

Action Area Plan 3 Cookstown



March 2020



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Appendix 1 Action Area Plan Maps

1.0 INTRODUCTION

1.1 Purpose of this Action Area Plan

This Action Area Plan (AAP) has been prepared in respect of lands measuring approximately 9.4 ha. at Cookstown, Enniskerry, County Wicklow. The extent of the lands concerned is illustrated in Fig. 1 and other maps which are included in Appendix 1.

The Action Area Plan seeks to provide a development framework for the sustainable, phased and integrated development of these residential, community, employment and open space zoned lands.

1.2 Planning Policy Context

The Action Area Plan has been prepared in accordance with the Bray Municipal District Local Area Plan 2018-2024.

Wicklow County Development Plan 2016-2022

The Wicklow County Development Plan 2016-2022 identifies Enniskerry as a Level 5, Small Growth Town with a target population of 2,302 by 2022, increasing to approx. 2,500 by 2028.

The Wicklow County Development Plan 2016 previously contained the Enniskerry Town Plan. Enniskerry currently forms part of the Bray Municipal District Local Area Plan 2018 since its adoption, and adoption of Variation 1 to the County Development Plan which removed the Enniskerry Town Plan.

Bray Municipal District Local Area Plan 2018

The Bray Municipal District Local Area Plan 2018 zoning objective for the majority of the subject lands as residential use (R20 – New Residential) ‘To protect, provide and improve residential amenities at a density up to 20 units/ha and (R10 – New Residential) ‘To protect, provide and improve residential amenities at a density up to 10 units/ha.’

The remaining lands have a zoning objective (OS1 – Open Space) ‘To protect and enhance existing and provide for recreational open space.’

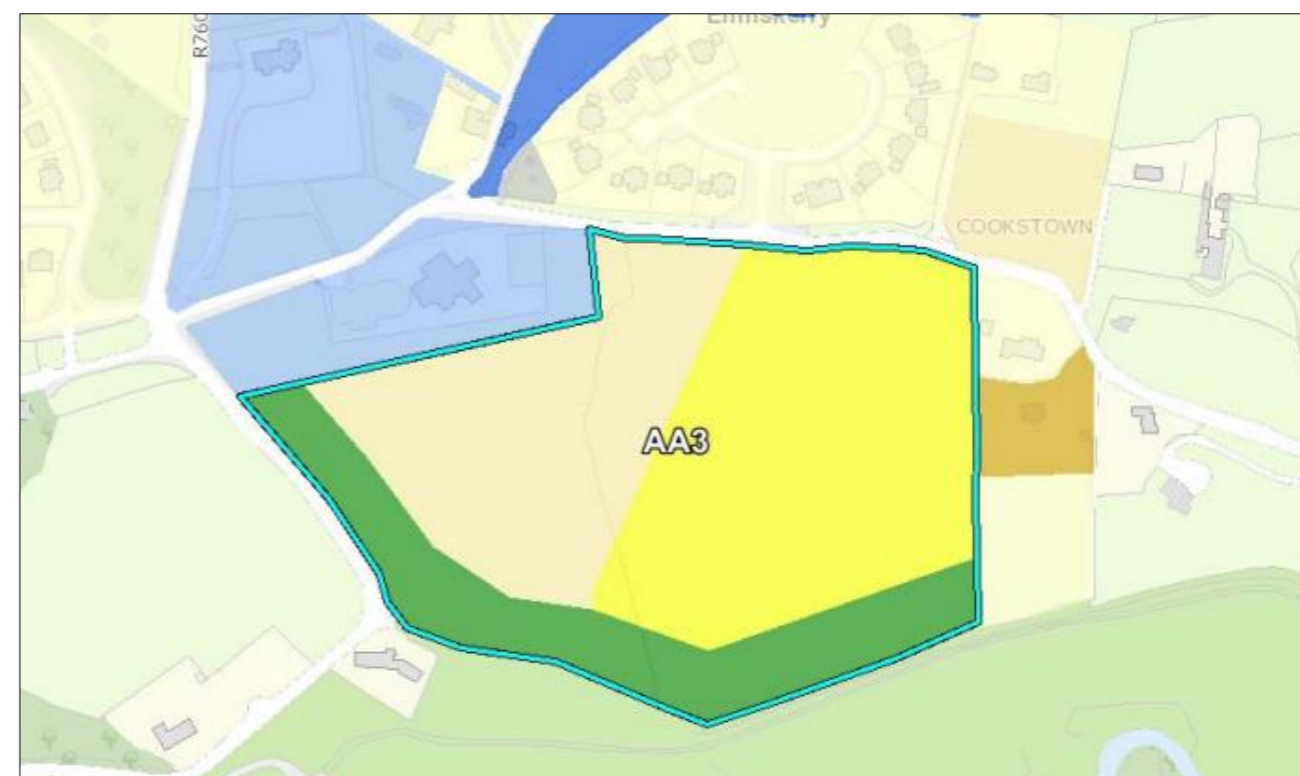


Figure 1 – Zoning Map (Bray Municipal District Local Area Plan 2018)

Cookstown Action Area Plan

Chapter 10 (Key Development Areas) of the Bray Municipal District Local Area Plan 2018 requires the preparation of an ‘Action Area Plan’ for the subject lands at Cookstown requiring:

- A maximum of 105 housing units may be provided in this action area, with density not exceeding 10/ha on the lands zoned R10, and the remainder may be developed at a higher density but not exceeding 20/ha.
- 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.
- Access to the site shall be from local road LP-1020.
- 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 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.*

This document is designed to respond to the above criteria in providing for the future development of the subject lands.

1.3 General Principles

The Action Area Plan (AAP) will establish the broad development principles for the area. It will set out in broad terms the general distribution of land uses, circulation systems and key access points. The AAP will also indicate how future land uses will integrate with surrounding development and provide for the future phasing of development.

This Action Area Plan (AAP) seeks to demonstrate, whilst having regard to the existing site context and character, the following:

- Overall layout and distribution of uses and open space on the subject lands;
- Principal road infrastructure and access;
- Principal pedestrian and cycle routes and access;
- Improvements to existing road infrastructure;
- Details of services, including foul and water supply, and compliance with SUDS; and
- Phasing.

The delivery of the above objectives are set out in the text and demonstrated in the accompanying maps. The proposals contained in this Action Area Plan have regard to the policies, objectives and standards contained in the LAP and County Development Plan which are of relevance to the subject site.

The Action Area Plan will be used as a tool for the co-ordinated delivery of development over the coming years. It will ensure that development is integrated and designed appropriately in accordance with the proper planning and sustainable development of the area.

The Action Area Plan proposes a form of development that seeks to protect existing residential amenity, protects significant features and heritage designations and seeks to provide open space in accordance with the LAP, including a public park of a minimum of 2 ha (1.95 ha that) will be established along the full southern boundary of ownership. This will include an amenity walk area

along the existing tree lined field boundaries connecting through the development to regional road R760.

1.4 Land Ownership and Consultation

The AAP lands of c. 9.4 hectares are divided into two separate ownerships Cairn Homes (c. 6.37 ha.) and lands under the control of Scalaheen Ltd. (c. 3.89 ha.), as outlined below.

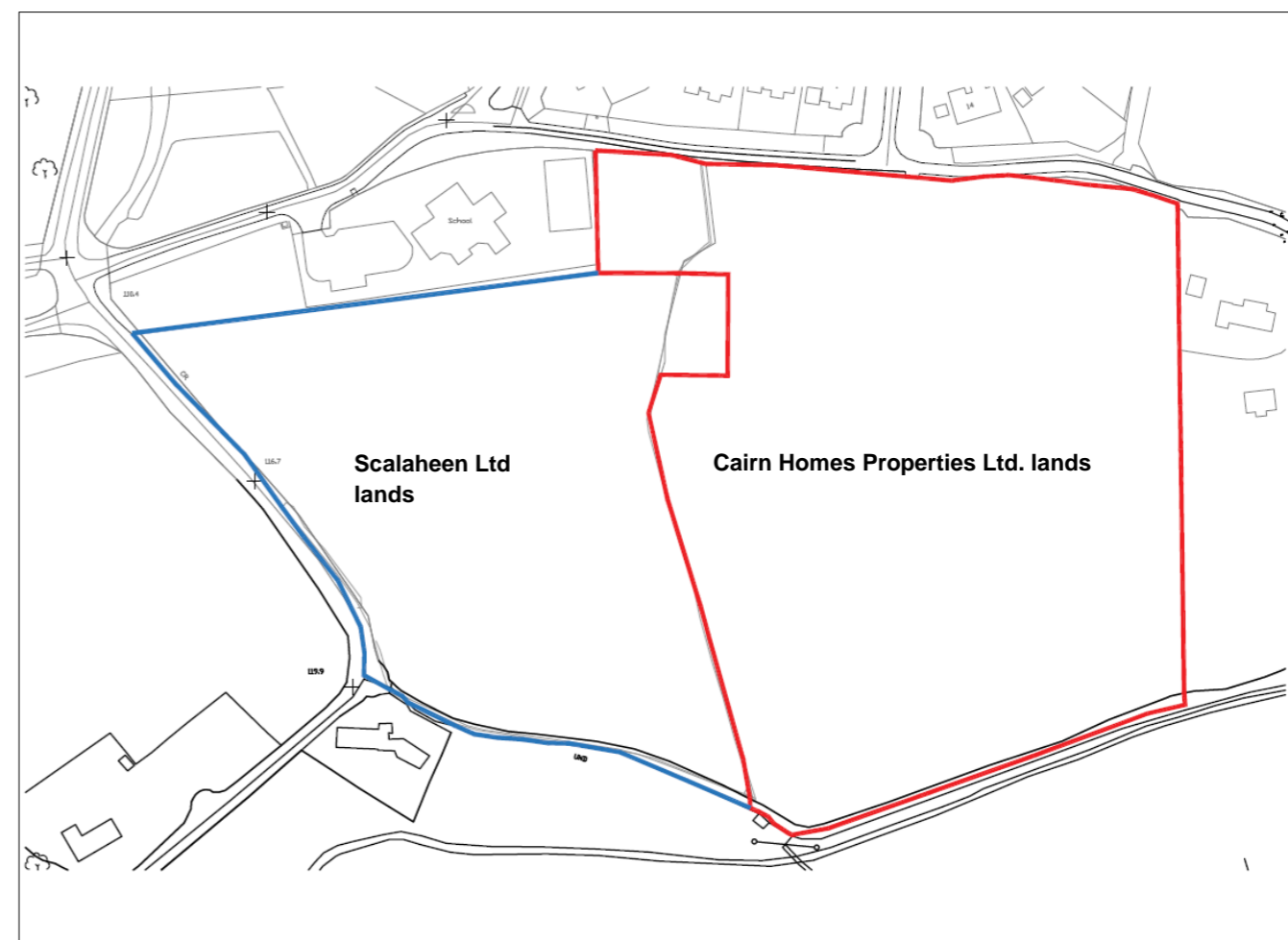


Figure 2 – Land Ownership Map

The land ownership details are illustrated on the landownership map included as per Map 2 in the appendices. This Action Area Plan has been prepared by consultants on behalf of Cairn Homes Properties Ltd.

The site layout proposals contained in this Action Area Plan are cognisant of the need to provide an integrated, coherent and efficient development on the overall site irrespective of land ownership.

1.5 Status of this Action Area Plan (AAP)

AAPs are a mechanism used by Wicklow County Council to outline a planning ‘*framework*’ for development of significant landholdings prior to planning applications being submitted. The general purpose of AAPs is to ensure that development is undertaken in a sustainable and integrated manner by setting down the framework for the sustainable, phased and managed development of a particular area.

The AAP does not seek to be too rigid or prescriptive - a degree of flexibility should be inherent in the overall planning process. The AAP will be reviewed and updated as necessary in response to changing circumstances.

It will also identify essential infrastructure required to deliver development at this location. Details of transport proposals including road layout, provision of services, amenities and open space (comprising a public park of c. 2 hectares) are detailed by Barrett Mahony Consulting Engineers and Kevin Fitzpatrick Landscape Architects.

2.0 CONTEXT

2.1 Site Location and Context

The subject lands are located on the south eastern side of Enniskerry, c.1km from the village centre. The lands are situated to southern side of the L1020 and to the east of the R760.

The lands are currently in agricultural use and are bounded to the north by existing residential development in Enniskerry Demesne, with the Summerhill House Hotel located further to the north. The Powerscourt National School is located immediately adjacent, adjoining the site to the north. A small number of standalone houses also exist in the vicinity, to the east and south. There is agricultural land to the west and partly to the south. The Powerscourt Estate and Hotel are located further to the east.

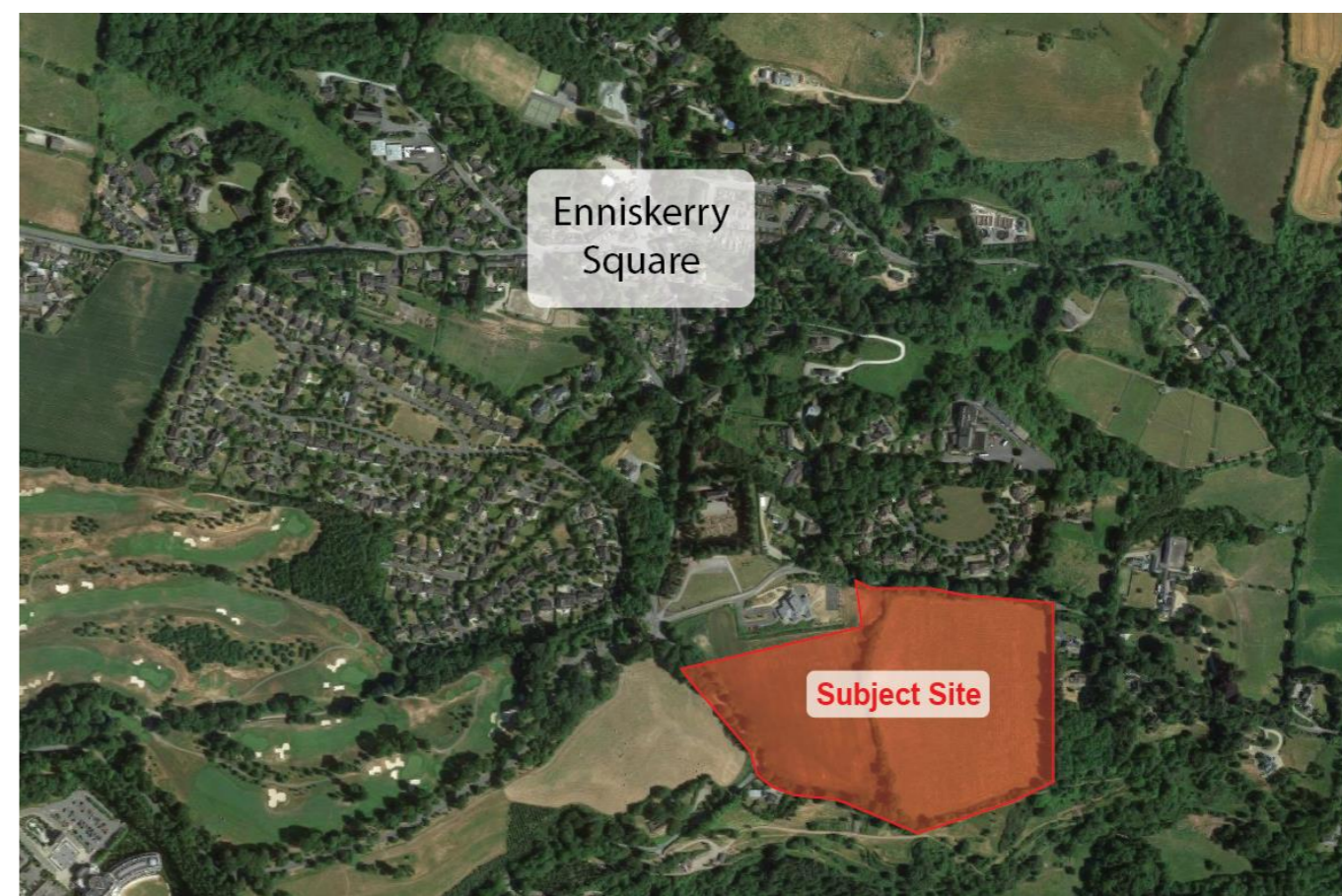


Figure 3 – Site Location Map (Source: Google Maps)

2.2 Archaeology, Heritage, Ecology, Trees and Hedgerows

The AAP Criteria outlines that a full geotechnical and archaeological assessment of the lands shall be undertaken prior to any development taking place. Desk studies and geophysical surveys have been undertaken by Irish Archaeology Consultancy (IAC) for the purposes of this and a summary is set out below.

Archaeology and Heritage

For the purposes of this AAP we have sought to identify any features of significance from a heritage standpoint which would impact on the future development of these lands. The key findings are:

- The Action Area Plan forms part of a wider landscape that contains a number of recorded monuments, albeit all located outside the site boundary.

- There is a special interest view in the LAP within the subject site, looking onto the Sugar Loaf Mountain.
- The Action Area Plan is not located in, or adjoining an Architectural Conservation Area.
- The Town Centre Architectural Conservation Area is located approx. 700m away.
- There are no protected structures onsite or in the immediate vicinity.
- The nearest protected structures are located at being St. Patricks Church of Ireland church, located approx. 200m from the northern site boundary.

As noted there is a special interest view located within the site, facing south to the Sugar Loaf. Building design should have regard to the views of the Sugar Loaf and adjoining hills beyond the site boundary to be retained.

For further information pertaining to the above, please see Figure 5 below.

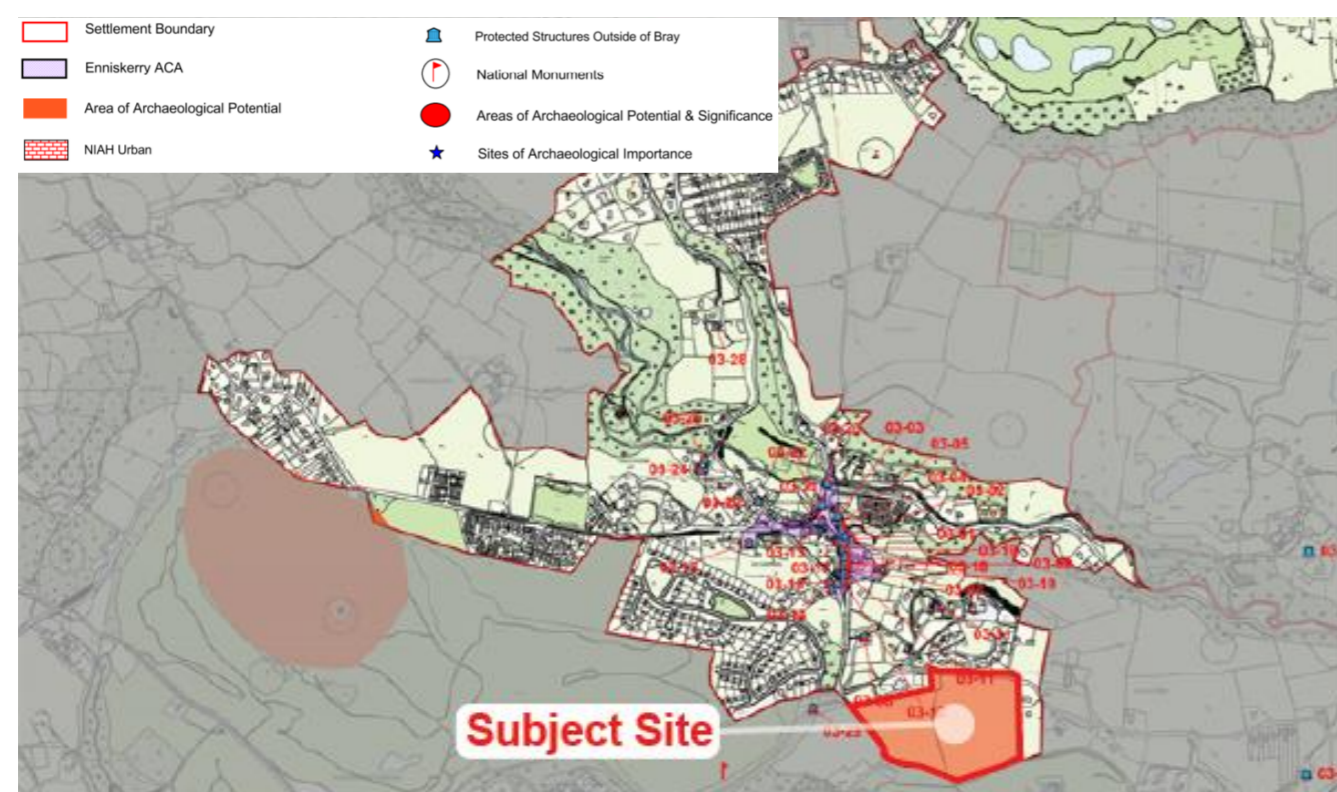


Figure 4 – Built Heritage Objectives Map – Bray MD LAP 2018

In addition, IAC Archaeology conducted an archaeological assessment of the site. While they found that there were no visible archaeological features geophysical testing was undertaken under licence. According to the Geophysical report, a circular response is of clear archaeological potential and most likely represents a ditched feature such as an enclosure or barrow measuring c.14.5m in diameter. In addition, two faint curvilinear trends may also represent the remains of

sub-circular features of archaeological potential. At the time of writing, trench testing was being progressed. A planning application for the lands will include detail of the reports.

Ecology

The subject lands are mostly bounded by hedgerows and some mature trees. The Powerscourt Court Woodland Proposed Natural Heritage Area is located to the west of the subject site and stretches down to the south. However, the section in proximity to the site has been developed into Eagle Valley housing development and therefore the proposed residential development would not have a meaningful impact on the site.

The lands are greenfield and agricultural land, with hedgerows along the boundaries through the centre of the AP site.

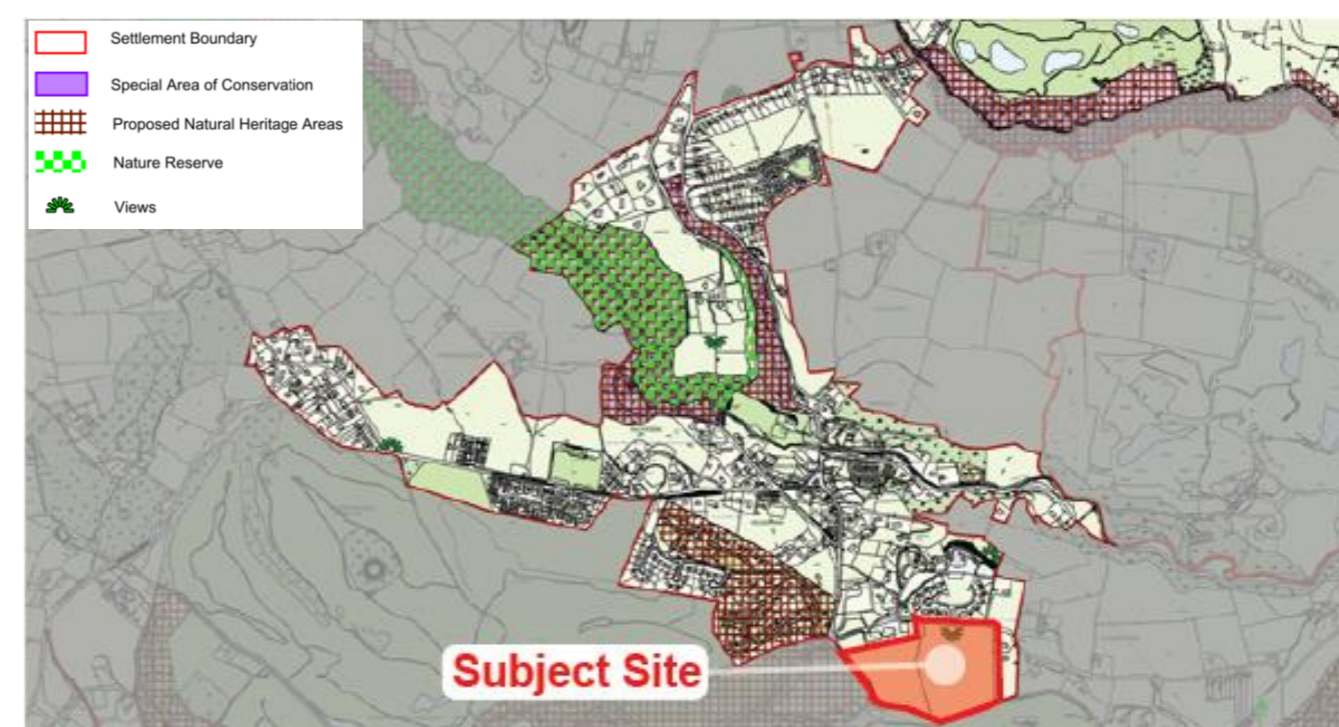


Figure 5 – Natural Heritage Objectives Map – Bray MD LAP 2018

Trees and Hedgerows

Trees on the AAP Lands are generally confined to field boundary hedgerows which vary depending on the location within the site. The west, south and north sections of hedgerow are poor quality, primarily comprised of Blackthorn and Bramble. There are some trees located within the hedgerows, however not substantial in size. One large tree is an old Beech which is decaying and may cause a risk to the road if not removed. The hedgerows to the east are migrating from

the adjoining site; they are in better condition and feature Laurel and Cyprus as well as more, small, trees. The hedgerows reach a height of up to 8m.

3.0 DEVELOPMENT STRATEGY

3.1 Introduction

The AAP provides for predominantly residential use, with some open space use in accordance with the LAP. Any future planning applications on the lands at Cookstown AAP are to take cognisance of this AAP and also all relevant development management standards, policies and objectives in the Wicklow County Development Plan 2016-2022 and the Bray Municipal Local Area Plan (LAP) and strategic Government guidance.

It is noted the position, location and size of the land use zonings identified in the AAP land use map are indicative. The Bray Municipal District Local Area Plan 2018 states:

“The position, location and size of the land use zonings shown on plan maps are indicative only and may be altered in light of eventual road and service layouts, detailed design and topography, subject to compliance with the criteria set out for the Action Area Plan”

3.2 Overall Land Use and Development Strategy

The development strategy is to provide a lower density style development in the western portion of the subject lands, with higher densities, located in the western portion of the AA3 lands.

3.3 Site Layout

The site strategy provides for the development of the c.9.4ha. site through a variety of uses.

- C. 7.4 ha of lands are provided for residential development.
- 2 ha of the AAP site will be provided as open space.
- Part V proposals to be agreed with Wicklow County Council (as part of a planning application on Cairn Homes lands).

- Principal access to the lands will be provided via the L1020 (with access to western lands from R760).

The layout and distribution of land uses has also had regard to the proximity of existing residential development and the need to protect the amenities of existing occupiers. Consideration is also given to the need to protect key views, vistas, and for the preservation of mature trees and hedgerows where relevant.

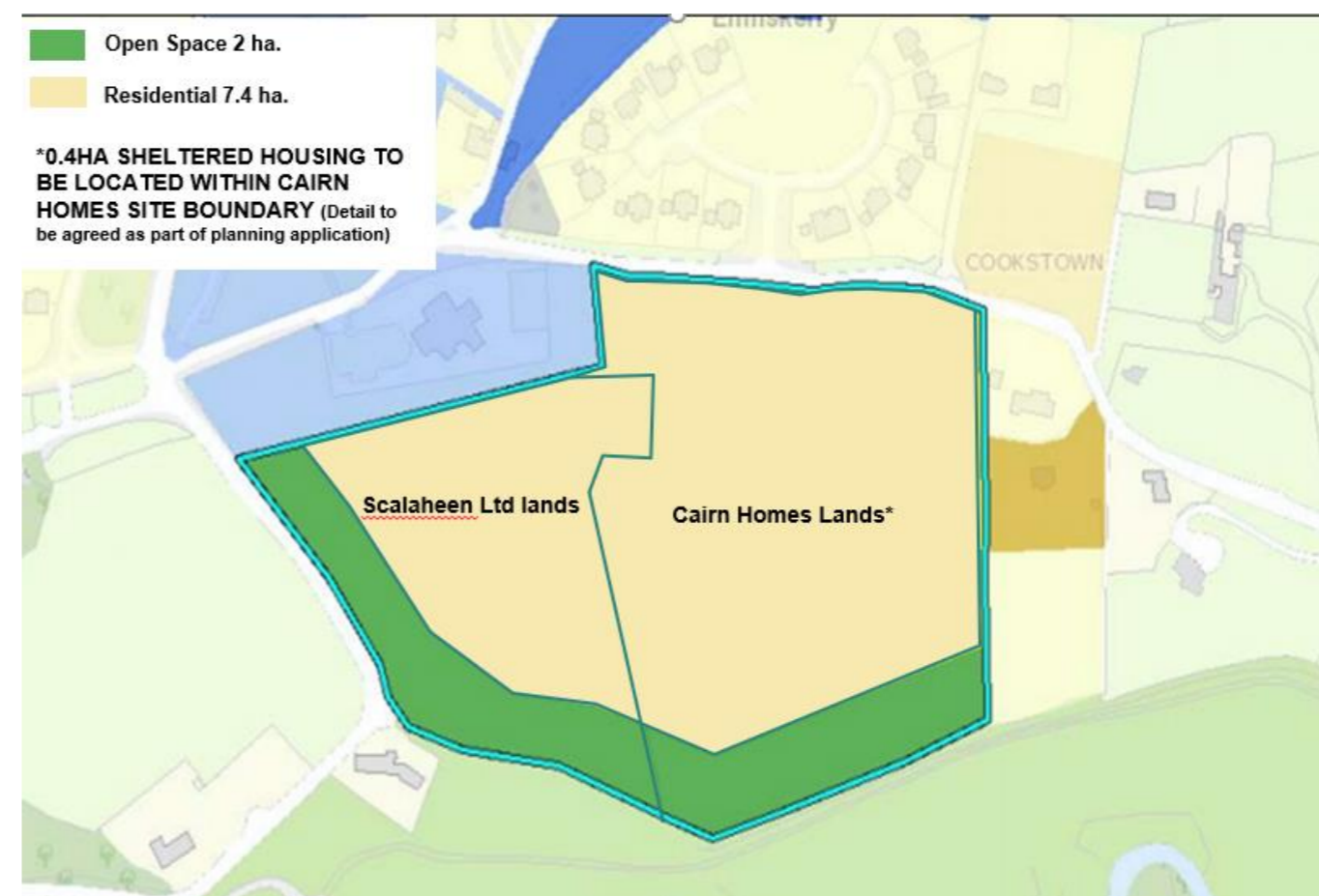


Figure 6 – Land Use Map

3.4 Residential Development

Proposed residential development on the AAP lands shall have regard to the requirements as set out in the Development Plan, the Local Area Plan, the AAP, and any associated guidance and shall ensure the following:

- Residential development with an appropriate mix;
- Protection of the residential amenity of existing occupiers in the surrounding area;

- A detailed Housing Quality Statement should be attached as part of future planning applications addressing all relevant issues pertaining to residential standards set out in national and local planning policy and guidance;
- Protection of natural and built heritage, especially where such features are either protected and/or of a quality or importance to merit protection;
- Create a sense of place and community ensuring visual integration and physical connectivity both within the designated area and the wider surrounding area;
- Compliance with the relevant requirements of the Design Manual for Urban Roads and Streets;
- The layout of development and positioning of buildings across the AAP should help to create an attractive and safe neighbourhood;
- Quality usable open space should be provided in an integrated manner for the use of residents and the general public;
- A high quality of design including layout and finishing materials, in sympathy to the character of the surrounding area;
- Appropriate native species planting along the streetscape throughout should contribute towards the creation of green corridors within the development.
- The layout should also pay reference to the area being a part of the wider Enniskerry settlement.

Implementation of the aforementioned should ensure that development proceeds in a sustainable manner, leading to a plan-led expansion of Enniskerry.

3.5 Community Infrastructure and Open Space

The Bray Municipal District Local Area Plan 2018 sets out the following criteria for the preparation of an Action Area Plan in respect of community infrastructure and public open space:

“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 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.”

With reference to the sheltered housing, 0.4ha of land or alternative Part V provision, subject to agreement with Wicklow County Council, shall be included as part of a planning application on Cairn Homes lands. Scalaheen Ltd shall agree Part V requirements on their lands with Wicklow County Council.

The over-arching layout proposed includes a public park of c. 2 hectares along the full southern and western boundaries. Connections are also provided to connect to the R760 and the existing pedestrian route along the Dargle. The planning applications for the lands will provide permeability along the proposed public park.

3.6 Roads & Access

The AAP lands are currently accessible via both the L1020 and the R760. The L1020 Cookstown Road, is a single carriageway local road linking the R760 near Enniskerry Village to the R117 at the N11 junction.

The general horizontal alignment of the L1020 road is meandering with sharp bends at intervals, although the road in front of the proposed entrance is relatively straight. There are footpaths present along the relevant stretch of road.

The Bray Municipal District Local Area Plan 2018 sets out the following criteria for the preparation of an Action Area Plan in respect of access roads:

“Access to the site shall be from local road LP-1020.”

Road Design Standards

Access roads and all internal roads will be designed in accordance with the Design Manual for Roads and Streets (DMURS). They are likely to have design speeds of 30km/hr in accordance the recommendation set out in ‘Guidelines for Setting & Managing Speed Limits in Ireland’ (March 2015). The horizontal and vertical alignment of these access roads complies with the design requirements set out in DMURS for a 30km/hr design speed.

Public Transport

The closest bus stop to the site is c.700 metres from the site, located in the village centre currently provided by Dublin Bus routes 44 & 85. The 185 runs from the village to Bray Train Station, connecting with DART services there. There are 28 no. services each way on weekdays, 24 no. services each way on Saturdays, and 11 no. services in each direction on Sundays. The journey time from Bray to Shop River bus stop is approx. 30 minutes. The no. 44 bus route connects the village with DCU via Dundrum & the city centre. There are 17 no. services each way on weekdays, 16 no. services each way on Saturdays, and 14 no. services in each direction on Sundays. The two bus routes give passengers two alternative routes for direct access to Dublin City Centre.



Figure 4 – Roads within vicinity of the AA3 Lands

Pedestrians & Cycle Movements

The benefits of non-vehicular travel modes are well documented and it is intended that this site will be developed to the highest standards in relation to sustainable transportation policies in accordance with the objectives of the Development Plan.

The infrastructure design (inc. internal road layout and linage) will make provision for walking and cycling with footpaths and cycletracks to be provided in accordance with access roads and associated spurs.

All requirements contained in the Design Manual for Roads and Streets (DMURS) will be incorporated into future design proposals.

Future developments are to be designed so as to encourage active transit and 'softer' modes of transportation. The provision of safe streets for cycling and walking will be considered in any future application for development on the subject lands. This will serve to reduce the number of short trips taken by private car from the subject lands, thereby constituting a downward modifier on trip generation from future developments. This will also contribute positively towards the liveability, accessibility and permeability of the AAP area.

3.7 Services and Utilities

Existing Water Supply

Enniskerry water supply network is fed from the Dublin City Council watermain at Fassaroe. This main is supplied from the Vartry Reservoir. The water is pumped from Fassaroe to a reservoir at Killegar which serves the village of Enniskerry.

The reservoir at Killegar was built in 2009 with a capacity of 2,000 cubic metres. This capacity could serve a population in excess of 3,200 persons. The core strategy population allocation for Enniskerry is for 2,302 persons in 2022 increasing to 2,500 persons in 2028. Accordingly, the existing water supply will be adequate beyond 2028.

There are 2. No. public watermains on the L1020 Cookstown Road. A 180mm diameter HDPE watermain (2006) and a 100mm diameter uPVC watermain (2004).

Proposed Water Supply Network

Development on the AA3 lands will be served by the public watermains on the Cookstown Road.

Existing Foul Drainage

The nearest public foul sewer is a 225mm diameter sewer which starts on the R760 at the junction with the L1020, 250 meters approx. from the nearest point on AA3 lands measured along the L1020. This foul sewer runs down through the village and along the R117 to the Enniskerry Waste Water Treatment plant.

Proposed Foul Drainage Network.

Due to level differences between the lower areas of the AA3 lands and the foul sewer on the R760, it will be necessary to construct a new foul pumping station on the AA3 with a pumped main laid along the L1020 Cookstown Road up to the foul sewer manhole at the junction with the R760. This pumping station will be built in accordance with the requirements of Wicklow County Council and Irish Water.

Enniskerry Wastewater Treatment Plant (WWTP)

Enniskerry is currently serviced by the Enniskerry Wastewater Treatment Plant (WWTP) which is located on the R117 road. It has a capacity for the population equivalent (p.e) of 6,000 persons. The plant is currently operating well within its capacity with an annual load of c.3,800 p.e. (2012).

As aforementioned, the predicted populations for Enniskerry until 2028 (2,500) are well under the stated capacity for the plant. While the Enniskerry WWTP plant mainly services the village of Enniskerry, it is noted that a certain capacity is reserved for the management and treatment of sludge from the surrounding area.

Surface Water Drainage and Sustainable Urban Drainage Systems (SUDS)

There are no watercourses or surface water sewers in the vicinity of the site that can be drained into by gravity from the site. Surface water disposal will therefore be by means of infiltration into the ground through permeable pavements and soakaways. A soakaway test on site has indicated that this is a feasible approach. The SUDS measures will include the following:

- Source control: Permeable paved driveways, green roofs to any apartment type buildings.
- Site control: Soakaways, infiltration trenches, swales, bio-retention areas

These control devices will be designed for inspection and future maintenance. This will help both ensure efficient operation and prevent future failure.

3.8 Flood Risk

As per Figure 8 the site is not within a flood risk zone in the Bray Municipal District Local Area plan 2018 Strategic Flood Risk Assessment. The flood risk zone within Enniskerry predominantly relates to the area surrounding the Glencullen River and associated streams.

As demonstrated in Figure 8, the Action Area Plan lands are outside of the 1% AEP (1 in 100 year) and 0.1% AEP (1 in 1000 year) flood zone. The subject lands would therefore be considered Flood Zone C. The future development of the subject lands will be required to comply with 'The Planning System and Flood Risk Management Guidelines for Planning Authorities, 2009'.

The site will have a separate surface water drainage system. There will be no uncontrolled run-off of surface water into adjacent sites or onto the L1020 Cookstown Road which runs along the bottom of the site. Drainage to the road will be provided along the front of the site back into the site drainage system.

3.9 Phasing

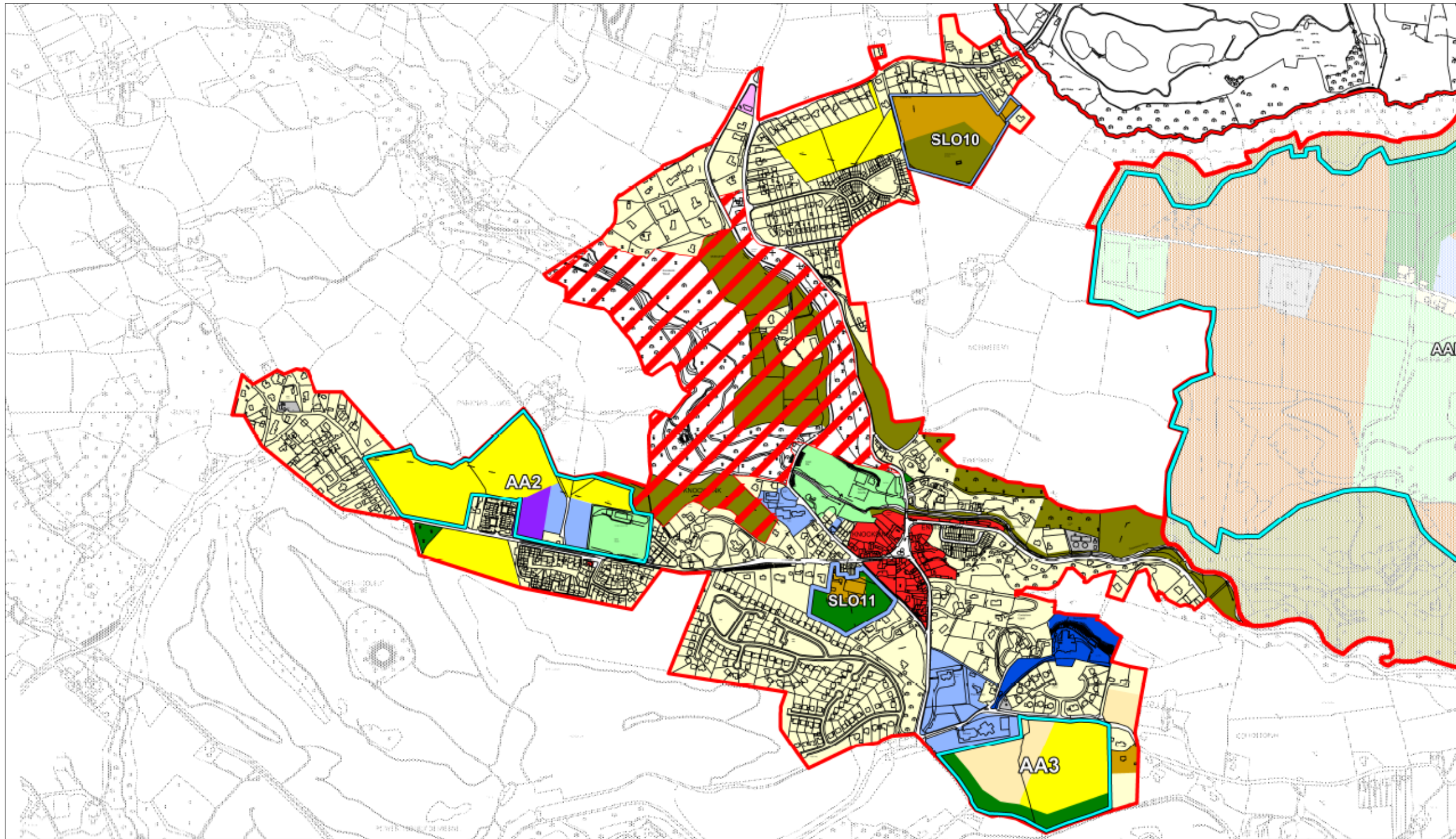
The two landholders will develop the lands independently of each other but will include integration through the provision of pedestrian and vehicle permeability as indicated in Map 6

Each landholding will provide the relevant element of the public park applicable to the relevant ownerships along with appropriate pedestrian access in tandem with their overall development.

It is envisaged that the eastern lands will be developed in a single phase.

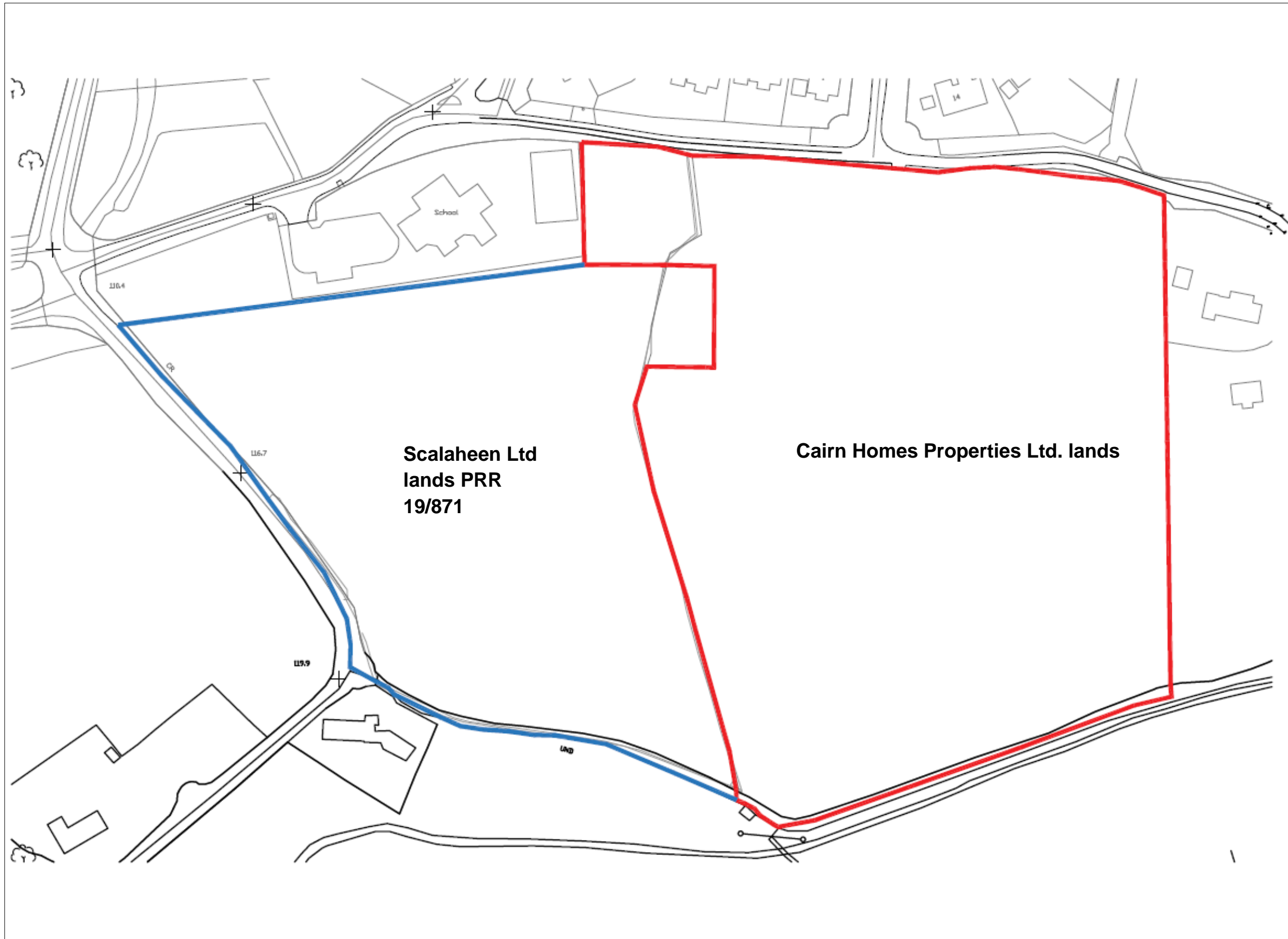
With reference to Cairn Homes landholding, phasing shall be as planning application and will be agreed with Wicklow County Council.

Appendix 1 – Map 1 Zoning Map (Bray Municipal District Local Area Plan 2018)

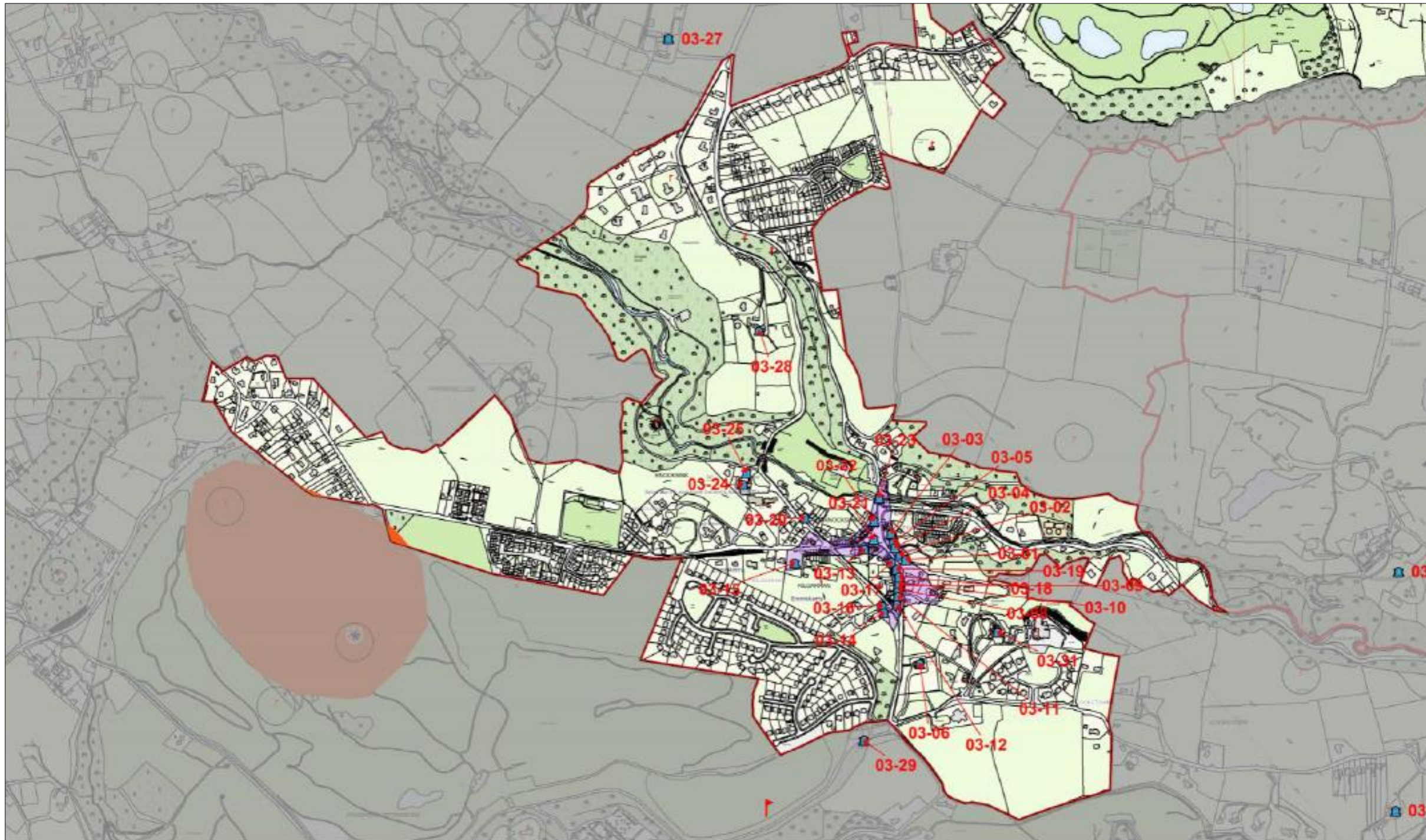


<p>WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022</p> <p>Bray Municipal District Local Area Plan 2018</p> <p>LAND USE ZONING MAP</p> <p>Title: Enniskerry Map No. : 3</p>			<p> Municipal District Boundary</p> <p> Settlement Boundary</p> <p> RE Existing Residential</p> <p> R Special New Residential</p> <p> R20 New Residential</p> <p> R15 New Residential</p> <p> R10 New Residential</p>	<p> CE Community & Education</p> <p> TC Town Centre</p> <p> LSS Local Shops & Services</p> <p> F1 Employment</p> <p> PU Public Utility</p> <p> T Tourism</p>	<p> AOS Active Open Space</p> <p> OS1 Open Space</p> <p> OS2 Open Space</p> <p> Conservation Area</p>	<p></p> <p>Wicklow County Council Planning Department</p> <p>Scale 1:9,500 @ A3</p> <p><small>Ordnance Survey Ireland. All rights reserved. Licence Number 2018/35/CCMA/Wicklow County Council</small></p>
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Map 2 Land Ownership Map




Map 3 Built Heritage Objectives Map



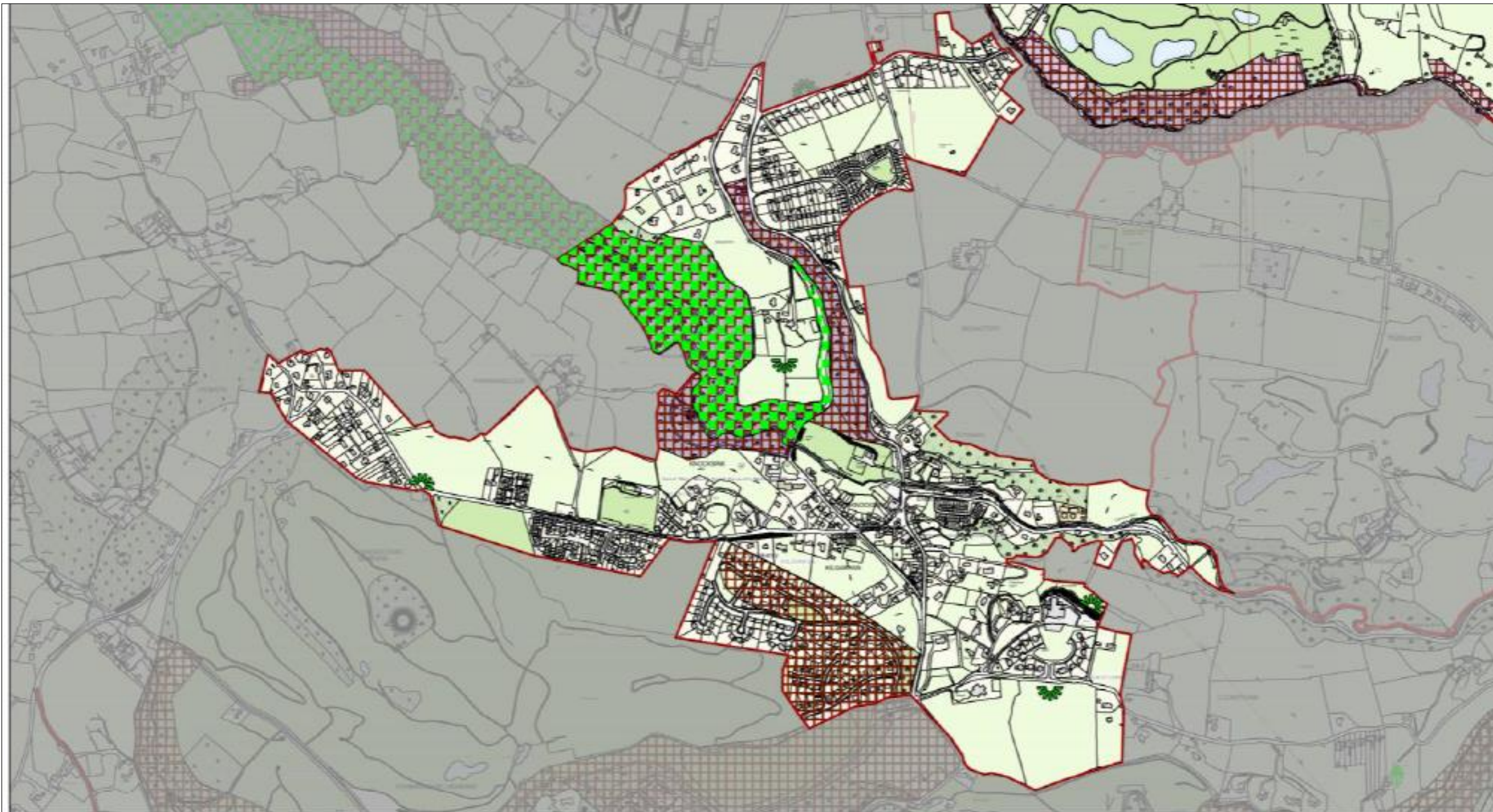
WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022
Bray Municipal District
Local Area Plan
2018
 HERITAGE OBJECTIVES MAP
 Title: Enniskerry Settlement Built Heritage
 Map No. : H5

- Settlement Boundary
- Enniskerry ACA
- Area of Archaeological Potential
- NIAH Urban
- Protected Structures Outside of Bray
- National Monuments
- Areas of Archaeological Potential & Significance
- Sites of Archaeological Importance



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Map 4 Natural Heritage Objectives Map, Extract From Bray Municipal District Local Area Plan 2018

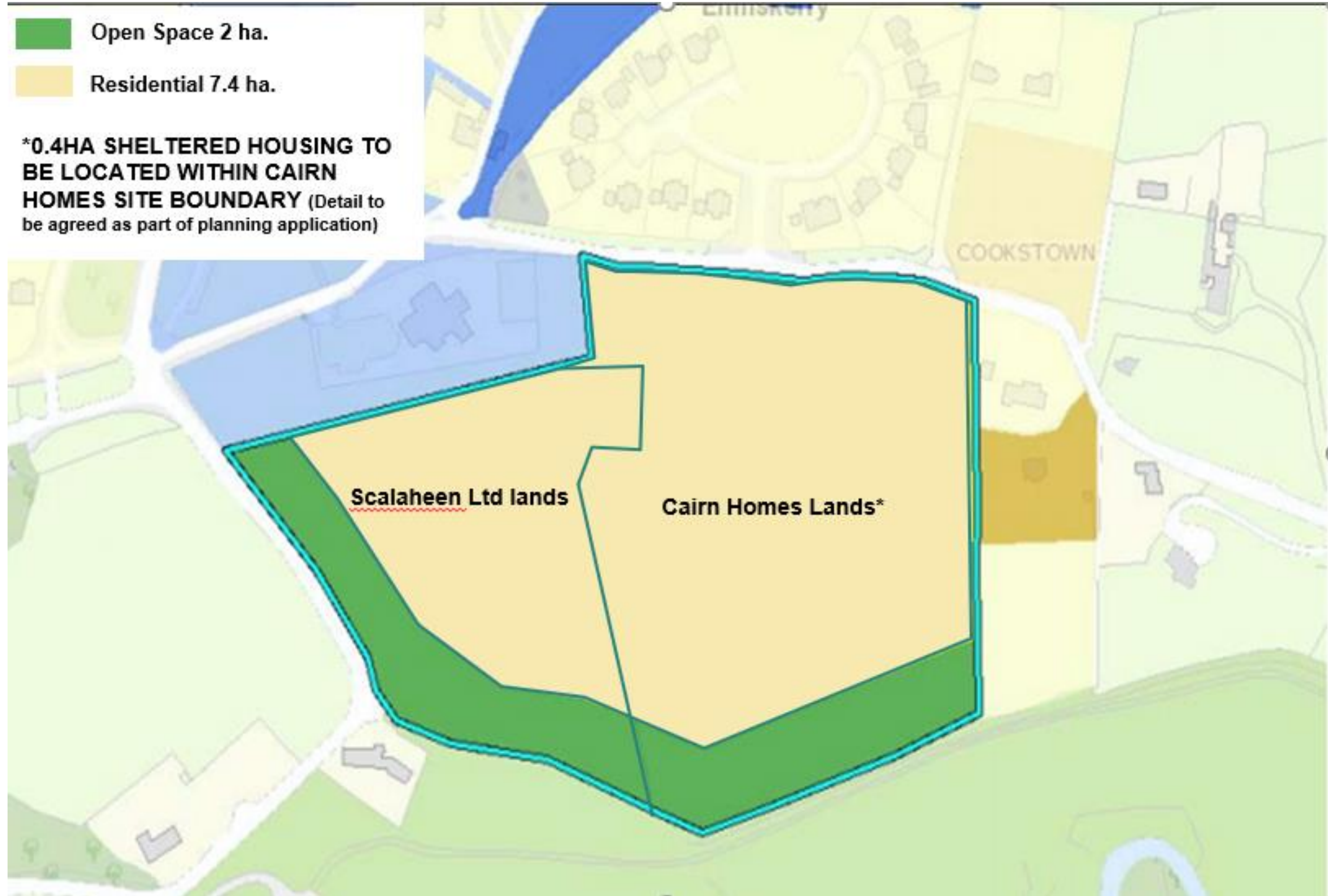


WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022
Bray Municipal District
Local Area Plan
2018
HERITAGE OBJECTIVES MAP
Title: Enniskerry Natural Heritage Map
Map No. : H6

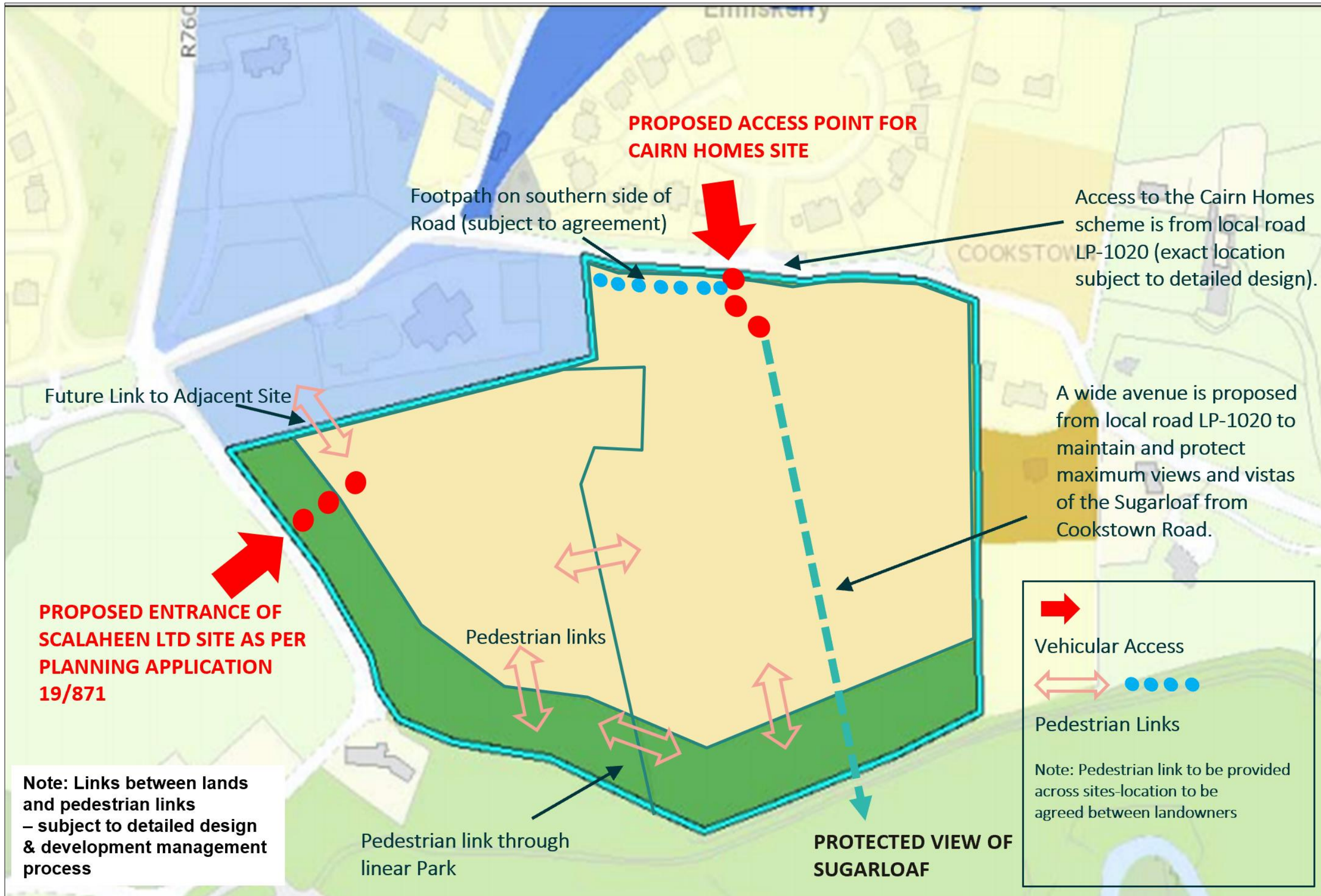
-  Settlement Boundary
-  Special Area of Conservation
-  Proposed Natural Heritage Areas
-  Nature Reserve
-  Views



Map 5 Land Use Map



Map 6 Proposed Access Points and Permeability



(Note: Exact location of links and entrances to be confirmed as part of planning applications & detailed design)

Map 7 Indicative Flood Zones, Extract from Bray Municipal District Local Area Plan 2018 – Strategic Flood Risk Assessment

