

List of persons and bodies who made submissions

No.	Name	Agent/ Representative
	Prescribed Bodies	
1	Department of Environment, Community and Local Government	Margaret Killeen
2	Department of Arts, Heritage and the Gaeltacht	Paul McMahon
3	Department of Communications, Energy and Natural Resources	Carmel Conaty
4	Department of Education and Skills	Lorraine Brennan
5	Environmental Protection Agency	Cian O Mahony
6	Health and Safety Authority	Alice Doherty
7	Office of Public Works	Kevin Byrne
8	Dublin Airport Authority	Tanya Murray
9	National Roads Authority	Nicola Claffey
	Public Submission	
10	Margaret Flynn	Margaret Flynn
11	Ted Flynn	(Kieran O'Malley & Co Ltd

1.

Leonora Earls

From: Margaret Killeen [Margaret.Killeen@environ.ie]
Sent: 04 July 2011 15:58
To: Planning - Development Plan Review
Subject: Proposed Variation No. 1(i), and (ii) to Wicklow CDP 2010-2016: Avoca Settlement Plan and Donard Settlement Plan

With reference to the above proposal, the comments of the Minister for the Environment, Community and Local Government are attached. Hard copy to follow.

Please acknowledge receipt of this email.

Thanking you,

Margaret Killeen
Planning System & Spatial Policy
Ph: 01-8882418
Margaret_Killeen@environ.ie



*acknowledged.
JK
4/7/11.*

4 July, 2011.

Director of Services
Planning and Development
Wicklow County Council
County Buildings
Wicklow Town

**Re: Proposed Variation No. 1(i) and (ii) to Wicklow County
Development Plan 2010-2016: Avoca Settlement Plan and Donard
Settlement Plan**

A Chara,

I am directed by the Minister for the Environment, Community and Local Government to refer to your recent request for submissions in respect of the above proposal and set out hereunder observations for consideration by the Council.

Avoca Settlement Plan

The Department notes that the waste water treatment plant is '*currently overloaded and has no extra capacity*' with only primary treatment taking place prior to discharge into the Avoca river which is of particular concern to the Department.

The Department's circular letter 'Waste Water Discharge (Authorisation) Regulations SI No 684 of 2007' dated 16 July 2009 (PD 7/09) indicates that where a plant will not be immediately compliant, planning authorities should avoid giving permission to applications which create significant additional loadings, or they should consider granting permission where upgraded facilities would be in place 'within a reasonable timescale' such that the necessary requirements are met.

Given the current unacceptable situation at Avoca, the Department considers that the variation should indicate clearly that no new development will be permitted which would add to the waste water load until the waste water disposal facility has been upgraded and meets license requirements under the Waste Water Discharge Regulations (SI No 684 of 2007).

Please note that this letter supersedes our previous letter issued today.

Yours sincerely,

Patrick O'Sullivan,
Planning System and Spatial Policy.

Leonora Earls

From: Margaret Killeen [Margaret.Killeen@environ.ie]
Sent: 04 July 2011 12:05
To: Planning - Development Plan Review
Subject: Re: Proposed Variation No. 1(i) and (ii) to Wicklow County Development Plan 2010-2016:
Avoca Settlement Plan and Donard Settlement Plan

With reference to the above proposal, the comments of the Minister for the Environment, Community and Local Government are attached.

Regards,

Margaret Killeen
Planning System & Spatial Policy
Ph: 01-8882418
Margaret_Killeen@environ.ie



4th July, 2011.

Director of Services
Planning and Development
Wicklow County Council
County Buildings
Wicklow Town

**Re: Proposed Variation No. 1(i) and (ii) to Wicklow County
Development Plan 2010-2016: Avoca Settlement Plan and Donard
Settlement Plan**

A Chara,

I am directed by the Minister for the Environment, Community and Local Government to refer to your recent request for submissions in respect of the above proposal.

The Department has reviewed the proposed Variation and have no further observations to make on this.

Yours sincerely,

Patrick O'Sullivan,
Planning System and Spatial Policy.

2

Leonora Earls

From: Paul McMahon [Paul.McMahon@environ.ie]

Sent: 20 June 2011 14:39

To: Planning - Planning and Development Secretariat

Subject: Proposed Variation No. 1 to Wicklow County Development Plan 2010-2016 - **Avoca Settlement**
Plan and Donard Settlement Plan

Proposed Variation No. 1 to Wicklow County Development Plan 2010-2016 – Avoca Settlement Plan and Donard Settlement Plan

DAU Ref. No. DAU-2011-WI-WI-FP2011/071

FAO: Director of Services - Planning;
c/o The Planning Department

A Chara,

Please find attached the architectural heritage observations and recommendations of the Department of Arts, Heritage and the Gaeltacht with respect to the above. Kindly acknowledge receipt of this e-mail and attached document to the undersigned. Should you require a hardcopy of these observations, please contact manager.dau@environ.ie I refer you to Circular DAU 1/10 in this regard.

Is mise le meas,

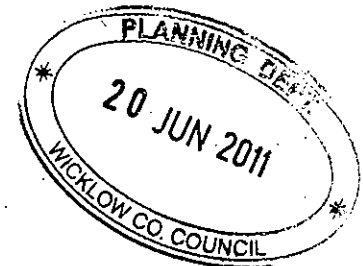
Paul McMahon,
Development Applications Unit,
Built Heritage & Architectural Policy,
Department of Arts, Heritage and the Gaeltacht
Newtown Road, Wexford

t: (053) 911 7381

f: (053) 911 7609

e: paul.mcmahon@environ.ie

*An Roinn
Ealaíon, Oidhreacht agus Gaeltachta
Department of
Arts, Heritage and the Gaeltacht*



*Quinn [Signature]
20/6/11*



*An Roinn
Ealaíon, Oidhreachta agus Gaeltachta*
*Department of
Arts, Heritage and the Gaeltacht*

20th June 2011

Our Ref: DAU-2011WI-WI-FP2011/071

Director of Services – Planning,
c/o The Planning Department,
Wicklow County Council,
County Buildings,
Wicklow Town,
Co. Wicklow

Re: Proposed Variation No. 1 to Wicklow County Development Plan 2010-2016 – Avoca Settlement Plan and Donard Settlement Plan

A Chara,

I refer to your recent notification with respect to the above proposed variation, please find hereunder architectural heritage observations and recommendations of the Department of Arts, Heritage and the Gaeltacht, for consideration by your Authority.

The Planning Authority should not just advocate the redevelopment of derelict sites in the areas covered by these plans but actively encourages the reuse of the existing core buildings that constitute the architectural heritage, of which living-over-the shop is a part

Please note, the Department has no further observations to offer on archaeological or natural heritage grounds.

Kindly forward any further documentation produced with respect to the above to the following address as soon as it issues:

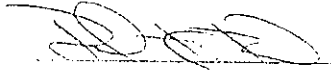
**The Manager,
Development Applications Unit (DAU),
Department of Arts, Heritage and the Gaeltacht,
Newtown Road,
Wexford**

Alternatively, documentation associated with the above can be referred electronically to the DAU at the following address:

manager.dau@environ.ie

In addition, please acknowledge receipt of these observations by return.

Is mise le meas,



Paul McMahon,
Development Applications Unit
t: (053) 911 7381
e: paul.mcmahon@environ.ie

3



Leonora Earls

From: Coordination Unit [Coordination.Unit@dcentr.gov.ie]
Sent: 07 July 2011 11:57
To: Planning - Development Plan Review
Subject: Proposed variation No.1 (i)&(ii) to Wicklow County Dev Plan 2010-2016 - Avoca & Donard Settlement Plan

Leonora Earls
 Planning & Development
 Wicklow County Council

Our Ref: 5986

Proposed variation No.1 (i) & (ii) to Wicklow County Dev Plan 2010-2016 - Avoca & Donard Settlement Plan

Hi Lenora,
 With reference to your correspondence dated 2nd June 2011 re above.

The Department of Communications, Energy & Natural Resources has no comments to make at this time. This is without prejudice to any comments/observations Inland Fisheries Ireland may have in this regard.

Carmel Conaty
 Co-ordination Unit
 Dept of Communications, Energy
 & Natural Resources
 Elm House
 Cavan

*acknowledged
 [Signature]
 7/7/2011*

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Deimhnítear leis seo freisin nár aimsíodh víreas sa phost seo tar éis a scanadh.

Leonora Earls

4

From: Brennan, Lorraine [Lorraine_Brennan@education.gov.ie]
Sent: 01 July 2011 14:17
To: Planning - Development Plan Review
Subject: Proposed variation No. 1 to Avoca Settlement Plan & Donard Settlement Plan.



Variation to Avoca,
Donard 201...

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Acknowledged
[Signature]
17/7/2011

Ms. Leonora Earls
Administrative Officer
Planning & Development
Wicklow County Council
Wicklow

1st July, 2011

Dear Ms. Earls

**Re: Proposed Variation No. 1 (i) and (ii) to Wicklow County Development Plan
2010-2016: Avoca Settlement Plan and Donard Settlement Plan.**

I refer to your letter of 2nd June, 2011 regarding the proposed variation to the above mentioned plan. The submission has been examined and as there are no changes in projected population figures for the area and accordingly, no changes likely to future school provision, the Department of Education & Skills has no further comment to make at this time.

Trusting the above is in order.

Yours sincerely

Lorraine Brennan
Executive Officer
Forward Planning Section

057 9324392
Lorraine_Brennan@education.gov.ie

5

Brendan Dunne

From: Cian O'Mahony [C.O'Mahony@epa.ie]
Sent: 23 June 2011 10:30
To: Planning - Development Plan Review
Subject: EPA Submission Re. Proposed Donard Town Plan

Dear Director,

The Environmental Protection Agency (EPA) acknowledges your notice, dated the 2nd June 2011 regarding the above and notes its contents.

SEA Determination

Your position with regard to the need for Strategic Environmental Assessment (SEA) of the Plan is noted.

You are referred to the Agency's previous submission dated the 20th May 2011, attached for reference purposes, which should be taken into consideration at this time.

Future Amendments to the Draft Plan

You are reminded that it is a matter for Wicklow County Council to determine whether or not any future proposed Amendments/Variations would be likely to have significant effects on the environment. This assessment should take account of the SEA Regulations Schedule 2A Criteria (S.I. No. 436 of 2004) and should be subject to the same method of assessment as undertaken in the "environmental assessment" of the Draft Plan.

Infrastructure Planning

In proposing the Plan, and any related amendments, variations etc. of the Plan and in implementing the Plan, adequate and appropriate infrastructure should be in place, or required to be put in place, to service any development proposed and authorised during the lifetime of the particular Plan.

Obligations with respect to National Plans and Policies and EU Environmental Legislation

You are referred to your responsibilities and obligations in accordance with all national and EU environmental legislation. It is a matter for Wicklow County Council to ensure that, when undertaking and fulfilling their statutory responsibilities; they are at all times compliant with the requirements of national and EU environmental legislation.

Environmental Authorities

You are reminded of the requirement, where appropriate under the SEA Regulations, to give notice to the following:

- The Minister for the Environment, Heritage & Local Government where it appears to the Planning Authority that the proposed Plan might have significant effects in relation to architectural or archaeological heritage or to nature conservation, and
- The Minister for Communications, Energy and Natural Resource (formerly Communications, Marine and Natural Resource), where it appears to the Planning Authority that the proposed Plan might have significant effects on fisheries or the marine environment.

You are further reminded that a copy of your decision regarding the determination should be made available for public inspection at your offices and should also be notified to any Environmental Authorities already consulted.

Should you have any queries or require further information in relation to the above please contact the undersigned. I would be grateful if an acknowledgement of receipt of this submission could be sent electronically to the following address: sea@epa.ie.

Yours sincerely,

Cian O'Mahony

Cian O'Mahony

07/07/2011

Scientific Officer
SEA Section
Office of Environmental Assessment
Environmental Protection Agency
Regional Inspectorate
Inniscarra, County Cork

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The opinions contained within are personal to the sender and do not necessarily reflect the policy of the Environmental Protection Agency.

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07/07/2011

b



HEALTH AND SAFETY
AUTHORITY

HSA Head Office, Metropolitan Building, James Joyce Street, Dublin 1
Telephone: 1890 289 389 Website: <http://www.hsa.ie>

Director of Services, Planning & Economic Development,
Wicklow County Council,
Whitegates,
Wicklow Town.

09/06/2011

**Re: Proposed Variation No. 1 (i) and (ii) to Wicklow County Development Plan 2010-2016: Avoca
Settlement Plan and Donard Settlement Plan**

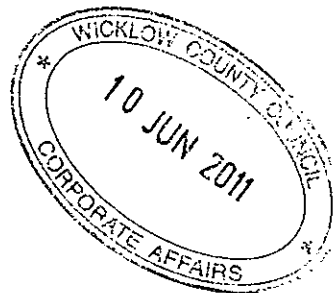
Dear Sir/Madam,

I wish to acknowledge receipt of your correspondence dated 2 June 2011, regarding the above which has been noted.

If you have any queries please contact the undersigned.

Yours faithfully,

Alice Doherty
Inspector,
Process Industries Unit



7

Leonora Earls

From: Kevin Byrne [kevin.byrne@opw.ie]
Sent: 30 June 2011 18:51
To: Planning - Development Plan Review
Cc: Peter Lowe; Paul Kiernan
Subject: OPW Comments on ,Proposed Variation No. 1(ii) to the Wicklow County Development Plan 2010-2016 – Donard Settlement Plan.



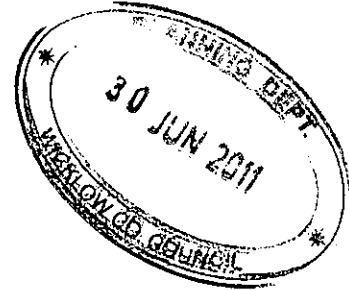
wicklow co dev plan
donard var...

Dear Sir / Madam

I attach the observations of the OPW on the above.

Regards

Kevin Byrne
Engineering Services



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*acknowledged
PJL
1/7/2011*

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30th June, 2011

Director of Services,
Planning and Development,
Wicklow County Council,
County Buildings,
Wicklow Town

e-mail: planreview@wicklowcoco.ie

**OPW Comments on
Proposed Variation No. 1(ii) to the Wicklow County Development Plan 2010-2016 – Donard
Settlement Plan.**

Dear Sir / Madam

The OPW wishes to make the following comments on the above.

1. The Office of Public Works welcomes that a Strategic Flood Risk Assessment (SFRA) has been carried out as part of the Proposed Variation No. 1(ii) to the Wicklow County Development Plan 2010-2016 – Donard Settlement Plan, and that this variation has followed the 'Planning System and Flood Risk Management Guidelines for Local Authorities.

2. We welcome the inclusion of the following objectives in the Proposed Variation:

DON13 It is an objective of the Council to restrict the types of development permitted in Flood Zone A and Flood Zone B to the uses that are 'appropriate' to each flood zone, as set out in Table 3.2 of the Guidelines for Flood Risk Management (DoEHLG, 2009). The planning authority may consider proposals for development that may be vulnerable to flooding, and that would generally be inappropriate as set out in Table 3.2 of the Guidelines, subject to all of the following criteria being satisfied:

- The planning authority is satisfied that all of the criteria set out in the justification test as it applies to development management (Box 5.1 of the Guidelines) are complied with.

- The development of lands for the particular use is required to achieve the proper planning and sustainable development of the settlement, and complies with at least one of the following:

- i. The development is located within the 'primary lands' and is essential for the achievement of the 'zoning objectives' or for the achievement of a specific objective for these lands.
- ii. The development comprises previously developed and/or under-utilised lands/sites,
- iii. There are no suitable alternative lands for the particular use, in areas at lower risk of flooding.

DON34 To preserve the use of the Donard GAA grounds (identified as DON 34 on the plan map) as recreational and active open space use.

3. We also welcome that the objectives and policies of 'Section 12.6: Flooding' of the Wicklow County Development Plan 2010-2016 F1 through to F9 shall also apply:

4. We would recommend that the SFRA should be updated in the future, as more flood risk information becomes available for the area. The Preliminary Flood Risk Assessment (PFRA) Mapping will be available before the end of this year, and the Catchment Flood Risk Assessment Mapping (CFRAM) will be available before the end of 2013. These flood risk mapping datasets will allow Flood Zones A and B for the area to be further refined, and this may affect the proposed zoning in the plan.

Yours sincerely,

Kevin Byrne
Engineering Services

Brendan Dunne

8

From: Tanya Murray [tanya.murray@daa.ie]
Sent: 29 June 2011 12:33
To: Planning - Development Plan Review
Subject: DAA Submission to Proposed Variation No. 1 of the Wicklow County Development Plan 2010-2016

To Sir/Madam,

Please find attached the DAA Submission to the proposed variation No. 1 of the Wicklow County Development Plan 2010-2016.

Kind regards,
Tanya Murray



Tanya Murray, Planning Team
Dublin Airport Authority, T: 00353-1-814 4157
email: tanya.murray@daa.ie

Proudly supporting the 3Ts (Turn the Tide of Suicide) - the DAA Charity of the Year 2011

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07/07/2011

Údarás Aerfort Bhaile Átha Cliath cpl
Príomhoifig: Aerfort Átha Cliath, Éire

T: 353-1-814 1111
F: 353-1-814 4120
www.dublinairportauthority.com

Dublin Airport Authority plc
Head Office: Dublin Airport, Ireland



Director of Services,
Planning and Development,
Wicklow County Council,
County Buildings,
Wicklow Town,
Co. Wicklow.

29th June 2011

Filename: GP10-1010-068

Re: Proposed Variation No. 1 (i) and (ii) to Wicklow County Development Plan 2010-2016:
Avoca Settlement Plan and Donard Settlement Plan.

Dear Sir/Madam,

With regard to the review of the proposed variations to the Wicklow County Development Plan 2010-2016, Dublin Airport Authority makes no comment at this time.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Y. Dalton', is written over a horizontal line.

Yvonne Dalton

Head of Planning



An tÚdarás um Bóithre Náisiúnta
National Roads Authority

Mr. Adrian Doyle

Director of Services

Wicklow County Council

Planning and Development

County Buildings

Wicklow Town



9

Teach Naomh Máirtín / Bóthar Waterloo / Baile Átha Cliath 4
St. Martin's House / Waterloo Road / Dublin 4
Tel: / Tel: + 353 1 660 2511 Facs: / Fax: + 353 1 668 0009

Dáta | Date

21st June 2011

Ár dTag. | Our Ref.

NRA 11-82411

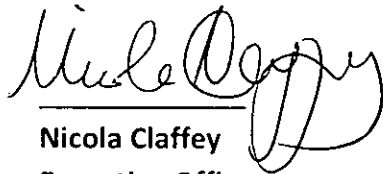
Bhur dTag. | Your Ref.

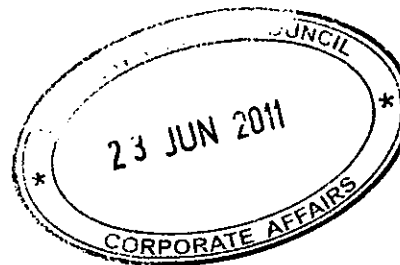
**RE: Proposed Variation No. 1 (i) and (ii) to
Wicklow County Development Plan 2010 – 2016:
Avoca Settlement Plan and Donard Settlement Plan**

Dear Mr. Doyle,

The Authority acknowledges receipt of notice in relation to proposed variation no. 1 (i) and (ii) of the Wicklow County Development Plan, 2010 - 2016. The Authority has no specific comments to make in relation to the proposed variation.

Yours sincerely,


Nicola Claffey
Executive Officer



10

Leonora Earls

From: Margaret Flynn [flynndesign@gmail.com]
Sent: 01 July 2011 10:10
To: Planning - Development Plan Review
Subject: Donard Settlement Plan.

Dear Sir/Madam,

Just a few comments on the detail of the Donard Settlement Plan.

Please note the Ogham stone is in the central garden, not in Donard Demesne West as indicated on the Heritage Map.

There are 'potential walks' referred to (DON 31) but not indicated on maps.

There is a stream that runs through the centre of the village, parts of which are piped and parts are open. This stream should be identified on the maps and those sections that are open should remain so.

On the list of Community assets the 'Church of Ireland' should read the 'Church of Ireland Church'.

Yours faithfully,

Margaret Flynn,
Drumreagh,
Donard.



acknowledged
[Signature]

11.

Leonora Earls

From: John O'Malley [john@kom.ie]
Sent: 04 July 2011 12:56
To: Planning - Development Plan Review
Subject: Variation No. 1 (II) Donard Settlement Plan

FAO: Director of Services: Planning and Development

Please find attached a submission on behalf of Ted Flynn, Donard, Co. Wicklow in relation to the proposed Variation 1 (II) of the County Development Plan 2010-2016.

<<...>>

Please confirm receipt of this submission.

Kind regards,

John O'Malley

Director

Kieran O'Malley & Co. Ltd.

St. Heliers

Stillorgan Park

Blackrock

Co. Dublin.

P: (01) 283 2077

F: (01) 283 2092

M: (087) 227 1444

E: john@kom.ie

W: www.kom.ie



Kieran O'Malley & Co. Ltd.

Kieran O'Malley and Co. Ltd.,
Town Planning Consultants,
Saint Heliers,
Saint Heliers Copse,
Sillorgan Park,
Blackrock, Co. Dublin.

DIRECTORS: JOHN O'MALLEY BA BA MBUR DP ELAMG DP Eng Eng MBE MBE MBE MBE
RAYMOND O'MALLEY BA BA MBUR DP ELAMG MBE
CONSULTANTS: KIERAN O'MALLEY BE CEI DP PLANG TIE LAMITE MBE MBE MBE

Tel: +353 1 2832077 / 2855156
Fax: +353 1 2832092
E-mail: info@kom.ie
Website: www.kom.ie

July 4th 2011.

BY EMAIL TO: planreview@wicklowcoco.ie

Director of Services,
Planning and Development,
Wicklow County Council,
County Buildings,
Wicklow Town

RE: Proposed Variation 1 (II) to the Wicklow County Development Plan 2010-2016
(Donard Settlement Plan)

PLANNING SUBMISSION

Dear Sir/Madam,

This is a submission by Ted Flynn, Donard, the owner of all the secondary lands around "DON 25" save the Garda Station to the east and Donard Glen Day Care Centre to the west.

As the planning authority will know from outline application (Reg. Ref. No. 10/2909) Ted Flynn proposes to develop this property for housing at approx. 10 units per hectare for which the Council decided recently to grant outline permission for a phase one of 9 houses. The Council will be aware our client's intention is to develop to a cul de sac pattern to preclude through traffic in the interest of residential amenity and traffic safety. This is also clear from the Section 247 Consultation process and from the Planning Officer's Report of November 25th 2010 at Item No. 3 (Design/Layout) of which the planner states "The plans submitted provide for a single access route off the public road. The access route forms a cul de sac with a central open space area."

Accordingly, our client is strongly opposed to objective "DON 25" which will have the materially adverse planning effect of GAA and Caravan traffic invading the peace and quiet of our client's proposed village scale development. As well as this inessential through traffic eroding residential amenity, DON 25, will be an open invitation for GAA patrons to park on Ted Flynn's village estate roads.

DON 25 is unnecessary and is in direct conflict with what Ted Flynn proposes and with the proper planning and sustainable development of a small and intimate village housing type residential enclave that prior to the publication of the Donard Settlement Plan appeared to be what the planning authority itself wished for on this property.

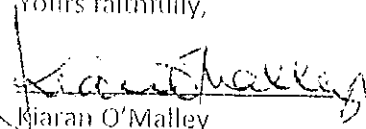
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No. 120555
VAT No. IE4813574T

We enclose DRG. No. 3 (1:2500 scale) which shows Ted Flynn's overall masterplan. It includes two curved culs de sac (marked orange) around a central open space (marked green). DON 25 would destroy this concept totally.

Accordingly, the planning authority is requested to delete objective DON 25 from the Donard Settlement Plan.

Please acknowledge receipt of this submission.

Yours faithfully,


Kieran O'Malley
Kieran O'Malley & Co. Ltd.
Encl.

Enclosure.

1. DRG. No. 3 (Scale 1:2500)

Surveyed 2001
Revised 2006
Levelled

Rural PLACE Map



DONARD DEMENSE WEST

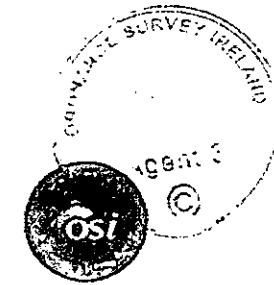
UTM CENTRE PT (COORDS)

692771.697839

DESCRIPTION

MAP SHEETS

1:2500
3854-A

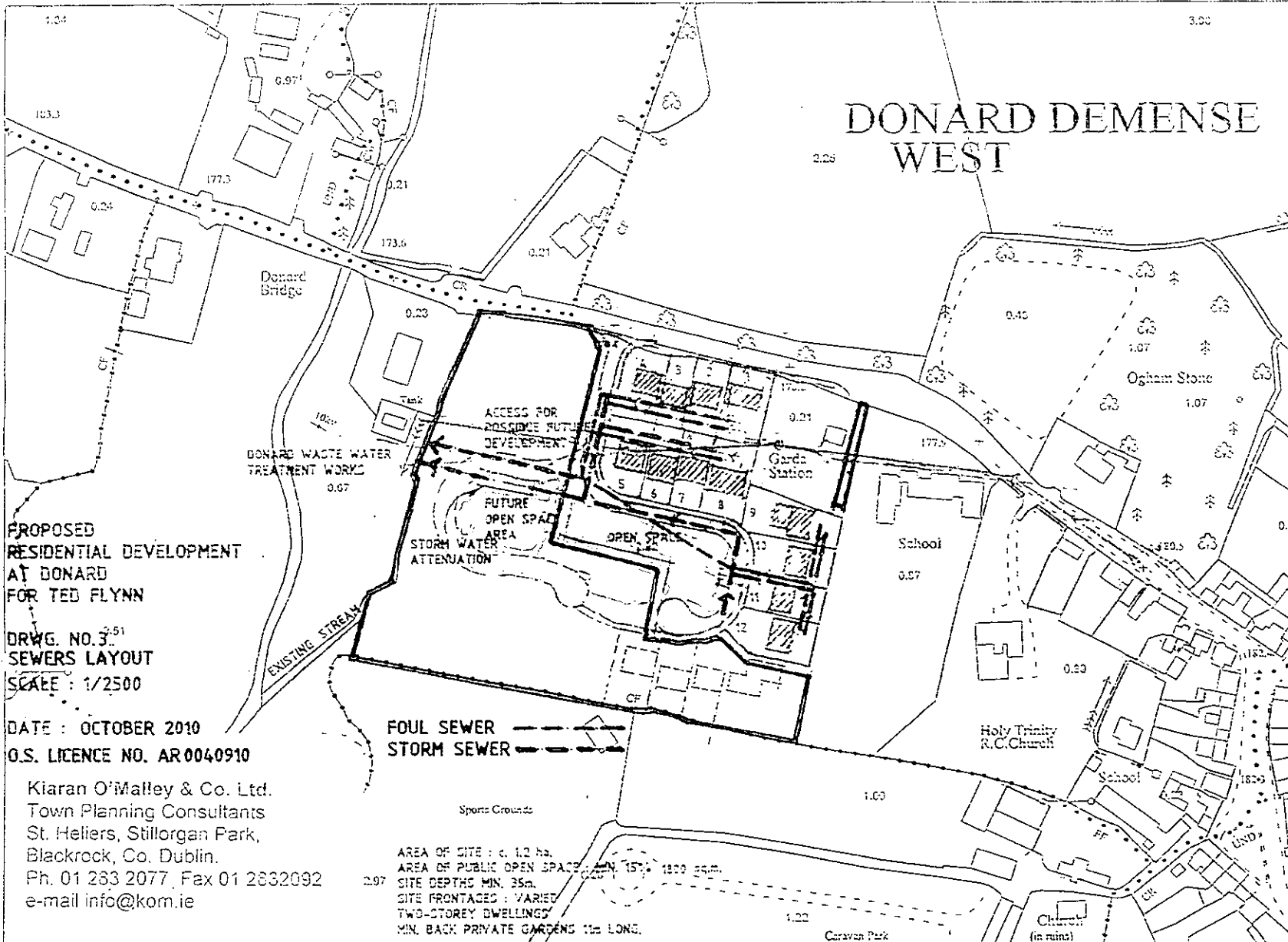


Produced by University College Dublin,
Rathman, Clonsilla, Dublin 14
On behalf of Ordnance Survey Ireland,
Phonon Park, Dublin 6.

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a léamh nó aon ádhair nó aon ádhair aon
aon ádhair aon a chloí, a chloí, a chloí, a chloí.
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PROPOSED
RESIDENTIAL DEVELOPMENT
AT DONARD
FOR TED FLYNN

DRWG. NO. 3.51
SEWERS LAYOUT
SCALE: 1/2500

DATE: OCTOBER 2010
O.S. LICENCE NO. AR0040910

Kieran O'Malley & Co. Ltd.
Town Planning Consultants
St. Heliers, Stillorgan Park,
Blackrock, Co. Dublin.
Ph. 01 283 2077, Fax 01 283 2092
e-mail info@kom.ie

FOUL SEWER
STORM SEWER

AREA OF SITE: c. 1.2 ha.
AREA OF PUBLIC OPEN SPACE: MIN 15% 1800 sqm.
SITE DEPTHS MIN. 35m.
SITE FRONTAGES: VARIED
TWO-STOUREY DWELLINGS
MIN. BACK PRIVATE GARDENS 12m LONG.

EXISTING STREAM

DONARD WASTE WATER
TREATMENT WORKS

Donard
Bridge

Garda
Station

School

Holy Trinity
R.C. Church

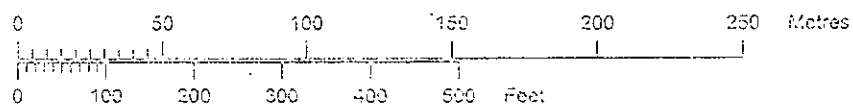
School

Church
(in ruins)

Caravan Park

Sports Grounds

Scale:- 1:2,500
Scale:- 1:2,500



Plot Ref. No. 1391726_2_1
Plot Date 20-JAN-2010

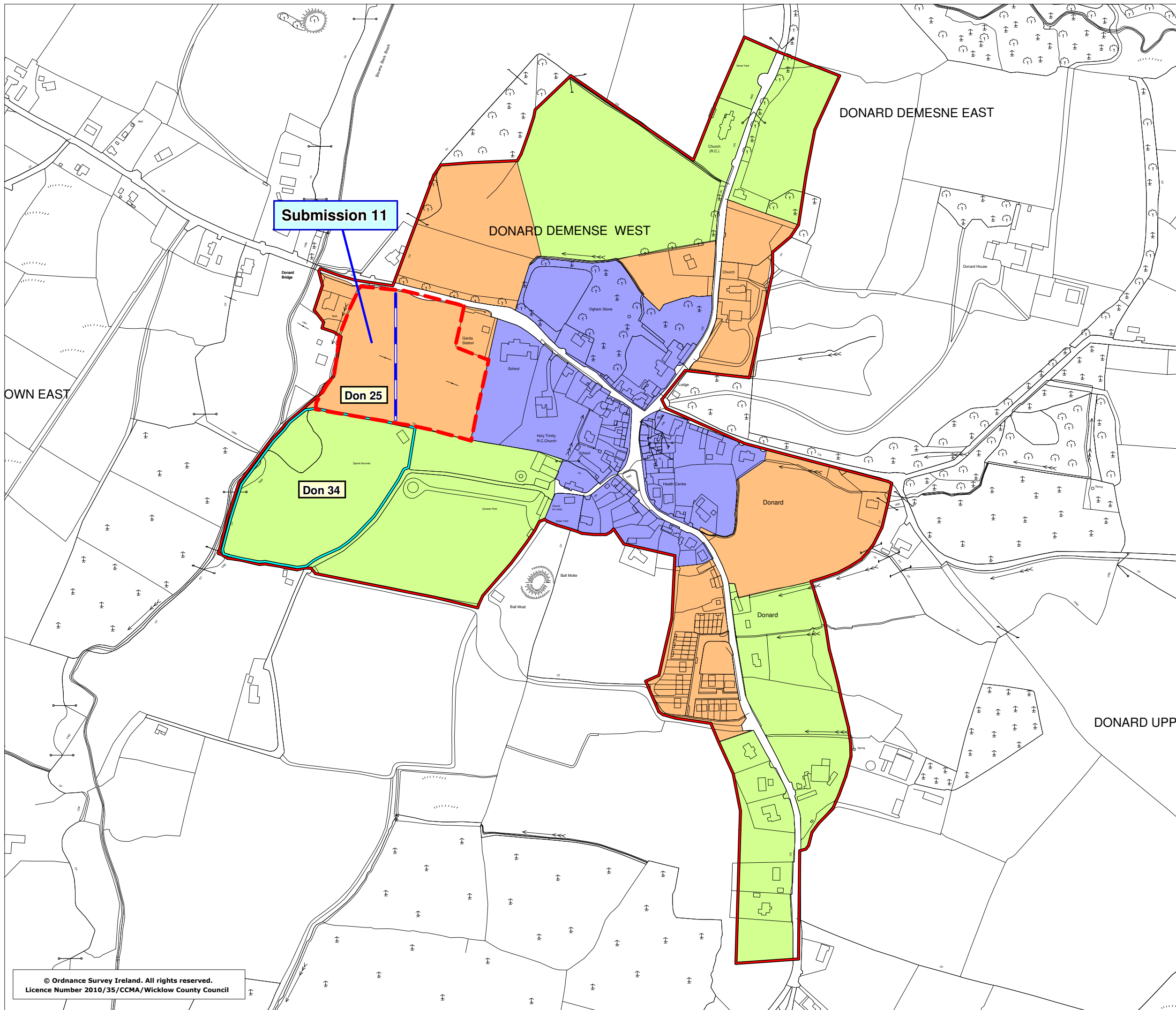




WICKLOW COUNTY COUNCIL







28/04/2011



PROPOSED DONARD SETTLEMENT PLAN 2011 - 2016
PROPOSED VARIATION TO WICKLOW COUNTY DEVELOPMENT PLAN 2010 - 2016

LEGEND

-  Primary Lands
-  Secondary Lands
-  Teritary Lands
-  Donard Settlement Boundary