP. As the plan will be a variation to the County Plan screening of the exercise is required in accordance with the SEA Directive.

The key in deciding if SEA will apply is whether the variation would be likely to have significant [adverse](#) effects on the environment. As advised by the Regulations, a screening exercise was undertaken having regard to the criteria set out in Schedule 2A of the SEA Regulations 2004, and subsequently notice was given to the three Environmental Authorities¹. Of the three the Department of Communications, Marine & Natural Resources responded while no submissions or observations were received from either the DoEHLG or the EPA

The conclusion of the County Council's consideration of the criteria set out in Schedule 2A of the Planning & Development SEA Regulations is that, the policies and objectives contained within the variation, and the development that will result there from, are unlikely to give rise to any significant [adverse](#) effects on the environment. [It is concluded therefore that an SEA is not required for this Plan.](#)

Deleted: .

¹ The Environmental Protection Agency. The Minister for the Environment, Heritage and Local Government and the Minister for Communications, Marine and Natural Resources.