



Comhairle Contae Chill Mhantáin Wicklow County Council

**Forbairt Pleanála agus Comhshaol
Planning Development and Environment**

Áras An Chontae / County Buildings
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**John Spain Associates,
Planning & Development Consultants,
39 Fitzwilliam Place,
Dublin 2.**



30th June 2020


Re: Action Area Plan for Action Area 3 Cookstown, Enniskerry, Co. Wicklow

Dear Sir,

I refer to the Action Area Plan for Action Area 3 Cookstown, Co. Wicklow and wish to inform you that the Action Plan has been approved by Wicklow County Council in accordance with the documents received from yourself on the 1st April 2020 subject to the recommended amendments. The agreed Action Plan is available for inspection at the Planning Counter at Wicklow County Council, County Buildings, Wicklow. I attach a copy herewith.

Planning applications may be submitted in relation to this area. Any application must take cognizance of this Action Plan and also all relevant development control standard policies within the County Development Plan 2016-2022 and the Bray Municipal District Local Area Plan 2018 as applicable.

Yours Sincerely,


PP **Theresa O'Brien,
Senior Executive Officer
Planning, Development and Environment.**

*Tá an doiciméad seo ar fáil i bhformáidí eile ar iarratas.
This document is available in alternative formats on request.*

Ba chóir gach comhfhreagras a sheoladh chuig an Stiúrthóir Seirbhísi, Forbairt Pleanála agus Comhshaol.
All correspondence should be addressed to the Director of Services, Planning Development & Environment.



CHIEF EXECUTIVE ORDER NUMBER 255/2020

SUBJECT: Action Area Plan for Action Area 3, Cookstown, Enniskerry, Co. Wicklow

Consideration: Report and recommendation received from Mr. Fergal Keogh, Senior Engineer, Planning and Development. This recommendation refers to documents received on 1st April, 2020. These documents contain the details for:

- Zoning
 - Site Location
 - Residential Development
 - Community Infrastructure and Open Space
 - Roads and Access
 - Services and Utilities
 - Flood Risk
 - Disclaimer
-

These documents shall be regarded as an Action Area Plan for Action Area 3, Cookstown, Enniskerry, Co. Wicklow. The schedule of relevant documents for the Action Area Plan are:-

Wicklow County Council Action Area Plan Approval Report of 9th June 2020, titled Action Area Plan 3, Cookstown, completed and signed by Lucy Roche, Executive Planner, Planning, Development & Environment.

Memo of 9th June 2020, titled Action Area Plan for Action Area 3, Cookstown, Enniskerry, Co. Wicklow completed and signed by Lucy Roche, Executive Planner, endorsed by Mr. Fergal Keogh, Senior Engineer.

Letter date stamped 1st April 2020 from John Spain Associates, titled, Bray Municipal District Local Area Plan and Proposed Draft Action Plan 6 for Lands at Cookstown – AA3.

Written Statement date stamped 1st April 2020 by the Planning Section, Wicklow County Council, from John Spain Associates, titled, Action Area Plan 3 Cookstown.

Map Number 3 date stamped 1st April 2020 by the Planning Section, Wicklow County Council, Bray Municipal District Local Area Plan 2018 – Land Use Zoning Map

Map Number 2 date stamped 1st April 2020 by Planning Section, Wicklow County Council, titled Land Ownership Map.

Map Number 3, date stamped 1st April, 2020 by Planning Section, Wicklow County Council, titled Built Heritage Objectives Map.

Map Number 4, date stamped 1st April, 2020 by Planning Section, Wicklow County Council, titled Natural Heritage Objectives Map, Extract from Bray Municipal District Local Area Plan 2018.

Map Number 5, date stamped 1st April, 2020 by Planning Section, Wicklow County Council, titled Land Use Map

Map Number 6, date stamped 1st April, 2020 by Planning Section, Wicklow County Council, titled Proposed Access Points and Permeability

Map Number 7, date stamped 1st April, 2020 by Planning Section, Wicklow County Council, titled Indicative Flood Zones, Extract from Bray Municipal District Local Area Plan 2018 – Strategic flood Risk Assessment.

ORDER:

I hereby order that Wicklow County Council accept the documentation as the Bray Municipal District Local Area Plan 2018 Action Area 3 Plan as modified by the Bray Municipal District Local Area Plan 2018 Action Area 3 Approval Document (WCC June 2020). I hereby order that any Planning Application within Action Area 3 must take cognizance of this Action Plan and also all relevant development control standard policies within the County Development Plan 2016 -2022 and the Bray Municipal District Local Area Plan 2018.

Signed: _____



**CHIEF EXECUTIVE
WICKLOW COUNTY COUNCIL**

Date: _____



C.E.. Number 255/20

Approval of Action Area Plan 3 Cookstown

1 Context

This approval refers to Action Area Plan 3 Cookstown, Enniskerry. This Action Area Plan is based on documents submitted by John Spain and Associates on behalf of Cairn Homes Properties Limited on 1st April 2020.

Any application within Action Area 3 must take cognisance of this approved Action Area Plan and all relevant development control standards / policies within the Wicklow County Development Plan 2016-2022 and any subsequent County Development Plans, and the Bray Municipal district Local Area Plan 2018 and any subsequent Plan, as applicable.

2 Controls

The development of Action Area 3 shall be in accordance with the submitted Action Area 3 plan subject to the following additional requirements:

2.1 Phasing

The development of the residential lands within Action Area 3 shall be linked to the provision of both physical infrastructure (including water services and any road improvement works) and social infrastructure (including the delivery of the public park and the provision of childcare facilities) deemed necessary to serve this development, *and the delivery of the 0.4ha minimum area of voluntary/sheltered housing.*

2.2 Design and Layout etc

- The development of these lands shall ^{be of} the highest quality of layout and design, in accordance with the standards set out in the Development and Design Standards document appended to the Wicklow County development Plan 2016-2022
- A minimum area of 0.4ha shall be provided for voluntary / sheltered housing, of a type to be agreed with the Local Authority, as part of any Part V obligations under the Wicklow Housing Strategy. ~~Permission will not be considered for private housing until sufficient progress has been made on this element.~~
- A public park of a minimum of 2ha shall be established along the full southern and western boundaries of the action area, which shall comprise an amenity walk area along the existing tree lined field boundaries connecting through the development to regional road R760 (Enniskerry – Kilmacanogue) and to the existing pedestrian route along ^{the} ~~the~~ Dargle. In light of

the provision of such an amenity space, the incidental open space required to be interspersed throughout the residential area may be reduced to 7.5% of the total zoned residential area.

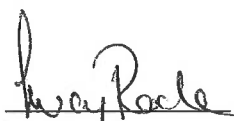
- Any development shall be so designed to maintain maximum views of the Sugarloaf from Cookstown Road
- All proposed access points shall be subject to detailed assessment at planning application stage.

3 Disclaimer

The approval of this action Area by Wicklow County Council in its role as Planning Authority does not commit it to the provision of services

The Planning Authority does not take responsibility for the accuracy of the documents submitted as part of this Action Area

The Planning Authority reserves the right to agree modifications to the Action area Plan, where appropriate, in the interests of proper planning and sustainable development.



Lucy Rodhe
Executive Planner
09/06/2020

Agreed as modified
15/06/20

