

## Leonora Earls

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**From:** Paul Scully [Paul.Scully@nationaltransport.ie]  
**Sent:** 22 February 2018 12:21  
**To:** Planning - Plan Review  
**Cc:** Michael MacAree; David Clements  
**Subject:** Newtownmountkennedy LAP  
**Attachments:** NTA Submission - Newtownmountkennedy LAP.pdf

Dear Sir / Madam,

Please find attached the NTA's submission on the Newtownmountkennedy LAP. Can you please confirm receipt at your earliest convenience.

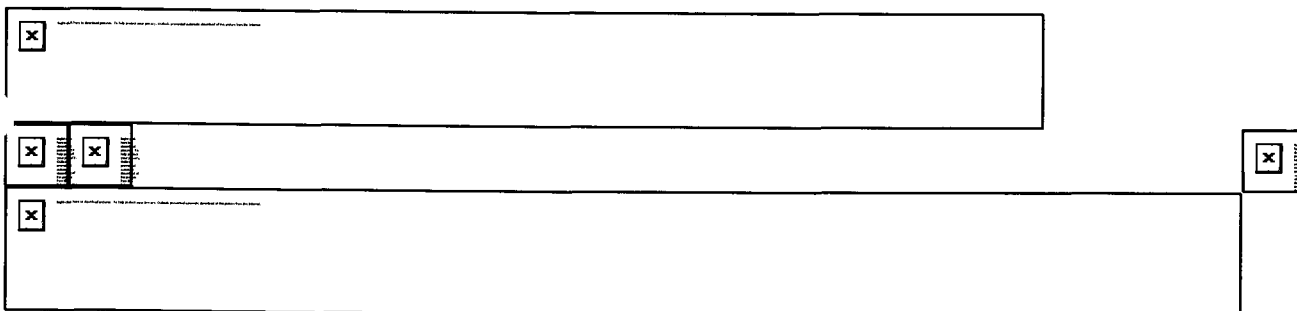
Regards,

David Clements  
Land Use & Transport Planner  
Transport Planning and Capital Investment



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Harcourt Lane  
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23<sup>rd</sup> February 2018

**RE: Pre-Draft Issues Paper - Newtownmountkennedy Local Area Plan**

Dear Sir/Madam,

The National Transport Authority (the "Authority") has reviewed the material published as part of the pre-draft consultation and makes the following comments:

Legislative Background

Section 19 (2A) of the Planning and Development Act (as amended) states that each planning authority within the GDA shall ensure that its local area plans are consistent with the transport strategy of the NTA. The Transport Strategy for the Greater Dublin Area 2016-2035 (the "Transport Strategy") was approved by the Minister for Transport, Tourism and Sport in early 2016.

In order to demonstrate consistency with the Transport Strategy, the Authority recommends that the following are considered in the making of the Draft Local Area Plan.

Land Use Integration

Section 7.1.2 of the Transport Strategy sets out a number of strategic and local planning principles, which should guide development in the GDA. These principles must be considered in the making of the Draft Local Area Plan, and are set out below:

- Residential development located proximate to high capacity public transport should be prioritised over development in less accessible locations in the GDA;
- To the extent practicable, residential development should be carried out sequentially, whereby lands which are, or will be, most accessible by walking, cycling and public transport – including infill and brownfield sites – are prioritised;
- High volume, trip intensive developments, such as offices and retail, should primarily be focused into Dublin City Centre and the larger Regional Planning Guidelines (RPG) higher order centres within the GDA;

- Except in limited circumstances, trip intensive developments or significant levels of development should not occur in locations not well served by existing or committed high capacity public transport;
- The strategic transport function of national roads, including motorways, will be protected by the full implementation of the “Spatial Planning and National Roads - Guidelines for Planning Authorities”;
- All non-residential development proposals in the GDA should be subject to maximum parking standards and based on public transport accessibility;
- In locations where the highest intensity of development occurs, an approach that caps car parking on an area-wide basis should be applied;
- For all major employment developments and all schools, travel plans should be conditioned as part of planning permissions and be carried out in a manner consistent with existing NTA guidance;
- Planning at the local level should promote walking, cycling and public transport by maximising the number of people living within walking and cycling distance of their neighbourhood or district centres, public transport services, and other services at the local level such as schools;
- New development areas should be fully permeable for walking and cycling and the retrospective implementation of walking and cycling facilities should be undertaken where practicable in existing neighbourhoods, in order to give a competitive advantage to these modes;
- Where possible, developments should provide for filtered permeability. This would provide for walking, cycling, public transport and private vehicle access but at the same time would restrict or discourage private car through trips; and
- To the extent practicable, proposals for right of way extinguishments should only be considered where these do not result in more circuitous trips for local residents accessing public transport, or local destinations.

In order for the Draft Local Area Plan to be considered consistent with the Transport Strategy, it must demonstrate that the land use zonings, and the transportation and planning policies and objectives are aligned with the above principles.

#### Transport Priorities for Newtownmountkennedy

Chapters 5 and 6 of the Transport Strategy set out the transport investment priorities for the Greater Dublin Area to 2035. While the Strategy timeline is significantly longer than that of the Local Area Plan, many policy measures related to services apply universally throughout the region and are being rolled out on an on-going basis, and many smaller localised infrastructural improvements are identified and undertaken by the Authority on a short to medium-term basis. As such, specific policies and objectives which facilitate or provide for the following should be included in the Draft Local Area Plan:

- Capacity enhancement and reconfiguration of the M11/N11 from Junction 4 (M50) to Junction 14 (Ashford) inclusive of ancillary and associated road schemes, to provide

additional lanes and upgraded junctions, plus service roads and linkages to cater for local traffic movements;

- Other road projects which are in accordance with the Principles of Road Development as set out in section 5.8.3 of the Transport Strategy;
- The implementation of the GDA Cycle Network Plan;
- Provision of a safer, more convenient and more comfortable walking environment, including signage, junction reconfigurations, and improved crossings;
- Increased availability of on-street Real Time Passenger Information (RTPI) at bus stops;
- The provision of on-street directional signage to public transport facilities;
- Bus priority measures in Newtownmountkennedy and Environs, where required;
- Rationalisation and upgrading of bus stops, bus bays and shelters;
- Provision of cycle parking on-street and at public transport stops; and
- Measures which seek to reduce commuter parking and which contribute to greater turnover for parking for non-commuter purposes.

#### National Transport Authority Guidance Documents

In addition to the above recommendations related to the Transport Strategy, the Authority recommends that the Draft Local Area Plan contains policies and objectives which state that transport and land use planning in Newtownmountkennedy will be guided by the following documents:

- The National Cycle Manual;
- Permeability Best Practice Guide;
- Achieving Effective Workplace Travel Plans: Guidance for Local Authorities;
- Workplace Travel Plans: A Guide for Implementers; and
- Toolkit for School Travel.

I trust that the views of the Authority will be taken into account in the making of the Draft Local Area Plan.

Yours sincerely,



**Michael MacAree**

**Head of Planning and Data Analysis**



## Leonora Earls

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**From:** McCormack Michael [Michael.McCormack@tii.ie]  
**Sent:** 21 February 2018 09:23  
**To:** Planning - Plan Review  
**Subject:** Preparation of the Draft Newtownmountkennedy Local Area Plan, 2018 - 2024  
**Attachments:** Pre-draft Newtownmountkennedy Local Area Plan 2018.pdf

Dear Sir/Madam,

Please find attached a copy of the Authority's observations on the preparation of the Draft Newtownmountkennedy Local Area Plan, 2018.

A hard copy has also issued by post.

Yours sincerely,

Michael McCormack

Senior Land Use Planner

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Administrative Officer  
Planning Department  
Wicklow County Council  
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Wicklow

Dáta | Date  
21 February, 2018

Ár dTag | Our Ref.  
TII18-100536

Bhur dTag | Your Ref.

**Re: Review of the Newtownmountkennedy Local Area Plan, 2008  
Preparation of the Draft Newtownmountkennedy Local Area Plan, 2018 - 2024**

Dear Sir/Madam,

The Authority welcomes referral of consultation relating to the review of the Newtownmountkennedy Local Area Plan. Having regard to the relationship of the proposed local area plan area to the strategic national road network, the Authority submits the following observations for the Councils consideration;

#### **Managing Exchequer Investment and Statutory Guidance**

The Trans-European Transport Networks (TEN-T) are a planned set of transport networks across Europe. The TEN-T regulations target a gradual development of the transport network with the core network a priority (by 2030) followed by the remainder of the comprehensive network (by 2050). The TEN-T regulations define the objective of increasing the benefits for road users by ensuring safe, secure and high-quality standards for road users and freight transport in a co-ordinated fashion to achieve integrated and intermodal long-distance travel routes across Europe.

In Ireland, the core network currently consists of the route from Northern Ireland via Dublin to both Cork/Ringaskiddy and Limerick/Foynes. The Council will be aware that the N/M11/N25 Dublin to Rosslare route is identified as part of the TEN-T Comprehensive Network which has repercussions and action requirements for policies and objectives which should be considered in the preparation of the new Local Area Plan.

The M11/N11 is a highly important national road and provides the dominant means of access to the south east of the country, in addition to providing access to international markets for freight and tourist traffic through Rosslare Euro-port and via the M50 through Dublin Port and Airport. The M50 also provides onward connection from the M11 to other national road radial routes.

TII and planning authorities must manage development which could have an impact on the national road network and ensure appropriate mitigation measures are included for potential development areas in a plan led and evidence based manner.

It is of particular importance that policies and objectives are drafted which allow the network of national roads to continue to play the intended strategic role in catering for inter-urban and inter-regional transport requirements that will serve Ireland's economic competitiveness by providing faster, more efficient and safer access to and from our major ports, airports, cities and large towns.

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There is a critical need to manage these assets in accordance with national policy as outlined in Smarter Travel (DTTAS, 2009), the provisions of the Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012) and the NTA's Transport Strategy for the Greater Dublin Area, 2016 – 2035.

#### **General Development Strategy**

With regard to the foregoing, the Authority recommends that the Council, in drafting a new Local Area Plan for the area, should have regard to the provisions of the Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012). In particular, Chapter 2 of the Guidelines addresses matters relating to development planning and national roads.

Section 2.3 recommends a general content for development plans and local area plans and the Council will be aware of the Land Use and Transportation Planning Checklist that is set out in Section 2.13 of the Guidelines. The Council is requested to prepare the Local Area Plan, particularly the proposed zoning objectives and development objectives adjoining and in proximity to the national road network and associated junctions, to ensure compliance with the provisions of the Guidelines.

The Council should also note the requirements of Section 2.7 of the DoECLG Spatial Planning and National Roads Guidelines concerning development at national road interchanges or junctions.

#### **Development at National Road Interchanges or Junctions**

Having regard to previous zoning designations in the Newtownmountkennedy area in proximity to the M11 and associated junctions, Wicklow County Council is requested to exercise particular care in the assessment and management of development proposals relating to the zoning of locations at or close to junctions on the M11/N11, where such development could generate significant additional traffic, thereby compromising the capacity and efficiency of the national road/associated junctions and possibly leading to the unacceptable reduction in the level of service available to road users.

Local Area Plan policies should reflect and safeguard the strategic role of the national road network and associated junctions in catering for the safe and efficient movement of inter-urban and interregional traffic. When considering proposals for zoning designations adjacent or close to existing or planned national roads/motorways and junctions, regard should be had to the preferences expressed in the Retail Planning Guidelines for locating developments that attract many trips within established towns and district centres. In particular, policies should be adopted so as to avoid the undermining of the strategic transport function of national roads, including junctions, by measures intended to cater for the needs of local traffic which should more appropriately be addressed within the framework of providing an adequate local road infrastructure

Whilst the Authority recommends that traffic and transport assessments be carried out for individual planning applications as part of the development management process, this is not a substitute for a prior overall transport assessment of areas where the planning authority is determining fundamental issues of land use and transportation. Leaving the overall transport assessment of areas to individual applicants' transport assessments is considered highly inappropriate and would lead to a piecemeal and unsustainable approach to development in the vicinity of the strategic national road network. Thus, it is critical that zoning proposals in proximity to national road junctions, if included in the local area plan, are supported by a required evidence base to demonstrate that the additional traffic loading can be satisfactorily accommodated at the junctions concerned while safeguarding the strategic function of the national road network.

The Council will be aware that the location and capacity of junctions on national roads are determined during the road planning process having regard to a range of factors and taking account, in particular, of anticipated inter-urban and inter-regional traffic volumes over a design horizon of at least 20 years. A key objective of the approach to road planning is to achieve a satisfactory level of service for road users and to protect and maintain that service over the design period applying to the mainline road and associated interchanges. In these circumstances, it will be necessary for planning authorities to exercise particular care in their assessment and management of development proposals that impact on the operation, safety and efficiency of the national road network and associated junctions.

The Council will be aware that previous development proposals in the vicinity of the Ballyronan Junction, N11 Junction 12, identified capacity constraints in future year development scenarios with the build out of lands identified for development in the Newtownmountkennedy Local Area Plan in proximity to the junction. Lands concerned include the Employment zonings subject to Action Areas (AA2 and AA4) and the former AG\* zoning objective now included in Employment Objective EMP 12 in the County Development Plan, 2016 – 2022.

The Authority previously collaborated with Wicklow County Council on development proposals at this location on the basis that a framework plan for lands adjoining the N11 junction at this location would be prepared by the Council. This remains unaddressed and the Authority still awaits a copy of the Junction Upgrade Strategy for the Ballyronan Junction as previously committed to by the Council; please see copy of correspondence of 18 February, 2011, attached.

Having regard to the foregoing, TII considers it essential that the proposed Local Area Plan for Newtownmountkennedy should be subject to an evidenced 'area based transport plan' (ABTA) providing a clear framework and mechanism for the phasing and co-ordination of physical infrastructure requirements with development. In particular, development proposals in proximity to the N11 junction should be subject to the agreed preparation of a junction strategy framework plan to ensure planned development in the area can proceed in a manner complementary to safeguarding the strategic function of the national road network.

#### **Schemes In planning**

The Council may consider it appropriate to identify local improvements to the road network planned by the Council over the term of the Local Area Plan that may be incorporated into the adopted plan. The Authority advises that while any additional improvements relating to national roads identified at a local level should be done so in consultation with and subject to the agreement of TII, the Council will be aware that TII may not be responsible for the funding of any such schemes or improvements. Regard should also be had to national road improvements included in the NTA's Transport Strategy for the Greater Dublin Area, 2016 – 2035.

#### **Specific Policies and Objectives**

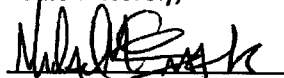
TII recommends that consideration is given to including the requirements of Chapter 3 of the DoECLG Spatial Planning and National Roads Guidelines into the local area plan concerning specific objectives relating to Traffic and Transport Assessment, Road Safety Audit, Environmental Noise requirements and Signage, etc.

The Council are requested to reference the TII Traffic & Transport Assessment Guidelines (2014) in the Draft Local Area Plan relating to development proposals with implications for the national road network. Thresholds advised in the TII Traffic & Transport Assessment Guidelines (2014), including sub-threshold TTA requirements, relate specifically to development proposals affecting national roads.

#### **Conclusion**

It is requested that the foregoing comments and observations are taken into consideration in the preparation of the Newtownmountkennedy Local Area Plan, 2018 - 2024.

Yours sincerely,



Michael McCormack  
Senior Land Use Planner



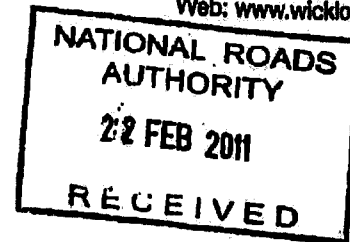
**Comhairle Chontae Chill Mhantáin**  
**WICKLOW COUNTY COUNCIL**

Your Ref: 18<sup>th</sup> February 2011

Our Ref:

Mr. Fred Barry  
Chief Executive  
National Roads Authority  
St. Martin's House  
Waterloo Road  
Dublin 4

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Cill Mhantáin.  
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Dear Mr. Barry,

I wish to acknowledge receipt of email sent to the Cathaoirleach on the 17<sup>th</sup> February 2011 (and copied to the County Manager) indicating your intention to withdraw the N.R.A. appeal against the County Council grant of permission on 28<sup>th</sup> July 2010 for a proposed Data Centre at Newtownmountkennedy.

At the meeting held on the 29<sup>th</sup> October 2010 at your offices between, inter alia, the Cathaoirleach, members of Roads & Transportation S.P.C. of Wicklow County Council, Andrew Doyle T.D. and Mr. Michael Egan N.R.A., the County Manager undertook to develop a traffic framework plan to consider all aspects of the existing developed and undeveloped zoned lands in Newtownmountkennedy on the adjacent N11 junction.

The County Manager confirmed this to you in letters dated 2<sup>nd</sup> November and 10<sup>th</sup> December 2010 (copies attached).

In the absence of the County Manager I am happy to again confirm the County Council's commitment in relation to this matter. We will do everything possible to progress the preparation of this plan, and I see no reason why this should not be finalised in 2011.

Yours Sincerely

Bryan Doyle  
Deputy County Manager



**Mr Eddie Sheehy  
County Manager  
Wicklow County Council  
Aras an Chontae  
Wicklow**

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Dáta | Date **1 March, 2012**

Ár dTag. | Our Ref. **PAS102123**

Bhur dTag. | Your Ref.

**Re. N11 Ballyronan Junction Upgrade Framework Plan**

**Dear Manager,**

I am writing to you in relation to past correspondence concerning development on lands adjoining and in proximity to the Ballyronan junction on the N11 at Newtownmountkennedy Demesne and the agreed requirement for a junction upgrade strategy for Ballyronan Junction.

As you are aware, the Council indicated that there was no reason why a Framework Plan to be prepared in consultation with the Authority would not be finalised in 2011. The Authority is anxious to receive a copy of the Framework Plan.

**Yours sincerely,**

**Tara Spahn  
Senior Policy Advisor (Planning)**

## Leonora Earls

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**From:** O'Brien, Sharon [sharon\_obrien@education.gov.ie]  
**Sent:** 23 February 2018 17:48  
**To:** Planning - Plan Review  
**Cc:** Lyons, Fidelma; Cusack, Joe  
**Subject:** Issues Paper for Review of Newtownmountkenedy Local Area Plan 2018  
**Attachments:** Submitted issues paper.pdf

Dear Sir/Madam,

Please see attached in relation to the above.

Kind regards,

Sharon O' Brien  
Forward Planning Unit  
Dept. of Education & Skills  
Portlaoise Road  
Tullamore  
Co. Offaly

Telephone: 0579324420

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**Co. Uíbh Fhailí**



**Department of Education and Skills**  
**Portlaoise Road**  
**Tullamore**  
**Co. Offaly**

**Administrative Officer**  
**Planning Section**  
**Wicklow County Council**  
**Station Road**  
**Wicklow Town**

**23 February 2018**

**Re: Issues Paper for Review of Newtownmountkennedy Local Area Plan 2018**

**Dear Sir/Madam**

**Thank you for your recent correspondence in relation to the above.**

**It is important that there is sufficient educational infrastructure to meet the needs of the community. The Department will continue to work closely with the Council in relation to the provision of new schools and the development of existing schools and emphasises the critical importance of the Council ensuring sufficient land is zoned for this purpose.**

**This Department uses a Geographical Information System to identify where the pressure for additional school places will arise. The system uses data from the Central Statistics Office, Ordnance Survey Ireland, local authorities and the Department of Social Protection in addition to information from the Department's own databases. With this information, the Department carries out nationwide demographic exercises to determine where additional school accommodation is needed.**

**Schools will develop within the lifetime of the LAP. It is important that suitable sites, taking the documents referenced in appendix 1 of this submission into account, are zoned to cater for this provision. In this regard land should be zoned where provision of services and access will not hinder the development of the school within the required timeframe.**

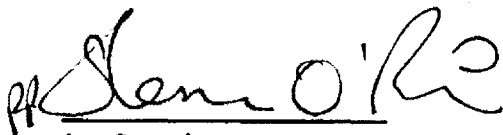
**The Department also requests that site reservations are made, where possible, as close as possible to community facilities such as sports facilities, libraries etc. so that these can be shared between the school and the community. The Department is also open to the concept of multi-campus school arrangements, for example where two or three primary schools are located side by side or a primary school and a post primary school sharing the same site. Both of these approaches can have the effect of reducing the land take for school development.**



Please see appendix 1 for details in relation to how the Department calculates educational requirements based on demographic projections from the Council; references to technical guidance and other documents which relate to educational provision at appendix 2. All Technical Guidance Documentation used in the design of all new school buildings and extensions are available from the Department's website [www.education.ie](http://www.education.ie)

The Department would welcome a meeting with the Council to discuss the educational requirements arising in the area.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Joe Cusack', written over a horizontal line.

Joe Cusack  
Acting Executive Officer  
Forward Planning Section

Tel. No: 057-9325334  
Email: [joe\\_cusack@education.gov.ie](mailto:joe_cusack@education.gov.ie)

## **Appendix 1**

### **Information used to calculate educational infrastructural requirements**

Based on the projected population growth included in the draft Plan, the Department calculates the extent of primary and post primary provision needed in an area to cater for this additional population as follows:

- 12% of the population at any given time is of primary school going age.
- 8.5% of the population at any given time is of post primary school going age.
- At primary level, school accommodation is calculated on the basis of a Pupil Teacher Ratio of 26:1, meaning each individual classroom in a school will have 26 pupils.
- New primary school buildings are generally provided in multiples of 8 classrooms. This is because there are eight individual class groupings between junior infants and 6th class. A 16 classroom school would mean that there are 2 junior infant classes, 2 senior infant classes, with a 24 classroom school having 3 junior infant classes.
- A new primary school ranging in size from 4 - 8 classrooms, as a guide, requires 0.77 hectares (1.9 acres).
- A new school ranging in size from 8 - 16 classrooms, as a guide, requires 1.14 hectares (2.8 acres).
- A new school ranging in size from 16 - 24 classrooms, as a guide, requires 1.6 hectares (4 acres).
- A new school ranging in size from 24 - 32 classrooms, as a guide, requires 2.2 hectares (5.47 acres).
- At post primary level, the Department refers to the size of a building by the number of pupils it will cater for because the number of pupils, together with the curriculum to be delivered (which is school specific), will dictate the range and extent of specialist facilities to be provided.
- Generally, the maximum size of new post-primary school the Department will build, is for 1,000 pupil places.
- 4.57 hectares (12 acres approximately), as a guide, are required for a new 1,000 pupil post primary school.

## **Appendix 2**

### **Site Suitability**

This Department has published two documents that provide guidance in relation to site suitability for educational provision. Technical Guidance Document - 025 – Identification and Suitability Assessment of Sites for Primary Schools & Technical Guidance Document - 027 – Identification and Suitability Assessment of Sites for Post Primary Schools. Both of these documents are available, for download, from this Department's website [www.education.ie](http://www.education.ie).

Your attention is also drawn to the Department of Environment, Community and Local Government guidelines titled **"Sustainable Residential Development in Urban Areas"** published in May 2009 which provides that no significant residential development should take place without an assessment on the impact of school provision (refer to Chapter 4: Page 25). Please refer to Department of Environment, Community and Local Government website [www.environ.ie](http://www.environ.ie).

In addition, the Department of Education and Skills draws your attention to the published (July 2008) Code of Practice for Planning Authorities and the provision of schools, in particular Item 2 and the need for consulting with this Department regarding the assessment of specific sites. This document is available on both the Department of Education and Skills and Department of Environment, Community and Local Government websites.

Furthermore, following on from the publication of the Code of Practice in 2008, a Memorandum of Understanding between the Department of Education and Skills and the City & County Managers' Association on the acquisition of sites for school planning purposes is in place. This Memorandum of Understanding is designed to codify practice in relation to cooperation between this Department and local authorities in relation to the acquisition of sites suitable for the construction and development of buildings for educational purposes.

In relation to additional educational needs identified for this plan, subject to the availability of resources and on foot of a formal request to the CE of Wicklow County Council, the Department may request, at the appropriate time, that Wicklow County Council would assist this Department in relation to the identification/acquisition of suitable school sites as required.

The Memorandum of Understanding document is available, for download, from this Department's website [www.education.ie](http://www.education.ie).

## **Leonora Earls**

---

**From:** Shane Smyth [Shane.Smyth@Oireachtas.ie] on behalf of Deputy Stephen Donnelly T.D.  
**Sent:** 23 February 2018 15:00  
**To:** Planning - Group  
**Subject:** Newtownmountkennedy Draft LAP

To Whom It May Concern,

Please see below Deputy Donnelly's submission to the Draft LAP for Newtownmountkennedy.

Yours sincerely,

Shane Smyth

## **Business and Jobs**

### **Retail:**

- Newtownmountkennedy is a great town to do business in. With a bustling main street and a large number of local retailers engaging actively in the community, it is vital that Wicklow County Council continues the necessary supports and facilities that they need to thrive. There is still untapped potential that could be harnessed if the necessary measures are employed.
- There is a considerable opportunity to encourage another anchor retailer to the main street. Efforts should be made to encourage this development in consultation with local retailers. This anchor retailer could drive further business to the town and provide a knock on benefit to the entire community through increased footfall.

### **Community Integration**

- This means continuing the development of a positive environment which is an enjoyable to spend time in, that there is an adequate blend of community and retail facilities, and that adequate facilities for parking are in place.

### **Broadband**

- Broadband is continuing to rise in importance for businesses regardless of scale and sector. It is vital that all local businesses have access to high- speed fixed line broadband.

## **Infrastructure**

### **Town Plan**

- Newtownmountkennedy is one of the fastest growing towns in Ireland. This growth is very welcome. New residents bring not just increased population, but opportunities to increase local employment, new community enterprises and to engage more young people in existing community endeavours.

- It is vital that this growth in population is matched with a plan which ensures that this phase of expansion brings with it the necessary infrastructure, business supports and unified vision.
- Wicklow County Council should work with local community groups to develop such a plan. Elements necessary for this plan include:
  - Ensuring consistency of development throughout the town;
  - Developing a strong and welcoming identity across the town which benefits the entire community;
  - Ensuring a balance between retail, residential and community development;
  - Ensuring social cohesion through mixed development;
  - Ensure that expert input in the form of a 'health-check' is undertaken as part of the development of the plan,
  - Ensuring that the environmental impact of developments is taken into consideration in a holistic manner.

## **Broadband**

- Broadband infrastructure is vital. In the coming years, its necessity will only increase. It is vital that the people of Newtownmountkennedy have the necessary infrastructure to access this service.
- It is vital that all new developments include ducting to provide FTTH lines.
- That Wicklow County Council alongside the Department of Communications and providers work together to identify gaps in provision and expedite the rollout of broadband. This may take place either through the National Broadband Plan or through commercial providers.
- Wicklow County Council should work alongside the local community to identify areas for which there is no planned intervention in the National Broadband Plan and for which there is no commercial operator providing a service.

## **Safety**

### **Disability Access**

- There are a number of paths in the local area which make it difficult for those with mobility issues to traverse the town. This should be addressed.

### **CCTV**

- I have been made aware of a need for CCTV cameras in some areas of the village in order to discourage low level anti-social behaviour.

- This would represent a relatively low level of investment, with a high level of social return.
- I am aware of a large level of support on the part of the community for support in this regard.
- Wicklow County Council should work together with the Gardaí and the local community to identify areas in need of CCTV.

## **Signage**

- There is an opportunity to maximise the visibility of community and tourist facilities within the town.
- Wicklow County Council should identify areas where increased signage is required.

## **Education**

### **Primary Schools:**

- Newtownmountkennedy is currently one of the fastest growing towns in Ireland. Despite the planning of an additional school, it now appears that this may not be sufficient to accommodate growth.
- Schools in the area are reporting long waiting lists through a combination of increased population and changes in parental preference.
- An additional school is needed to facilitate the growth expected as a result of increased residential zoning.
- There is an opportunity to examine a land swap between the community centre and Newtownmountkennedy Primary School in order to base all facilities on one campus. This would also help to alleviate concerns raised about safety.

### **Secondary Schools:**

- These new primary schools will require secondary places in the vicinity.
- Wicklow County Council should engage with the Department of Education in order to pre-empt demand in the coming years through the identification of the necessary specification for a new school and likely demand as a result of new development.

## **Transport**

### **N11/M11**

- A large number of Newtownmountkennedy residents use the N11 to travel to and from work each day.
- Over the last few years, the level of congestion has increased rapidly. This has resulted in a situation where commutes are rapidly increasing in duration, and increased growth will only exacerbate this issue.
- In April 2017, the TII completed a survey which identified the need for the expansion of the N11 to provide additional lanes between Bray and Kilmacanogue. Their research indicates that these works will relieve the current congestion issues experienced on the road.
- Funding for these works was just recently announced. However, the TII has stated that failure to complete them as soon as possible will cause economic damage to the county.
- It is vital that these works are expedited as a matter of priority.
- There appears to be a need for an additional link road onto the N11 to cater for existing and additional commuters.

### **Main Street:**

- The main street is experiencing increased traffic as a result of new developments alongside a more positive economic situation. This positive development brings challenges with it. It is important that Wicklow County Council reacts to these developments in a positive manner.
- The junction at Dunne's Stores requires traffic lights or traffic calming measures to address issues experienced by road users.
- Wicklow County Council should investigate other potential choke points along the main street with a view to ensuring that they are removed where possible.
- Wicklow County Council should investigate the provision of an additional pedestrian crossings to maximise the opportunity for footfall for local businesses.

### **Walking and Cycling:**

- Modal change should be encouraged where possible in order to encourage healthy lifestyle changes.
- As Newtownmountkennedy continues to grow, there is an opportunity to include these lanes as part of developments in a cohesive and complimentary manner.
- There is an upcoming opportunity to include the development of cycle lanes in the Newtownmountkennedy area and surrounds, with links between community facilities and new developments.

## **Greenway**

- There is a considerable opportunity to develop a greenway linking Newtownmountkennedy to the surrounding area. This greenway could provide a boost to the entire area through increased tourism and increased travel from other local communities.
- A greenway linking Kilcoole, Newcastle and Roundwood is under development and should be supported where possible.

## **Parking:**

- The current provision of parking spaces on the main street limits footfall and may be driving some to travel to other destinations in order to shop. If this is the case, local retailers are not experiencing the full
- There are limited public car parking spaces in Newtownmountkennedy. A suitable location should be identified to provide additional spaces which service the main street.

## **Public Transport:**

- The level of growth currently experienced in Newtownmountkennedy mean that public transport provision has not kept pace with population growth. This must be addressed.
- These services are of particular priority to young people traveling to and from school, the elderly who need to travel to and from hospital appointments in Dublin and those with disabilities which preclude them from driving.
- Wicklow County Council should request that the TII conduct a needs assessment for the town with a view to preparing for increased population and the additional public transport need this will require.
- School children do not have access to the necessary services to link them with local schools. Wicklow County Council should work with the NTA to identify gaps in provision in order to ensure that young people are adequately served.

## **Community**

### **Youth Café**

- A Youth Café would be a great addition to have for Newtownmountkennedy.
- It could provide a much needed facility for those to meet up in an informal way and provide a place where young people feel a sense of ownership and belonging.
- A digital hub providing courses on social media, the internet as well as teaching the ECDL may also be beneficial.



## Senior Citizens

- The provision of community facilities for older people is just as important as those for young people.
- The development of a new facility to cater for senior citizens would create a sense of safety for the elderly, similar to the 'Men's Shed' which has grown in such popularity in recent years.
- Service it could offer would include information relative to Pension, Medical Cards, Carers etc which would be invaluable.

## Sports Facilities

- The level of development in recent years has not been matched by the provision of additional sports and wellness facilities.
- The current football (soccer) teams do not have access to a permanent home. Wicklow County Council should work with these clubs to identify a suitable space which could provide the necessary space needed for these clubs to develop further and meet their potential.

## Environment

### Sustainability

- Wicklow County Council should work with local community groups to encourage the implementation of sustainable energy initiatives and supporting green technologies combined with the biodiversity and nature within the town would establish Newtown as a "green" sustainable town and a good place to live.

### Vacant Buildings:

- There are currently a number of vacant buildings on the main street. Where another tenant cannot be found, there is an opportunity to facilitate the use of these facilities for the senior citizens , a youth club, a digital hub and a library.

### Graveyards:

- The upkeep and maintenance of Kilmurray graveyard should be maintained.

Stephen Donnelly TD  
Fianna Fáil TD for Wicklow & East Carlow

--

To keep updated on Stephen's work and what's on the Dáil agenda, subscribe to our emails here:

<http://newsletter.stephendonnelly.ie>.

Follow Stephen on Facebook or Twitter.

See [www.stephendonnelly.ie](http://www.stephendonnelly.ie)

Tel. (01) 6184293

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<http://www.oireachtas.ie/parliament/ga/eolas/beartasriomhphoistanoireachtaisagusseanadh/>

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**Leonora Earls**

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**From:** [apple tree crafts@gmail.com]  
**Sent:** 22 February 2018 16:10  
**To:** Planning - Plan Review  
**Subject:** LAP Submission Newtownmountkennedy  
**Attachments:** Apple Tree Crafts 2018 LAP Submission.docx

Dear Sir/Madam,

Please find attached our submission to the LAP for Newtownmountkennedy.

Kind Regards,

Sinead, Trina and Marie

[apple tree crafts@gmail.com]  
Newtownmountkennedy



*Main Street, Newtownmountkennedy, Co. Wicklow*

*www.appletreecrafts.ie*

*01 2810060*

## **Apple Tree Crafts 2018 LAP Submission**

We applaud and support the submission made by the Newtownmountkennedy Town Team and we fully second all recommendations made in it. We particularly support and echo their suggestion of a craft area in the town centre. We would love the opportunity to offer more classes and services to the community and the village and would relish the opportunity to work near other crafters.

We are a family run business operating on the main street of Newtownmountkennedy for over 5 years. We provide quilting fabrics and accessories, classes and custom made quilts. We were instrumental in founding the Wicklow Patchwork Group which brings up to 70 people to the community centre each month. They often avail of the local pub and cafes for lunch. We have held several quilt exhibitions in our shop, 2 of which were also held in the local church and were very well visited by locals and tourists alike. We bring many people into the town and wish we could bring more but until we find a bigger premises we will be unable to do that.

We have run an off-site retreat in Glendalough and are looking for a hotel to run further retreats. Unfortunately the hotel in Newtown is unable to cater for us due to other commitments so we must look outside the village.

We are not particularly interested in blowing our own trumpet but we are interested in the survival and growth of our business. Newtownmountkennedy has been so good to us and we see the potential of our business to grow into something the village can be proud of and can avail of.

Our building is uninsulated, not ventilated, not attractive from the outside and requires major work in order to bring it up to purpose. It was our only affordable option and currently remains so. Our landlord is unwilling to carry out these works and is happy for us to do so however we are reluctant to invest so heavily in a building we do not own and cannot expand. Even painting the gable wall is expensive due to the cost of scaffolding required. It is beyond our budget and we are embarrassed by how dirty it looks, especially as it is highly visible from the main street. A cohesive plan to make the main street more attractive might include making current buildings fit for purpose and bringing their exteriors up to a higher standard.

We would love more space on or as near to the main street as possible. We provide classes for adults and children and are very restricted in what we can offer.

## **As a business in Newtownmountkennedy our main concerns are;**

- Rates – with the new review we are dreading increases. It is an added expense to running a business and we often feel we get nothing in return, particularly when our customers cannot park near us, the street is dirty with litter due to lack of bins and the footpaths are uneven and dangerous. There is not sufficient public transport either.
- Lack of suitable premises at affordable rents – current available premises on or near the main street are either too expensive, too small or falling down.
- Lack of suitable parking
- The junction at Dunnes Stores car park. This junction is right outside our door and we have witnessed many accidents here. Thankfully non too serious although that is more a case of luck than anything. Everyday we hear car horns honking, brakes squealing as motorists try to negotiate the dangerous exit, made more difficult by poor visibility and lack of pedestrian crossing. This is a matter of urgency and we would ask that it be made a priority.
- The poor maintenance and appearance of buildings on the main street. While there are many attractive features of the village the overall appearance is not currently attractive.
- The lack of coherence between the architecture of various existing buildings – many are beautiful and interesting, many are very ugly, including the run of units we are based in. They are not suitable for anywhere let alone a village which should have heritage status
- The lack of public bins and dog waste bins – litter is a big problem and the Tidy Towns do an admirable job keeping on top of it but they shouldn't have to
- A lack of options for eating out. We have 3 lovely cafes, several takeaways, a pub and the hotel however we feel there is definitely room for at least 2 more late opening restaurants, which can cater to different dietary needs and different budgets.
- The footpaths are a hazard and negotiating them with a buggy is dangerous at times. Cars are regularly parked across them forcing people onto the roads.

## **Positives of doing business in Newtownmountkennedy;**

- The community – they have been so welcoming and supportive of us and seemed delighted to see a business opening. We have made many friends here and are delighted to be able to support community initiatives where possible
- Signage – This is perhaps the best signposted town on the east! Our customers can find the town easily from the N11 from both north and south. This has been a great bonus as we often have coach tours visiting with tourists from the US and Canada. We have also welcomed and continue to welcome visitors from all over Ireland, Northern Ireland,

- the UK, the Netherlands, Australia, South Africa, Scandinavia, Germany, France, Spain, Brazil and more.
- The village feel – we love the feel of being in a small close knit village, it is an attractive village in many ways and we are proud to invite our customers to visit us here, we just wish it could live up to its fullest potential to be truly beautiful, historically and culturally interesting to visitors and worthy of the community.
- We would love to see the tourism potential of the village to be developed and we would encourage our visitors to stay longer and enjoy all the history, heritage and amenities the village can offer. Currently our visitors might visit a coffee shop or the pub or hotel for coffee or lunch but there is nothing else of obvious interest to keep them. We must make it more attractive to them.

We feel the town centre as it stands is not particularly attractive, for employers, visitors or locals. The Tidy Towns do an admirable job and have made amazing improvements in recent years and are to be applauded however bigger changes are needed.

We would appeal to the council to take our suggestions and those of the Newtownmountkenedy Town Team into consideration. We all have vested interest in this village and are keen to see it thrive. We urge you to work closely with both the Community Forum and the 2050 groups to achieve the best results for everyone.

We thank you for the opportunity to submit our opinions and experiences.

Marie O'Mahoney, Sinead Byrne and Caitriona O'Mahoney

Apple Tree Crafts

**Leonora Earls**

---

**From:** [REDACTED]  
**Sent:** 23 February 2018 15:50  
**To:** Lisa Rothwell; Planning - Plan Review  
**Subject:** Submission re Valle Pacis, Newtownmountkennedy.  
**Attachments:** VALLE PACIS submission to Wicklow Co Co 23.02.2018..docx; Outline - Sympathetic Development Proposal of Valle Pacis Demesne (1).pdf

Dear Lisa/Planning department,

Herewith brief submission and attached sketch of possible development options for Valle Pacis, Main Street, Newtownmountkennedy and adjoining lands. Land Survey also attached is in DWG format, may not be easy to open, but we can provide a paper copy if required.

Best wishes, Robert Ashe.

VALLE PACIS, MAIN STREET NEWTOWNMOUNTKENNEDY.

SUBMISSION OF ROBERT ASHE AND CHARLOTTE DE GREY TO WICKLOW COUNTY COUNCIL RE DRAFT  
LAP 2018 .

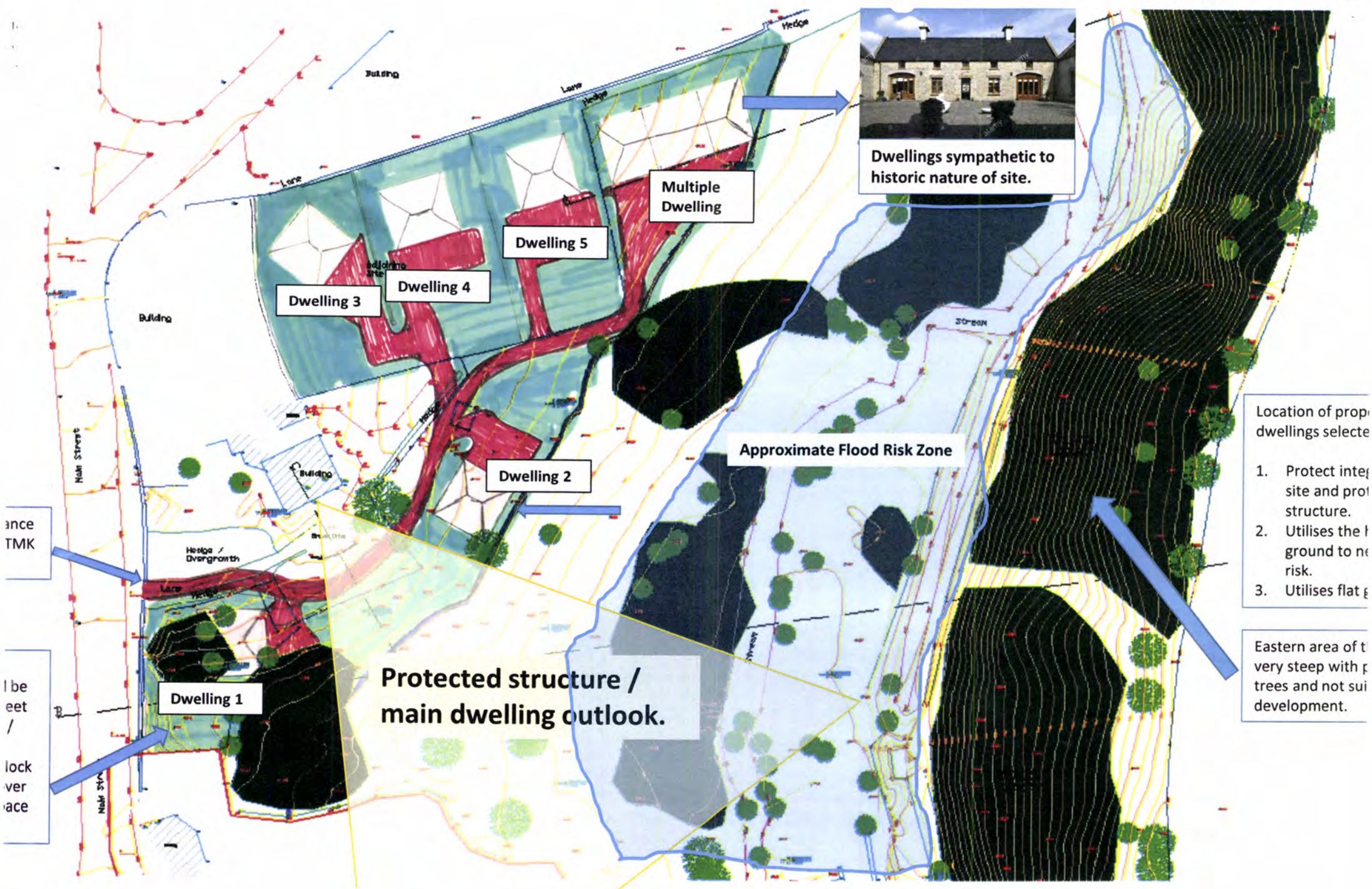
1. We refer to recent meeting of Robert Ashe and Benji Ashe with Wicklow Co Co planning officers Sorcha Walsh and Lisa Rothwell regarding Vacant Site legislation, and to submissions made in relation to same. This meeting and submissions clarified many issues relating to the property and its ownership and status and we look forward to determination on this aspect in due course.
2. As planners are aware, there are heritage issues relating to the property, namely the listing of the dwellinghouse as a protected structure ( house only as we were advised many years ago) and protection of trees and views as currently designated.
3. We are also very conscious of the long period of our parents' ownership, dating from the late 1940s, during which commercial organic horticulture, keeping of hens and other fowl; grazing of cows, horses and donkeys; and free growth of naturally reproducing trees all continued uninterrupted. In more recent years, old age prevented the more active aspects, but this has resulted in much natural wildlife being resident so close to the heart of the village, including deer, foxes, badgers, buzzards as well as many smaller species as well as bog and water plants and small fish and frogs etc. Our parents ashes are in fact laid to rest on the treed slope that faces the village.
4. Nonetheless we are more than aware that the village is changing rapidly and are anxious to propose development of the areas considered suitable for development while preserving the green spaces that are not so suitable because of both steep terrain and flood risk. Indeed we think it should be possible to combine the two to create a most attractive environment for new residents, and possibly an attractive outlook/working atmosphere for office workers near the main street.
5. Planners may be aware that submissions were made in 2007/8 by Robert Ashe jointly with Mr. John Hefferon, then owner of an adjoining property at the south-east corner of Robert's holding, and these were largely accepted by the planners. The reasons for non-implementation of the zoning at that time were twofold: a) Mrs Janet Ashe, our mother, then aged nearly ninety, was in fulltime residence in the dwellinghouse and regarded the property as hers to enjoy for her lifetime. B) Mum died just seven years ago aged 92, by which time the recession had hit and no development was viable.
6. We are aware of the desire for a public access arrangement to be created involving part of the Kilmacullagh river valley that runs through the lands. While there are excellent reasons for such an objective, we are concerned that any such plan should be fully thought through to ensure the safety of users – there are many very large aged trees on near the proposed

route – and adequately funded to ensure maintenance and safety into the future. We have today received the draft submission of Newtown 2050 which outlines such objectives in some detail, but on first glance does not indicate in detail how the objectives are to be funded. However we are open to discussion with interested parties if planners view these objectives as realistic and achievable.

7. We have prepared both a land survey of the property and a sketch of one possible scheme of low density housing (with a possible office type development option) adjacent to main street to complement the existing dwellinghouse and curtilage. Copies attached to email (the survey may not open as in a specialised format.)
8. On a more general note, the Issues paper prepared by your council, which is most helpful, indicates among many other points a concern around the busyness of the main street and parking problems associated with it. We are very aware from tenants to whom the dwellinghouse has been rented in the years since Mum died, and before that when she would regularly cross the street to the shops and hotel, that both are a real problem. The entrance gateway is frequently blocked despite signs requesting it to be kept clear; and the safety of an elderly person crossing the street was in serious doubt even seven to ten years ago. It would seem essential, given the large growth in population projected – and already happening to the south and west of the village – that a ring road or revised road layout be planned and built without delay.

Robert Ashe and Charlotte de Grey, 23.02.2018





Dwellings sympathetic to historic nature of site.

Multiple Dwelling

Dwelling 5

Dwelling 4

Dwelling 3

Dwelling 2

Dwelling 1

Approximate Flood Risk Zone

Protected structure / main dwelling outlook.

Location of proposed dwellings selected

1. Protect integrity of site and protect structure.
2. Utilises the topography of the ground to minimise risk.
3. Utilises flat ground for development.

Eastern area of the site is very steep with many trees and not suitable for development.

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ace

Butterfly Farm  
Kilmullen Lane  
Newtownmountkennedy  
Co Wicklow

Administrative Officer  
Planning Department  
Wicklow County Council  
Wicklow Town  
Co Wicklow

19<sup>th</sup> February 2018

Dear Ms Rothwell,

**Re: Submission for inclusion in the review of the Newtownmountkennedy Local Area Plan 2018**

I have recently purchased Butterfly Farm, located on Kilmullen Lane, Newtownmountkenney, Co Wicklow incorporating the house, outbuildings & 14 acres of agricultural land.

The land is unsuitable for me to 'stand alone' farm due to the low acreage and has been leased on a short-term basis to a local farmer to assist him in extending his own acreage for increased production purposes.

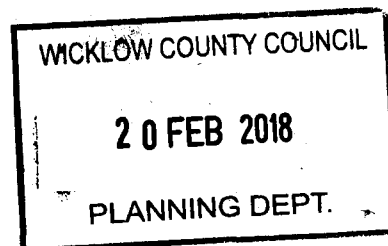
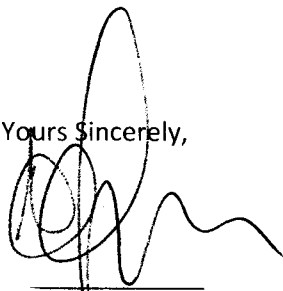
The large outbuildings (which have separate yard access points) hold no agricultural purpose but could however offer excellent facilities for local businesses to engage in light industry and employment for which I would like to make a submission for recommendation and inclusion in the current proposal for review of the Newtownmountkennedy Local Area Plan 2018.

Please find enclosed copy folio maps outlining the site complete with identification of same on zoning map.

I trust you will look on this favourably in light of the employment possibilities it could offer the local area in conjunction with the 'moderate growth & investment' designation for the town of Newtownmountkennedy.

Should you have any queries please do not hesitate to contact me.

Yours Sincerely,



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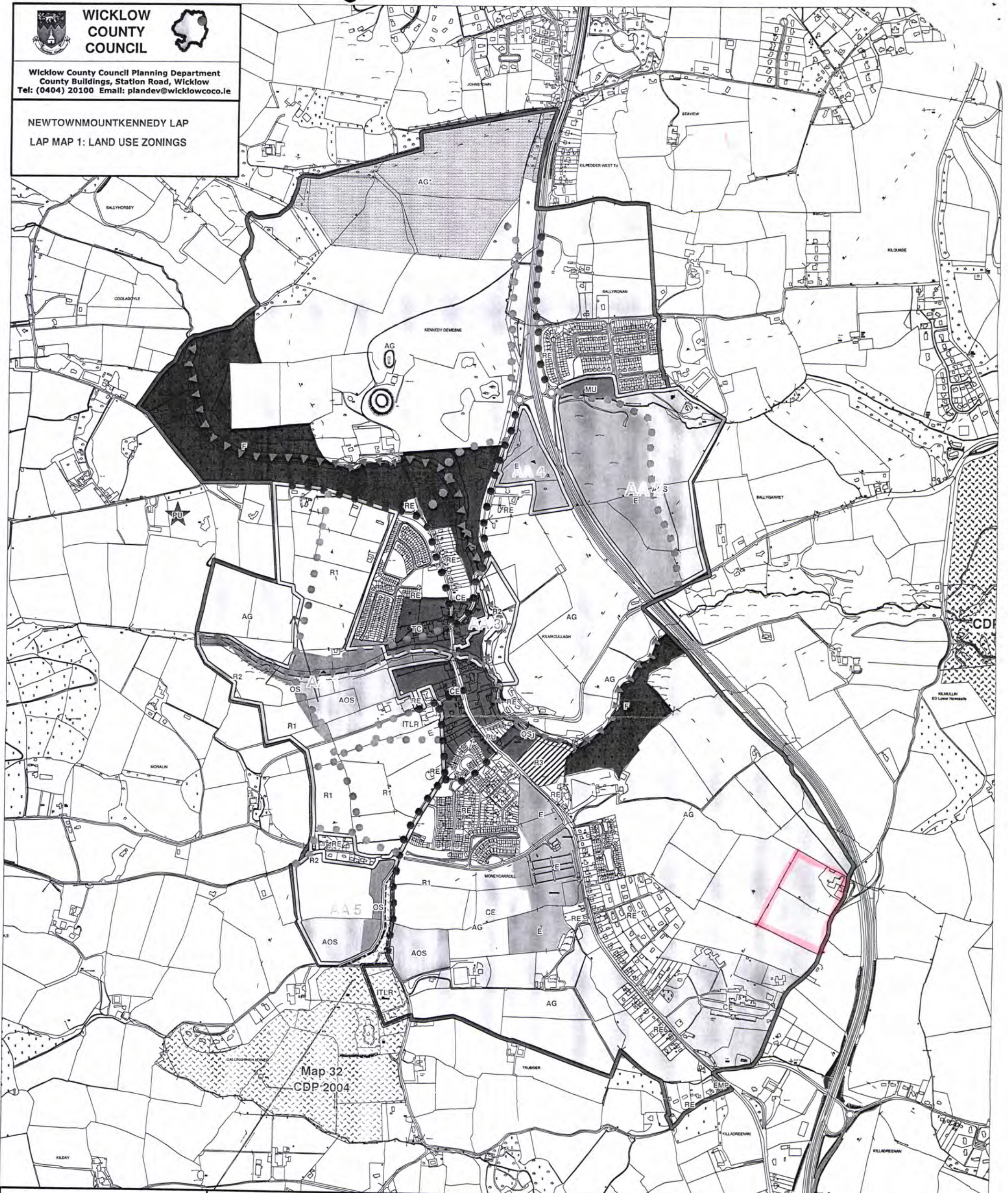


WICKLOW  
COUNTY  
COUNCIL



Wicklow County Council Planning Department  
County Buildings, Station Road, Wicklow  
Tel: (0404) 20100 Email: plandev@wicklowcoco.ie

NEWTOWNMOUNTKENNEDY LAP  
LAP MAP 1: LAND USE ZONINGS



Map 32  
CDP 2004

|                                              |                                                       |                                                   |                                                |
|----------------------------------------------|-------------------------------------------------------|---------------------------------------------------|------------------------------------------------|
| Existing Residential (RE)                    | Open Space (OS)                                       | Public Utility (PU)                               | Action Area                                    |
| Proposed Residential (R1)                    | Active Open Space (AOS)                               | Proposed Distributor Roads (Indicative line only) | Development Boundary                           |
| Proposed Residential (R2) Low/Medium Density |                                                       | Road Improvement                                  | See County Development Plan Map 32 (2004-2010) |
| Proposed Residential (R3) High Density       |                                                       | Pedestrian Walkway                                |                                                |
| Town Centre Activities (TC)                  | Agricultural (AG)                                     | Agricultural (AG*)                                | Sewage Pumping Station                         |
| Employment (E)                               | Forestry (F)                                          |                                                   | Proposed site of new Reservoir                 |
| Mixed use (MU)                               | Integrated Tourism, Leisure and Recreation use (ITLR) |                                                   |                                                |
| Community & Education (CE)                   |                                                       |                                                   |                                                |

Director of Services: Desmond O' Brien  
Senior Planner: Patrick B. Hooper

Scale: 1: 13,000 @ A3 Date: 22/12/2008

Drawn By: DMCC Checked By: SW

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G:\107.193 NMC LAP\2007 Newtown Development Plan\_Land Use\_Zoning.WOR



728060 mE, 705520 mN

**The Property  
Registration Authority  
An tÚdarás  
Clárúcháin Maoine**

Folio: WW7386F

This map should be read in conjunction with the folio.

Registry maps are based on OSi topographic mapping. Where registry maps are printed at a scale that is larger than the OSi published scale, accuracy is limited to that of the original OSi map scale.

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(centre-line of parcel(s) edged)

 Freehold Leasehold SubLeasehold**Burdens** (may not all be represented on map)

Right of Way / Wayleave

 Turbary Pipeline Well Pump Septic Tank Soak Pit

A full list of burdens and their symbology can be found at:  
[www.landdirect.ie](http://www.landdirect.ie)

The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent. (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.





728160 mE, 705670 mN

**The Property  
Registration Authority**  
**An tÚdarás**  
**Clárúcháin Maoine**



Folio: WW973

This map should be read in conjunction with the folio.

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(centre-line of parcel(s) edged)

— Freehold

— Leasehold

— SubLeasehold

**Burdens** (may not all be represented on map)

Right of Way / Wayleave

— Turbary

— Pipeline

○ Well

● Pump

■ Septic Tank

▽ Soak Pit



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727360 mE, 705020 mN  
Date Printed: 30/09/2016

Creation Date: 30 September 2016 11:18:48

Application Number: P2016LR077085X

1:2500 Scale



Page 6 of 6

# THE PADRAIG SMITH PARTNERSHIP

ARCHITECTS PLANNERS DESIGNERS CONSERVATIONISTS

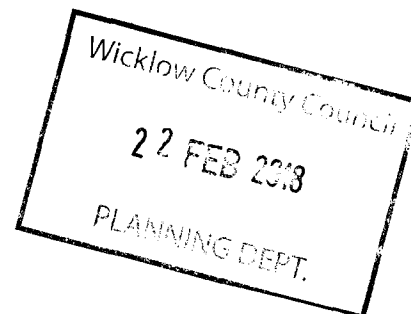
PROJECT MANAGEMENT CONSULTANTS

The Red House,  
Market Square,  
Wicklow,  
Ireland.  
Phone: 0404-69478  
Fax: 0404-66584  
E-mail: [psp@psp.ie](mailto:psp@psp.ie)



21<sup>ST</sup> FEBRUARY 2018

SENIOR EXECUTIVE OFFICER,  
PLANNING DEPARTMENT,  
WICKLOW COUNTY COUNCIL,  
COUNTY BUILDINGS,  
STATION ROAD,  
WICKLOW TOWN,  
CO. WICKLOW



**RE: SUBMISSION IN RELATION TO NEWTOWNMOUNTKENNEDY LAP 2018 – ISSUES PAPER**

DEAR SIR,

ON BEHALF OF OUR CLIENT, MR. PAUL & MARGARET BYRNE, WINDFIELD, TRUDDER, NEWTOWNMOUNTKENNEDY, CO. WICKLOW. PLEASE FIND ENCLOSED SUBMISSION IN RELATION TO THE NEWTOWNMOUNTKENNEDY LOCAL AREA PLAN - ISSUES PAPER, IN RESPECT OF LANDS AS DEMARKED ON THE ENCLOSED SUBMISSION DOCUMENT.

WE WOULD REQUEST THAT THE CONTENT OF THIS SUBMISSION IS NOTED IN THE FORMULATION OF THE NEW DRAFT LAP FOR NEWTOWNMOUNTKENNEDY.

YOURS SINCERELY,



PP  
PADRAIG SMITH.  
THE PADRAIG SMITH PARTNERSHIP

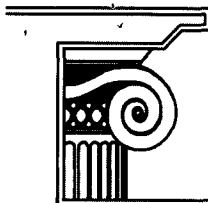
ENC: SUBMISSION DOCUMENT

CC: MR. PAUL & MARGARET BYRNE

PRINCIPAL: Padraig Smith, B.Arch.Sc., Dip.Arch., F.R.I.A.I.

THE PADRAIG SMITH PARTNERSHIP LTD.  
T/A THE PADRAIG SMITH PARTNERSHIP





# THE PADRAIG SMITH PARTNERSHIP

ARCHITECTS PLANNERS DESIGNERS CONSERVATIONISTS

PROJECT MANAGEMENT CONSULTANTS

The Red House,  
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Wicklow,  
Ireland.  
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## NEWTOWNMOUNTKENNEDY LOCAL AREA PLAN 2018

### ISSUES PAPER

### SUBMISSION AND REPRESENTATION TO WICKLOW COUNTY COUNCIL

### ON BEHALF OF PAUL & MARGARET BYRNE

SUBMITTED TO:

SENIOR EXECUTIVE OFFICER,  
PLANNING DEPARTMENT,  
WICKLOW COUNTY COUNCIL,  
COUNTY BUILDINGS,  
STATION ROAD,  
WICKLOW TOWN,  
CO. WICKLOW

FEBRUARY 2018

PRINCIPAL: Padraig Smith, B.Arch.Sc., Dip.Arch., F.R.I.A.I.

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T/A THE PADRAIG SMITH PARTNERSHIP



## NEWTOWNMOUNTKENNEDY LOCAL AREA PLAN: 2018

RE : ZONING VARIATION & CLARIFICATIONS IN RELATION TO LANDS AT  
NEWTOWNMOUNTKENNEDY, CO. WICKLOW

ON BEHALF OF : MR. PAUL & MARGARET BYRNE

---

### **SUBMISSION AND REPRESENTATION TO WICKLOW COUNTY COUNCIL**

---

#### **1.0 INTRODUCTION**

THE LOCAL AUTHORITY IS INVITED TO HAVE REGARD TO THIS SUBMISSION AND CONSIDER INCLUDING THE AMENDMENTS SOUGHT IN THE DRAFT NEWTOWNMOUNTKENNEDY LOCAL AREA PLAN.

INCLUDED WITH THIS SUBMISSION IS: -

- 1] O.S MAP SHOWING THE EXTENT OF LAND IN CONTROL OF THE APPLICANT, MR. PAUL & MARGARET BYRNE.
- 2] EXTRACT OF LAND USE ZONING MAP - NEWTOWNMOUNTKENNEDY - MAP 1 – LAND USE ZONING OBJECTIVES
- 3] EXTRACT OF LAND LAND USE ZONING MAP - NEWTOWNMOUNTKENNEDY - MAP 1 – LAND USE ZONING OBJECTIVES WITH PROPOSED AMENDMENT'S NOTED

#### **2.0 AMENDMENT SOUGHT / OBSERVATIONS**

THE PURPOSE OF THIS SUBMISSION IS TO SEEK AN AMENDMENT TO THE NEWTOWNMOUNTKENNEDY LOCAL AREA PLAN 2018 AS FOLLOWS:-

1. MOVE LAND ZONED "ACTIVE OPEN SPACE" NORTH WITHIN CLOSER PROXIMITY OF EXISTING RESIDENTIAL DEVELOPMENT AND LANDS AS CURRENTLY ZONED R1. RE-DISTRIBUTE THE SAID R1 LANDS FURTHER SOUTH THEREBY ENSURING APPROPRIATE AND ACCESSIBLE ACTIVE OPEN SPACE AT THE CENTRAL CORE OF FUTURE RESIDENTIAL DEVELOPMENTS.
2. RETAIN EMPLOYMENT USE (E) ON SUBJECT LANDS . IT SHALL BE NOTED THAT PLANNING PERMISSION (PRR 06/5145 & EXTENDED PRR 12/6141) AS RECENTLY LAPSED ON THESE LANDS DID NOT PROCEED DUE TO THE DEPRESSION IN THE ECONOMIC CLIMATE OVER PREVIOUS YEARS. THE LANDOWNERS ARE NOW EXAMINING DEVELOPING THESE LANDS ZONED (E) WITH SMALLER EMPLOYMENT UNITS TO MARKET REQUIREMENTS SO AS TO DEVELOP LOCAL ENTERPRISE FURTHER IN THE FUTURE.
3. TO PROVIDE (R1) RESIDENTIAL INFILL ALONG THE NEWCASTLE ROAD (R772) ON THE SOUTHERN APPROACH TO NEWTOWNMOUNTKENNEDY TOGETHER WITH APPROPRIATE ALLOCATION OF PUBLIC OPEN SPACE.
4. IT IS REQUESTED THAT CLARIFICATION BE SOUGHT IN THE FOLLOWING CIRCUMSTANCE:  
  
A PERSON LIVING IN AN AREA ZONED (AG) WITHIN THE DEVELOPMENT BOUNDARY CAN QUALIFY UNDER THE OBJECTIVES OF HD23 TO CONSTRUCT A DWELLING ON (AG) LANDS OUTSIDE THE DEVELOPMENT AREA WHILST ENSURING COMPLIANCE UNDER HD23 QUALIFICATION CRITERIA.

#### **3.0 PLANNING AND SUSTAINABLE DEVELOPMENT - BASIS FOR THE AMENDMENT SOUGHT/ OBSERVATIONS**

THE PLANNING AND SUSTAINABLE DEVELOPMENT BASIS FOR THE AMENDMENT SOUGHT IS AS FOLLOWS:

- TO ENSURE APPROPRIATE AND ACCESSIBLE ACTIVE OPEN SPACE AT THE CENTRAL CORE OF FUTURE RESIDENTIAL DEVELOPMENTS.
- TO ENSURE THAT EXSITING LANDS ZONED (E) EMPLOYMENT IS RETAINED AS SUCH TO ALLOW FOR THE DEVELOPMENT OF EMPLOYMENT UNITS TO DEVELOP LOCAL ENTERPRISE.

PRINCIPAL: Padraig Smith, B.Arch.Sc., Dip.Arch., F.R.I.A.I.

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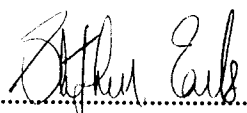


- TO PROVIDE INFILL RESIDENTIAL DEVELOPMENT ON THE APPROACH TO THE TOWN WHICH WILL CONSOLIDATE LOW DENSITY DEVELOPMENT OF FORM A CONTINUOUS PATTERN (RATHER THAN THAT AS CURRENTLY DISJOINTED) TO THE TOWN TOGETHER WITH APPROPRIATE ALLOCATION OF OPEN SPACE.
- TO ENSURE PERSONS CURRENTLY LIVING IN FARMLANDS ZONED (AG) WITHIN THE DEVELOPMENT BOUNDARY ARE NOT PREJUDICED AGAINST BUILDING A FAMILY HOME (IN COMPLIANCE WITH CDP PLANNING OBJECTIVE HD23) IN (AG) LANDS ON THE RURAL SIDE OF THE DEVELOPMENT BOUNDARY. THIS ALLOWANCE OF HD23 DWELLINGS, PROVIDES FOR FAMILY MEMBERS OF FARMING HOUSEHOLDS TO BE ACCOMMODATED ON THEIR (AG) FAMILY OWNED ACTIVE FARMLAND OUTSIDE THE DEVELOPMENT BOUNDARY.

#### 4.0 SUMMARY/CONCLUSION

THE ABOVE AMENDMENTS ARE SOUGHT TO NEWTOWNMOUNTKENNEDY LAP 2018.

THE INCLUSION OF THE AMENDMENTS SOUGHT WOULD BE IN LINE WITH THE PROPER PLANNING AND DEVELOPMENT OF THE AREA.

SIGNED PP.  FEBRUARY 2018

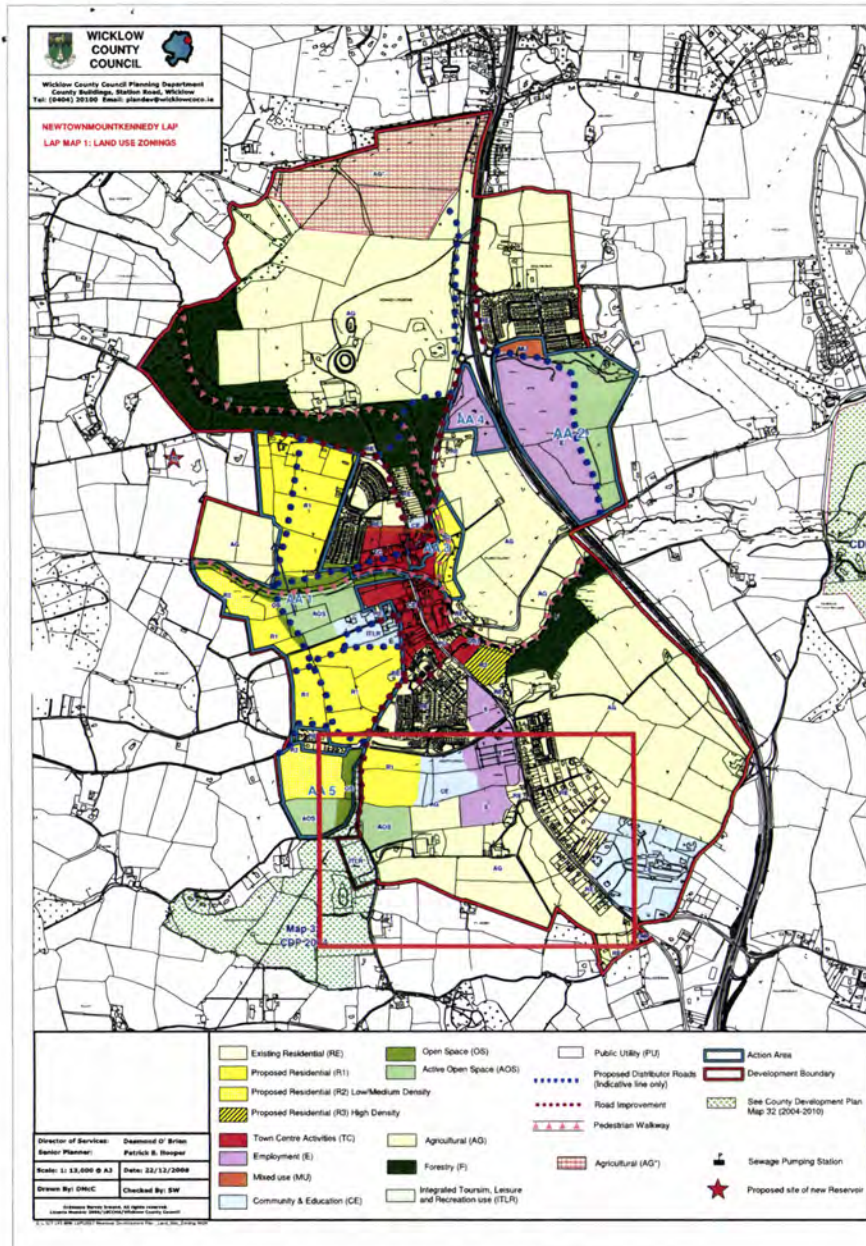
**PADRAIG SMITH.  
THE PADRAIG SMITH PARTNERSHIP LTD**

PRINCIPAL: Padraig Smith, B.Arch.Sc., Dip.Arch., F.R.I.A.I.

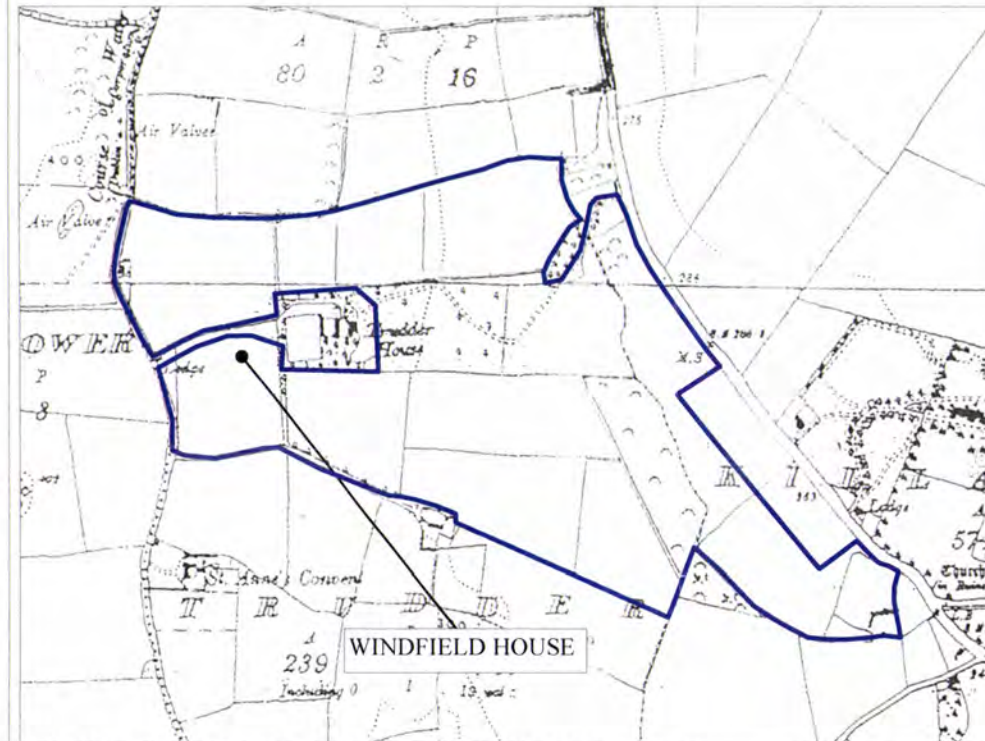
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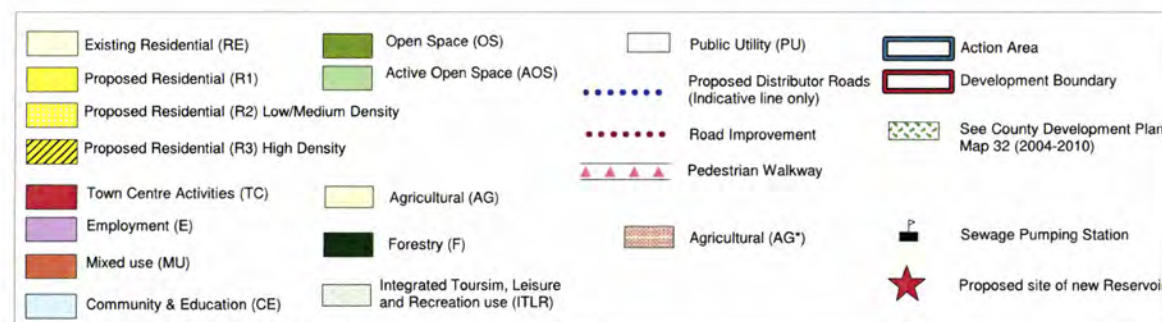




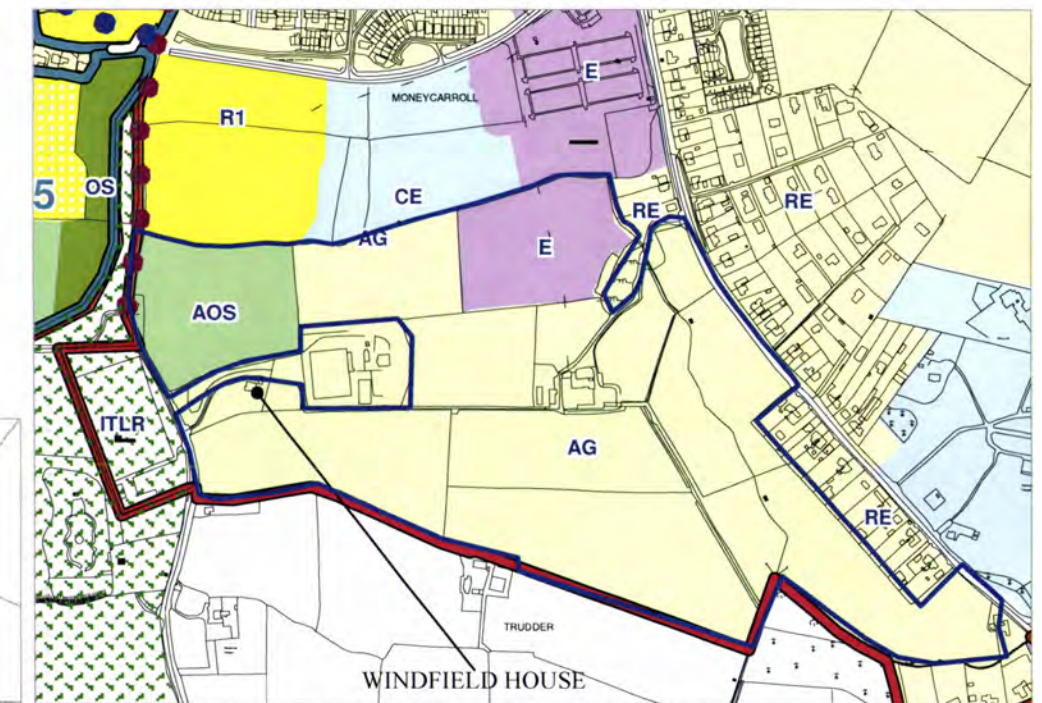
1: CURRENT LAND USE ZONING MAP



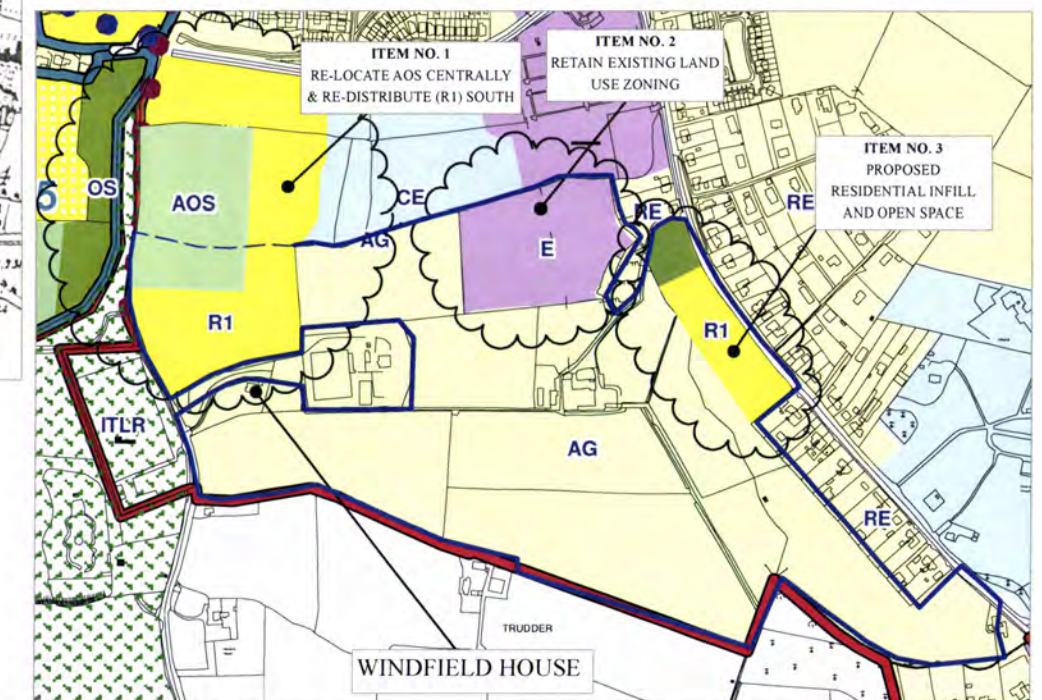
O.S. MAP - NTMK - 6" TO 1 MILE (SHEET REF:- 13/19)  
 LAND IN CONTROL OF OR OWNED BY THE APPLICANT OR APPLICANTS FAMILY OUTLINED IN BLUE



LEGEND - LAND USE ZONING



EXTRACT - MAP 1: LAND USE ZONING - CURRENT  
 NEWTOWNMOUNTKENNEDY LOCAL AREA PLAN - 2008 -2018



EXTRACT - PROPOSED AMENDMENTS TO MAP 1: LAND USE ZONING  
 NEWTOWNMOUNTKENNEDY DRAFT LOCAL AREA PLAN - 2018

EXTRACT - PROPOSED AMENDMENTS TO MAP 1: LAND USE ZONING  
 NEWTOWNMOUNTKENNEDY DRAFT LOCAL AREA PLAN - 2018

SUBMISSION IN RELATION TO THE  
 NEWTOWNMOUNTKENNEDY LOCAL AREA PLAN 2018

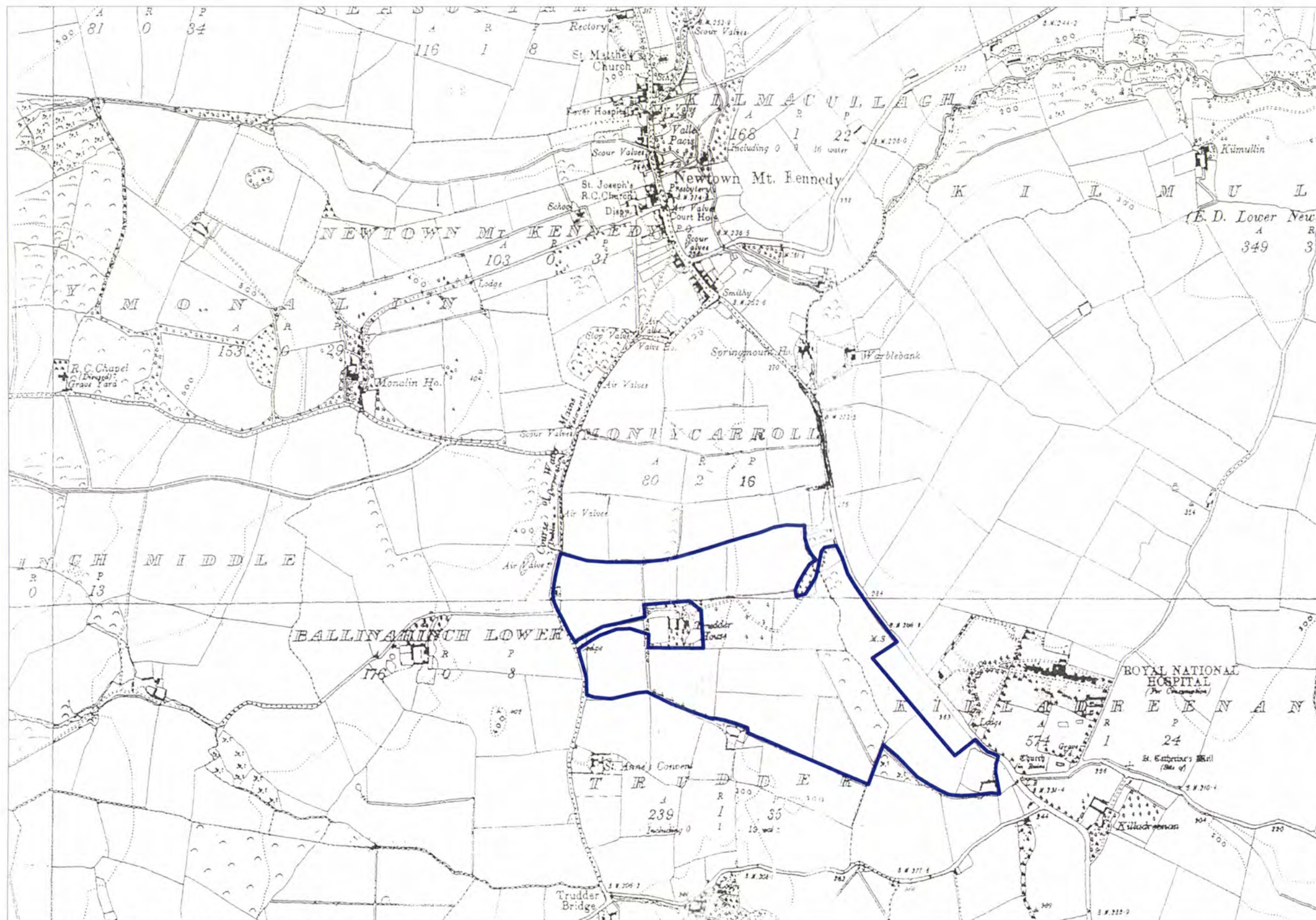


**THE PADRAIG SMITH PARTNERSHIP**  
 ARCHITECTS PLANNERS DESIGNERS  
 PROJECT MANAGEMENT CONSULTANTS

The Redhouse,  
 Market Square,  
 Wicklow Town, Ireland.  
 Phone: 0404-69478  
 Fax: 0404-66584







O.S. MAP - NTMK - 6" TO 1 MILE (SHEET REF:- 13/19)

LAND IN CONTROL OF OR OWNED BY THE APPLICANT OR APPLICANTS FAMILY OUTLINED IN BLUE

SUBMISSION IN RELATION TO THE  
NEWTOWNMOUNTKENNEDY LOCAL AREA PLAN 2018



**THE PADRAIG SMITH PARTNERSHIP**  
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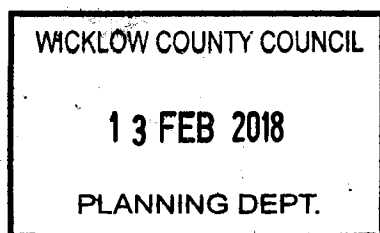
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residential commercial

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**Review of the**  
**Newtownmountkennedy**  
**Local Area Plan 2018**  
**Submission**  
**For Mr. James E. Carroll**



Date: 12.02.18





**plan 8 architects**  
residential commercial

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**Administrative Officer,  
Planning Department,  
Wicklow County Council,  
Wicklow Town.  
Co. Wicklow.**

12.02.18

**Re: Review of Newtownmountkennedy Local Area Plan 2018.**

Dear Sir / Madam,

**1.0 Introduction:**

We write on behalf of our client Mr. James E. Carroll, 'The Old Rectory', Delgany, Co. Wicklow, who has had strong connections with the County for over 50 years, to make this submission to Wicklow County Council in response to pre-draft review of the Newtownmountkennedy Local Area Plan 2018.

This submission has regard to the 'Issues Paper' published by Wicklow County Council.

**2.0 Subject Site:**

The site comprises of 'Kiladreenan House', Hanleys warehousing facilities, a small commercial unit with storage and a number of glass houses (formerly a garden centre), Newtown / Newcastle Men's Shed, an existing bungalow (known as 'fairwinds') currently being used By St. Catherines for assisted residential accommodation. The site measures approximately 19.5 acres and is located approximately 2 Km south of village of Newtownmountkennedy. Newcastle hospital is located approximately 500m north of the site. A continuous run of low level density runs south from the village of newtownmountkennedy all the way and beyond the subject site.

The site is bounded by the Regional Road R772 to the west, the Local Road L5050 to the north and the National Road N11 to the east.

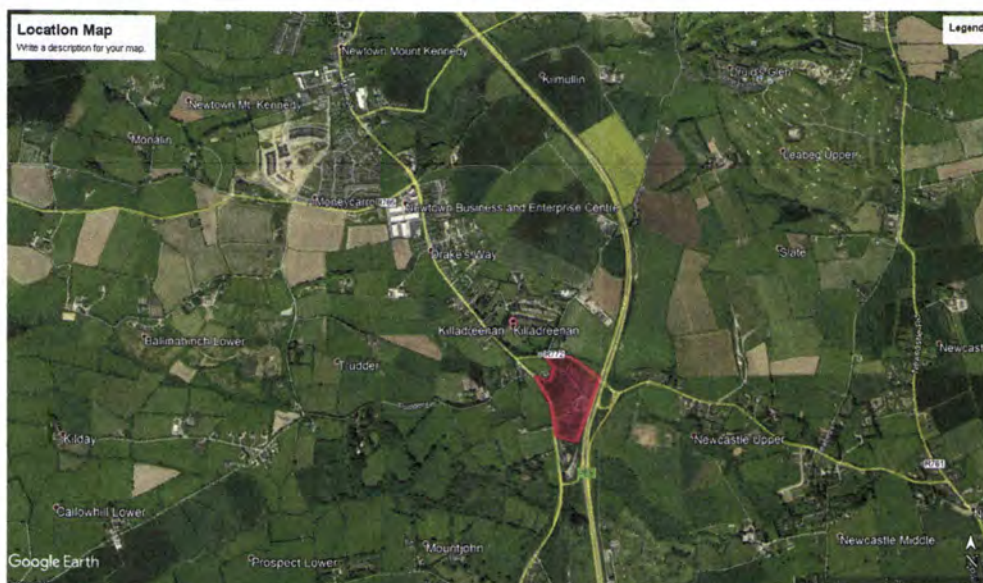


Fig. 1: Approximate area of Subject Site Shown in red.

The subject site is located within the existing Bus Eireann route no. 133 which is served hourly on a daily basis. The subject site is connected to the village centre with continuous footpaths. In summary this is a strategic land bank located close to the N11/M11 strategic radial corridor.

### 3.0 Proposed Land Use Zoning:

This submission proposes a revision to the existing town boundary together with a varied mix of land uses for the subject site. These uses are:

- Tourism (approx. 4.4 acres)
- Community & Education (approx. 1.5 acres)
- Employment (approx. 8.4 acres)
- Residential (approx. 5.2 acres)

As part of the proposals it is envisaged that a new access road will link the existing L5050 and R772 whilst also serving the subject site.

These uses and road objective are identified on the enclosed Maps Fig. 2 and Fig. 3.

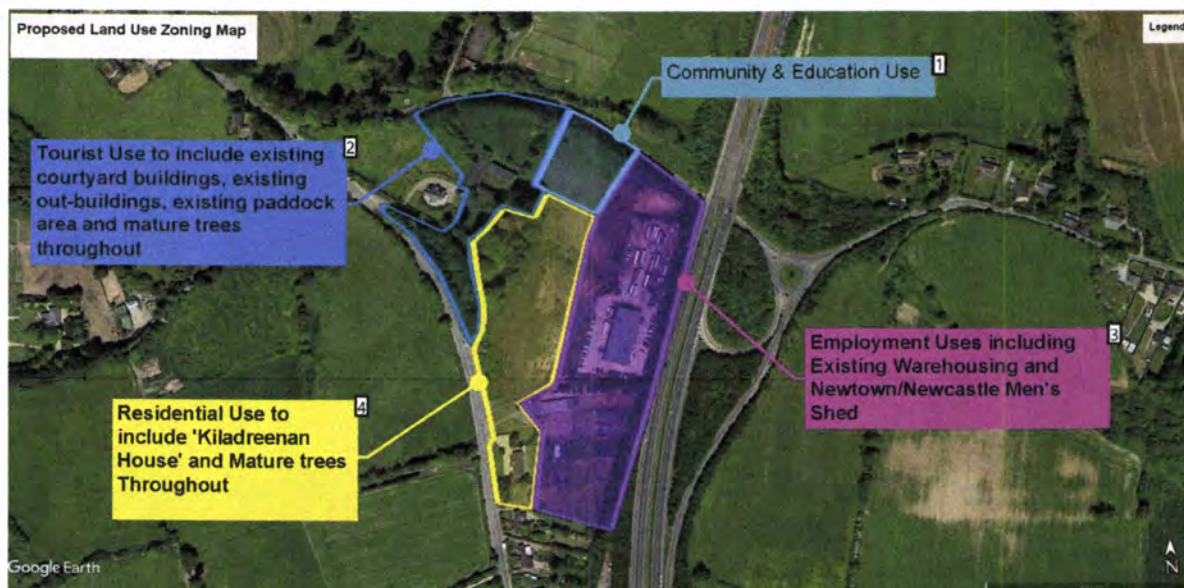


Fig. 2





#### 4.0 Rationale for Zoning:

**Tourism. T:** To provide for tourism related uses including tourist accommodation, cottage industry uses, cultural facilities, Holiday home/apartments, home based economic activity, community facilities, Farm Shop. Agri-Tourism.

It is proposed to zone approximately 4.4 acres of land associated with 'Kiladreenan House' for tourism related uses. There is a series of out-building and stables, a small paddock together with a small woodland area. It is envisaged that the existing out-building structures could serve to provide a courtyard type tourist accommodation together with a series of small craft/artisan type units promoting tourist related industries. We feel that the reinstatement/conservation of these dis-used buildings would help promote this type of use.







Existing Stone Out-Buildings



Form of Existing Out-Buildings allowing for the creation of a central courtyard.



Existing Stables and Paddock





Existing small woodland

**Community & Education. CE:** To provide for civic, community, institutional, health, educational facilities and burial grounds.

It is proposed to zone approximately 1.5 acres of land for community and education uses. This parcel of land would front onto the existing L5050 and the new proposed link road. This zoning would serve as a buffer zone between the Tourism and employment uses.

**Employment. E:** To provide for economic development, enterprise, industry, distribution, warehousing and employment.

It is proposed to zone approximately 8.4 acres of land for employment uses. This parcel of land would run along the eastern side of the subject site, backing onto the existing N11/M11 and would serve as a buffer zone from the N11/M11 to the balance of the subject site. This land would include the existing Newtown / Newcastle Men's shed and the buildings associated with the old garden center. We feel the location of this parcel of land, on a strategic transport corridor and served by a public bus network make it particularly suited to this type of use.

**Residential. R22:** To provide for the development of sustainable residential communities up to a maximum density of 22 units per hectare and to preserve and protect residential amenity.

It is proposed to zone approximately 5.2 acres for residential development on the balance of the land associated with 'Kiladreenan House' and 'Fariwinds' and associated lands. These lands include the existing dwelling 'Kiladreenan House' and front onto the R772. There are a series of mature trees located on this parcel of land. This parcel of land will be split by the new proposed link road and we would envisage two separate residential developments being provided. This use is consistent with the existing residential developments located to the north and south of the subject site.





Kiladreenan House



Existing Mature Trees

Yours Sincerely,

Graham Kennedy  
For plan8 architects



**Leonora Earls**

---

**From:** Valerie Brennan [Valerie.Brennan@coillte.ie]  
**Sent:** 23 February 2018 16:57  
**To:** Planning - Plan Review  
**Subject:** Coillte Submission to Newtownmountkennedy LAP  
**Attachments:** Coillte Submission to NTMK LAP 2018 230218.pdf

**Importance:** High

Dear Sir / Madam,

Please find attached the Coillte Submission to the Newtownmoutkennedy LAP.

I would greatly appreciate if you could please acknowledge receipt of same by return of e-mail.

Yours sincerely,

Valerie Brennan.

**Valerie Brennan**

Senior Planner & Development Manager | Coillte Land Solutions | Coillte  
Dublin Road, Newtownmountkennedy, Co. Wicklow, A63 DN25, Ireland

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Administrative Officer,  
Planning Department,  
**Wicklow County Council,**  
Wicklow Town,  
Co. Wicklow

By e-mail to: [planreview@wicklowcoco.ie](mailto:planreview@wicklowcoco.ie)  
Our Ref.: CLS\_WCC\_LTR\_365  
Date: 23 February 2018

**Re: Newtownmountkennedy LAP**

Dear Sir/Madam,

**1.0 Introduction**

Coillte Cuideachta Ghníomhaíochta Ainmnithe (Coillte) welcomes the opportunity to make a Submission to the Review of the Newtownmountkennedy Local Area Plan 2018 Issues Paper (Newtownmountkennedy LAP). Constituting a significant employer in the town and as custodians of 7% or 39 hectares of lands that are situated within the existing Development Boundary of Newtownmountkennedy, we are particularly keen to positively contribute in any way we can to the planned future sustainable development and enhancement of the town.

**1.1 Overview of Coillte**

Coillte was established as a commercial semi-state company in 1989. Over the last 29 years, the organisation has developed the forests and strategic elements of the land and grown the estate to over 440,000 hectares. Today, we provide stewardship over approximately 7% of the total land mass of the country. During this time we have provided the public with a huge range of benefits from recreation, to critical infrastructure, to environmental services. Coillte has approximately 900 employees across Ireland and the UK, supporting indigenous employment and comprises three discrete businesses, Land Solutions, Forest and Medite Smartply (Panels).

**1.2 Coillte's Land in Newtownmountkennedy**

As illustrated in Appendix A, Coillte's land holding within the Development Boundary of Newtownmountkennedy comprises two discrete parcels, namely the Mount Kennedy property which is situated to the North and North West of the Town Centre and the Killadreenan property which is situated to the East and South of the Town Centre. The Mount Kennedy property concerns an area of approximately 32 hectares and while it is currently zoned for Forestry use, it has multi-functional use as parts of the property fulfil an important recreational function, while other parts of the property perform a significant employment function. The Killadreenan property concerns an area of approximately 7 hectares and it is both zoned and used for Forestry.



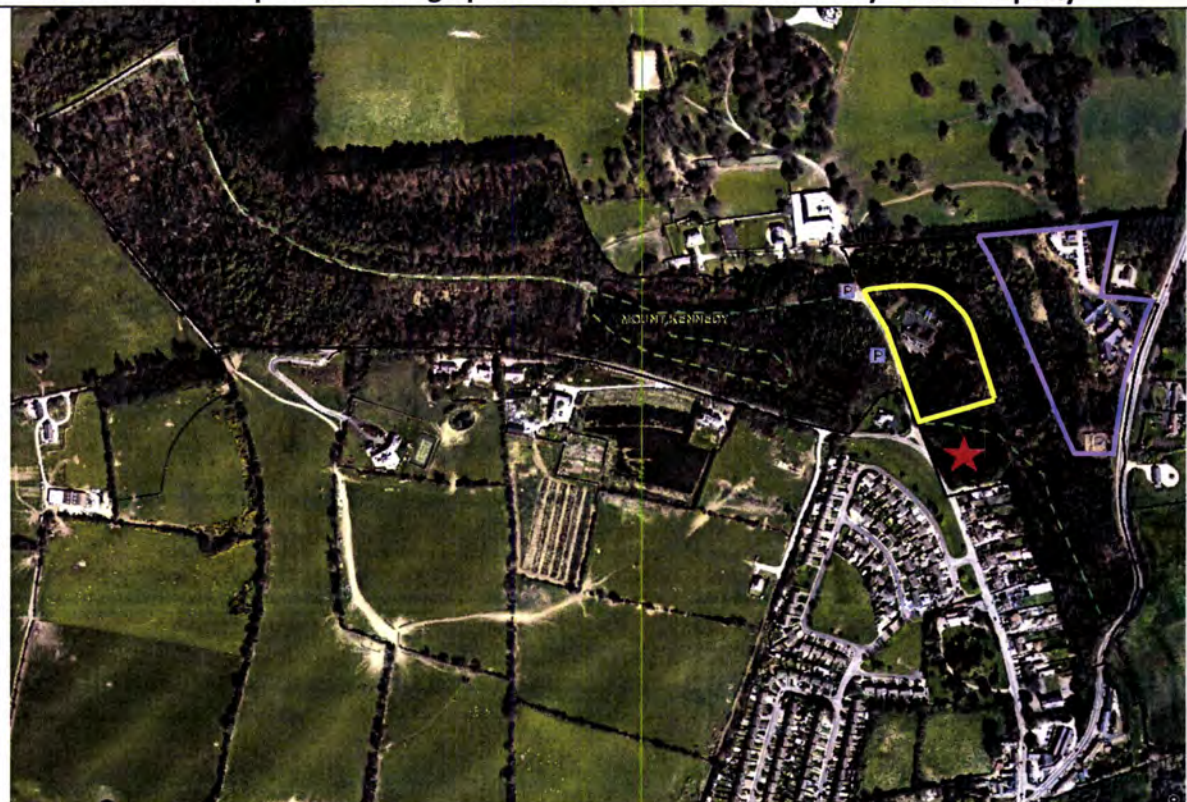
## 2.0 Key Considerations and Focus of Submission

The key focus of our submission primarily concerns approximately 15% of the 32 hectare Mount Kennedy property. We wish to ask the Council to consider whether the current Forestry zoning objective for the entirety of this property is appropriate and whether portions of the property have development potential that would complement the needs of this growing town? Details regarding the land use activities for which the property is currently used and the potential to alternatively zone discrete portions of the property are considered below.

### 2.1 Recreational Areas

As illustrated in Plate 2.1, at present the vast majority of the Mount Kennedy property performs a recreational function for the town. It is distinctive due to the quality, maturity and diversity of its trees, much of which we actively manage for biodiversity. While the more westerly areas of the property contain pockets of commercial forestry, the established trails and walkways that penetrate the property, surrounded by a rich variety of broadleaves, are regularly frequented by casual walkers, cyclists and those who have a licence to use the property for equestrian use.

**Plate 2.1 Marked-Up Aerial Photograph of Parts of the Mount Kennedy Coillte Property**



 Approximate Location of Existing Walking Trails

 Approximate Location of Potential Employment Zoning

 Approximate Location of Potential Residential Zoning

 Approximate Location of potential Playground

©OSi and Govt. of Ireland Licence No. EN 0013716

**DISCLAIMER: NOT TO SCALE.** This map is for informational purposes and has not been prepared for, nor is it suitable for legal, surveying, or engineering purposes. Coillte CGA make no warranty or guarantee as to the content, accuracy, timeliness, or completeness of any of the data provided.



# COILLTE

We are interested to facilitate any initiatives that enhance the recreational potential of this property, notably the potential for a dedicated playground area to be facilitated in the location illustrated on Plate 2.1. Subject to further analysis and all necessary consents, we are also open to facilitating the possible development of a dedicated cycle route along eastern side of the property, broadly following the route of the Dublin Road.

In the interests of clarity, we have included a green hatched line on Plate 2.1 to illustrate the approximate location of the existing linear trails and looped trails that permeate those parts of the property that have a high recreational value. We would question whether the "Pedestrian Walkway" as it currently appears on the land use zoning map appropriately reflects the true extent recreational function that is provided by the existing walkways and indeed whether certain portions of the property should be zoned for Integrated Tourism, Leisure and Recreation (ITLR) use? Perhaps including parts of the property within an ITLR zoning objective would also better facilitate the further enrichment of the recreational function of the property.

## 2.2 National Headquarters Area

The National Headquarters (HQ) for Coillte was not always located in Newtownmountkennedy. Prior to 2004, Coillte HQ was located at Lesson Lane in Dublin 2. However, following a Board decision that was made approximately 15 years ago, Coillte decided to relocate its head office to what was then just one of the company's regional offices in Newtownmountkennedy. The regional office was originally granted planning permission in May 1995 (Wicklow County Council Reg. Ref. 94/1115) and numerous subsequent permissions resulted in the establishment of the now well established HQ building which serves the head office needs of the company today.

At present, the Coillte HQ, its associated Energy Centre building and car parking areas for both employees and visitors occupy an area of approximately 3 hectares. It is accessed via the Dublin Road (R722). There are currently approximately 90 people employed in HQ and we have recently internally refurbished the building such that it caters for the technological and modern day needs of our businesses.

We respectfully submit that the current zoning objective for this area is not fully aligned with the high profile use of this area of land and that an Employment zoning would be more fitting for this specific area. Having an Employment zoning for the HQ area would better facilitate any future expansion plans that we may have for our growing businesses.

## 2.3 Research Centre Area

At present, the Research Centre and its associated ancillary buildings and car parking area occupy an area of approximately 1.5 hectares. The Research Centre was constructed in the mid-1970's and constitutes the office base for approximately 15 Coillte employees. It is accessed by a 'Private Road' to the rear of the HQ building. The main building itself is not as modern and energy efficient as the main HQ building and it is possible that in the future, there may be merit in the functions that are performed in this area being consolidated into our main HQ building on the Dublin Road.

# COILLTE

We are mindful that, due to the fact that the Research Centre constitutes a brownfield and serviced site that is surrounded by recreational and employment uses, there may be alternative development potential for this specific area of land, particularly due to its 'serviced site' nature, its proximity to the town centre and its potential for connectivity to key public transport routes. Moreover, we are mindful that Section 4.18 of the *Planning Guidelines for Sustainable Residential Development in Urban Areas (May 2009)*<sup>1</sup> advocate that playgrounds be carefully sited within residential areas so that they are both easily accessible and overlooked by dwellings, while not causing a nuisance to nearby residents. Therefore, should a playground be developed to the south of this area, there may be particular merit in the creation of additional passive surveillance of this playground on the adjoining lands.

We therefore respectfully suggest that consideration be given to the potential for this specific area to accommodate a more progressive zoning such as a Residential zoning. Failing that, we suggest that consideration be give to the suitability of an employment zoning in this area to reflect its existing use.

### 3.0 Conclusion

We wish to promote the sustainable growth of Newtownmountkennedy in so far as we can. We believe that Coillte lands in Newtownmountkennedy have strong multi-functional established uses that should be reflected in the land-use zoning map for the town.

We specially request that the Council consider the following in terms of the Mount Kennedy Coillte property:

- The extent of the established recreational uses and the potential to further enhance those recreational uses should be considered as part of the land use zoning map review of the LAP;
- The well-established employment use at Coillte HQ should be appropriately zoned for to reflect and protect the future potential growth of this use; and,
- The Research Centre area has the potential to provide a more progressive use (e.g. Residential use) that would complement the needs of this growing town over the course of the next LAP period.

We are committed to the realisation of a better spatially planned town and in adding value in terms of the Council's potential to plan for the right development to take place in the right places at the right time. We remain fully open for business, complementing the prosperity, vibrancy and quality of Newtownmountkennedy.

We look forward to the development of a Draft Newtownmountkennedy LAP that maximises the town's potential. We would be happy to engage in dialogue with Wicklow County Council at any stage in relation to any specific matters arising.

Yours sincerely,



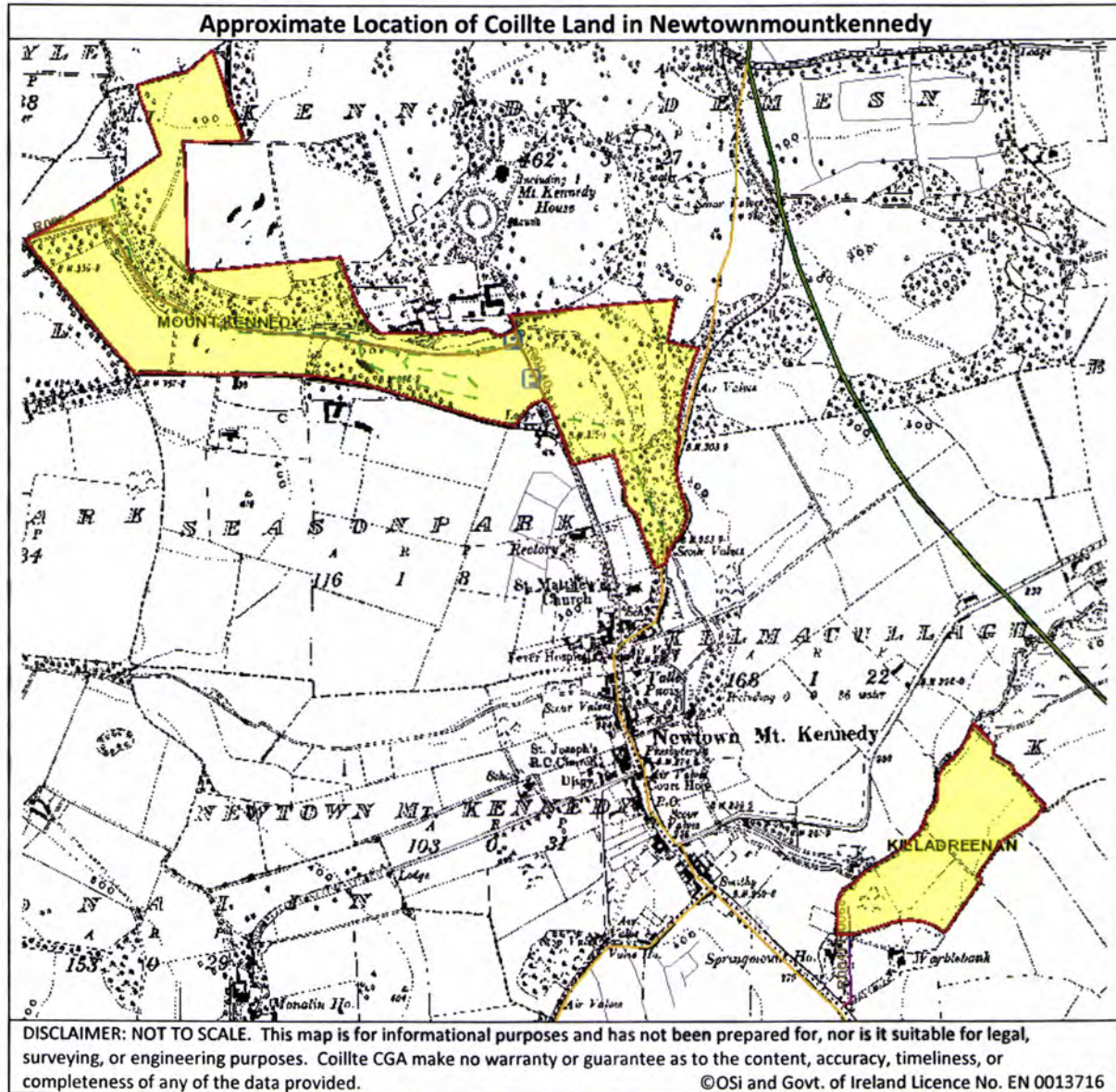
Valerie Brennan

Senior Planner and Development Manager, Coillte Land Solutions

---

<sup>1</sup> Published by the Department of Environment, Heritage and Local Government

## Appendix A





## Leonora Earls

---

**From:**  
**Sent:** 06 February 2018 14:02  
**To:** Planning - Plan Review  
**Subject:** Newtownmountkenedy Local Area Plan - Plan Review  
**Attachments:** re-zoningNEWTOWNMOUNTKENNEDY.pdf

Hello Administration

We attach herewith a submission for the Council's consideration and we would be greatly obliged to receive the Planning Authority's confirmation of receipt of this document.

Regards and many thanks.

Vincent JP Farry BA MRUP LLB MSc DipEnvEng MRTPI MRAPI MIPI  
Vincent JP Farry and Co Ltd  
Chartered Town Planners and Environmental Engineers  
Suite 180 / 28 South Frederick Street, Dublin 2  
Tel: 01 677 8180  
Fax: 045 898803  
Mobile: 087 288 7311  
E-mail : [vincentfarry@gmail.com](mailto:vincentfarry@gmail.com)

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# VINCENT JP FARRY AND CO LTD

## Planning and Development Consultants

Suite 180  
28 South Frederick Street  
Dublin 2

Phone (01) 677 8180  
Mobile 087 288 7311  
vincentfarry@gmail.com

5 February 2018

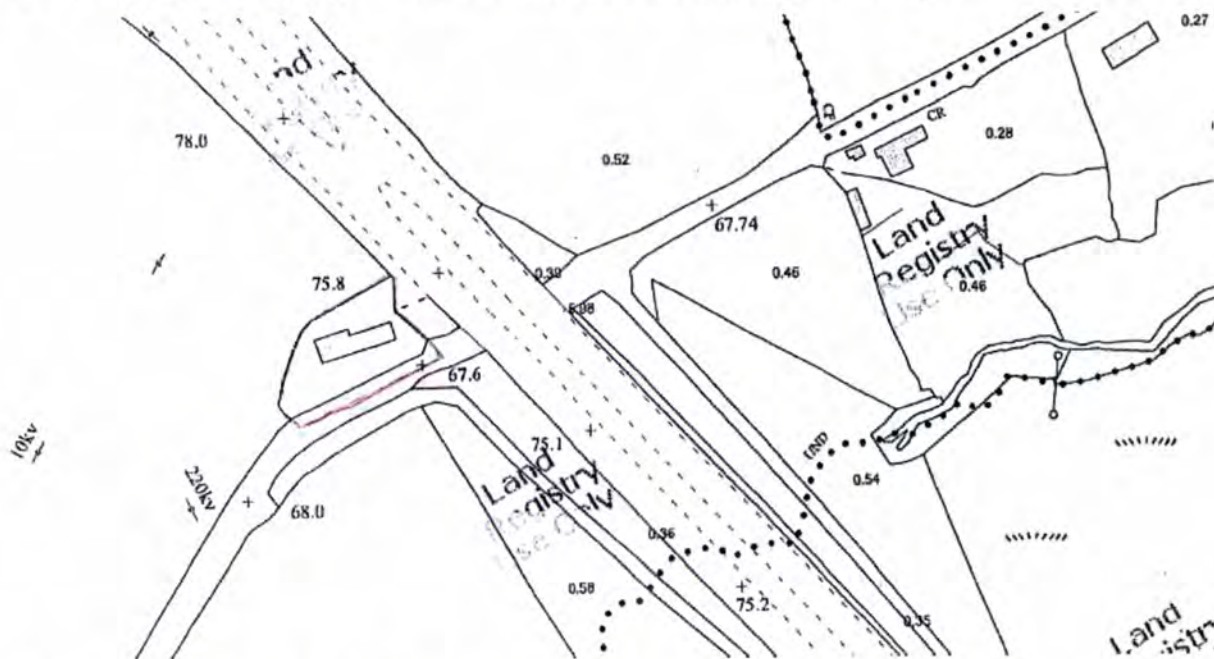
Administrative Officer  
Planning Department.  
Wicklow County Council  
Wicklow

### REVIEW OF THE NEWTOWNMOUNTKENNEDY LOCAL AREA PLAN 2008 - 2018 BRIDGE COTTAGE KILMACULLAGH NEWTOWNMOUNTKENNEDY CO. WICKLOW

Dear Sir or Madam

We refer to the above plan-review process and we act for the owner of the above property, Mr. Joseph Delaney, whose address is Bridge Cottage, Kilmacullagh, Newtownmountkennedy, Co. Wicklow.

We hereby invite Wicklow County Council to change the designation of our client's land, which is identified in the following map image, from agriculture / countryside to residential. Based on the available information, this site accommodates a building which was used as a dwelling from 1830-1970 and the suggested zoning of the site would allow this building to once again be used as a house.



**Map No. 1: The site to which the present submission relates ('Bridge Cottage', Kilmacullagh, Newtownmountkennedy, Co. Wicklow).**

#### 1. Background

The subject site accommodates an older-style building which, according to the available information, was present on the land in 1837 (see overleaf). Based on the historical planning files, the property fell into some disrepair around 1970 when a previous householder vacated the dwelling; the structure remained in a poor condition until the turn of the century when a previous owner carried out extensive restoration works. This former property owner did not obtain planning permission for these works.



The largely renovated, but unoccupied, building was purchased by Mr. Joe Delaney in the year 2013 with the aim of competing this restoration programme and although he submitted a number of planning applications, each one of these was fiercely resisted by the Planning Authority. Importantly, however, although the Council raised a series of objections in these decisions, only two of these have been endorsed by An Bord Pleanála. We take this opportunity to discuss the Board's concerns below.



**Map No. 2 and 3:** The existing building on this land is clearly evident on the historic 6 inch map (1829-1841) and on the historic 25-inch map (1897-1913). The small red cross highlights the structure in question.



### 3. The Board's Objections

An Bord Pleanála, on the latest occasion, opposed Mr. Delaney's proposal for just two reasons, which relate to his failure to satisfy the rural housing policy and noise penetration from National Primary Road N11. It did not share the Council's concern on other issues, such as the access arrangements.





**Photograph 1:** The land has accommodated a building for circa two hundred years, with this structure having formerly been used as a house with an attached forge.

**(a) Rural Housing Policy**

It is well-established that, even where a former house has fallen into dereliction, the planning regime accepts the historic use of a property for residential purposes and does not generally apply the rural housing test. However, for some reason, the Council and the Board concluded firstly, that any future occupier of this building must satisfy the relevant provisions in the *County Development Plan* and secondly, that Mr. Joe Delaney did not fulfil the relevant criteria which is set out in this document.

We do not propose to delve into the merits of Mr. Delaney's claims and the approach of the parties when considering his previous applications and appeals. However, should the Council designate this site as being for residential purposes, the rural housing policy would simply not apply and our client's proposal would be analysed against the Board's sole remaining concern viz. car noise from the N11.



**Aerial Image 1:** The site is about 1km to the west of Newtownmountkennedy



## (b) Noise Penetration

The Board's second concern relates to the fact that this building is within 100 metres of National Primary Road N11, although when opposing the use of this structure as a dwelling, it did not seem to consider the fact that this separation requirement does not apply, with s.7 of Appendix 1 to the *County Development Plan 2016* stating that where land already accommodates a building within the setback area, the Council will only adhere to that standard where the road is likely to be widened (which is not the case in this location), where there is a need to maximise density (equally, not relevant in this area) and where there is a need to '*ensure adequate separation between roads and dwellings, to ensure adequate residential amenity; in particular to ensure limited disturbance by traffic noise...*'. In this latter regard, the landowner has since retained the services of acoustics consultant Karl Searson who now advises that the night-time noise threshold which was required by An Bord Pleanála has been achieved largely through minor works to the structure (viz. involving the infilling of gaps in its fabric).

## 4. Submission

Joe Delaney seeks the suggested re-zoning of this site, from agricultural to residential, so as to allow him to complete the renovation project and live in the resulting building, with his family. Especially given that this land accommodated a dwelling for over one hundred and thirty years and especially as there are no outstanding objections on sewage, access or visual grounds, this is a reasonable request.



**Map 4: The subject site abuts a large tract of land which is currently zoned for 'Employment' uses in the Newtownmountkennedy Local Area Plan 2008-2018**

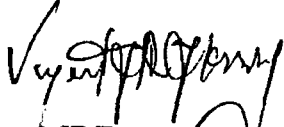
Moreover, many planning authorities actively encourage the restoration of vernacular houses of this type (ie. historical buildings which formerly accommodated labourers), even though such buildings are not included on the Record of Protected Structures. Whilst this has also been the approach of Wicklow County Council, it has inexplicably refrained from doing so in this case. It is open to the Elected Members, when reviewing the current *Newtownmountkennedy Local Area Plan 2018*, to endorse the desirability of restoring this historic house by re-zoning the land for residential purposes.

Indeed, An Bord Pleanála does not oppose the principle of a house on this land as a matter of principle, endorses the proposed wastewater arrangements and is satisfied with the scale and design of the proposed building. The sole outstanding technical issue, viz. of noise penetration, is eminently capable of being overcome and full details of such measures would form part of a planning application.

At the time of a national housing crisis, we submit that every effort should be made to provide housing. Although Mr. Delaney is on the Council's housing list, he would instantly prefer to complete this project and relocate into his own dwelling, which he has personally purchased and which he will continue to fund. This is not unreasonable, given the lack of any outstanding technical difficulties.

The proposed re-zoning of this land would automatically remove a key planning objection to the proposed dwelling to the degree that the rural housing policy would no longer apply to this proposal and Mr. Delaney could focus on addressing the sole issue of concern viz. vehicular noise penetration.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Vincent JP Farry', written in a cursive style.

**Vincent JP Farry and Co Ltd**



23-2-18

8

Caitriona and Sylvester Douglas

Monalin,

Newtownmountkennedy,

Co. Wicklow.

SUBMISSION NEWTOWNMOUNTKENNEDY DEVELOPMENT PLAN

To Planning Department of Wicklow County Council

We wish to include the area outlined in red to be zoned for low density residential use to satisfy the growing housing needs in the Newtownmountkennedy area.

Caitriona and Syl Douglas

*Caitriona Douglas*  
*Syl Douglas*



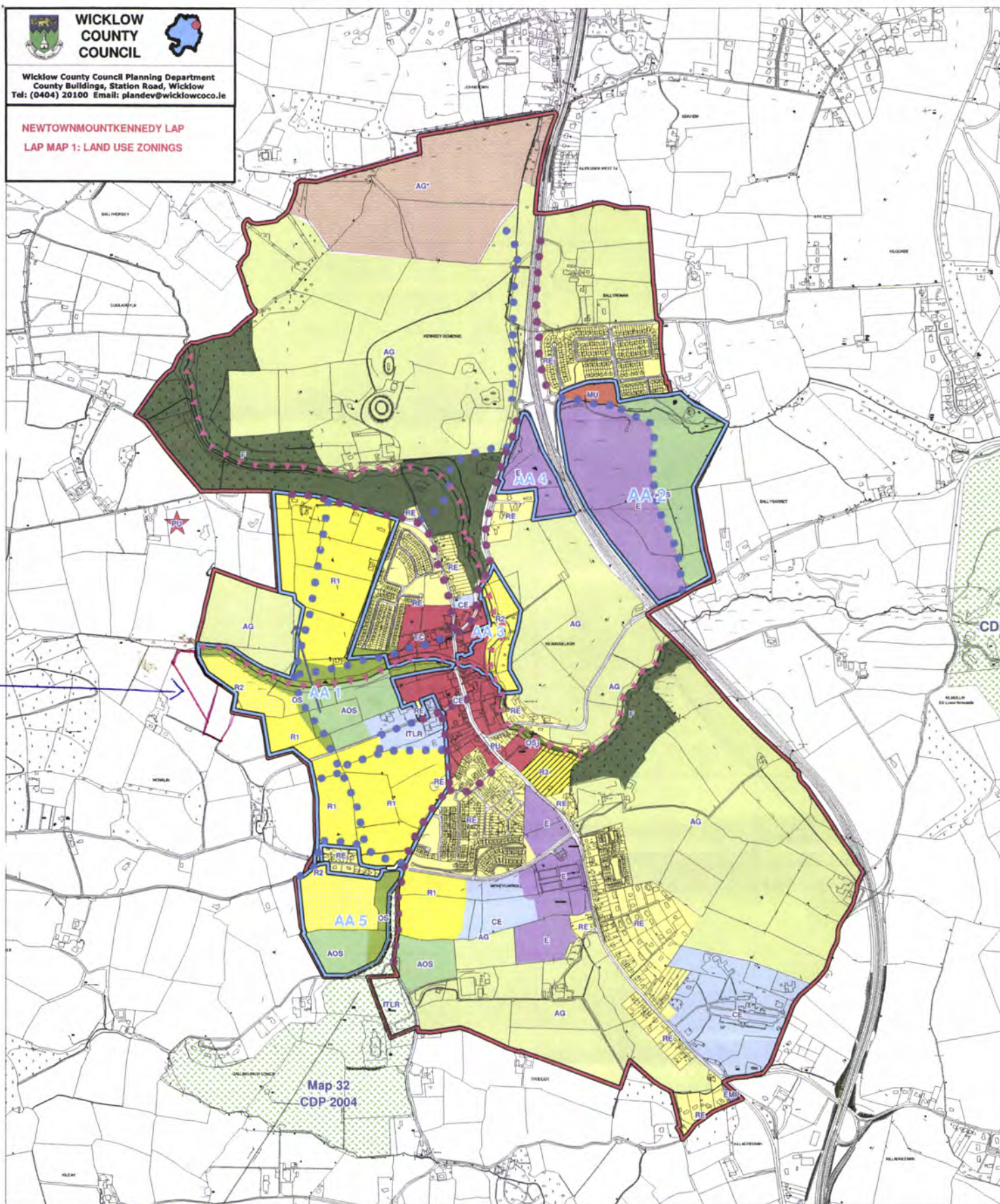


WICKLOW  
COUNTY  
COUNCIL



Wicklow County Council Planning Department  
County Buildings, Station Road, Wicklow  
Tel: (0404) 20100 Email: plandev@wicklowcoco.ie

NEWTOWNMOUNTKENNEDY LAP  
LAP MAP 1: LAND USE ZONINGS



Map 32  
CDP 2004

|                                              |                                                       |                                                   |                                                |
|----------------------------------------------|-------------------------------------------------------|---------------------------------------------------|------------------------------------------------|
| Existing Residential (RE)                    | Open Space (OS)                                       | Public Utility (PU)                               | Action Area                                    |
| Proposed Residential (R1)                    | Active Open Space (AOS)                               | Proposed Distributor Roads (Indicative line only) | Development Boundary                           |
| Proposed Residential (R2) Low/Medium Density |                                                       | Road Improvement                                  | See County Development Plan Map 32 (2004-2010) |
| Proposed Residential (R3) High Density       |                                                       | Pedestrian Walkway                                |                                                |
| Town Centre Activities (TC)                  | Agricultural (AG)                                     |                                                   |                                                |
| Employment (E)                               | Forestry (F)                                          | Agricultural (AG*)                                | Sewage Pumping Station                         |
| Mixed use (MU)                               | Integrated Tourism, Leisure and Recreation use (ITLR) |                                                   | Proposed site of new Reservoir                 |
| Community & Education (CE)                   |                                                       |                                                   |                                                |

Director of Services: Desmond O' Brien  
Senior Planner: Patrick B. Hooper

Scale: 1: 13,000 @ A3 Date: 22/12/2008

Drawn By: DMCC Checked By: SW

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License Number 2008/2 (2008) Wicklow County Council

G:\1-07-193 RPA LAP\2007 Newtown Development Plan\_Land\_Use\_Zoning.WPX

**Leonora Earls**

---

**From:** [redacted]  
**Sent:** 22 February 2018 09:52  
**To:** Planning - Plan Review  
**Cc:** [redacted]  
**Subject:** Newtownmountkenedy Local Area Plan 2018-2024

We own lands Folio WW1372F and are in the process of planning to use part of these lands as Agri-Tourism venture known as "The Vale"

This area would be a place to take time out from hectic schedules and unplug all technology a getaway focusing on wellness activities like meditation yoga orienteering.

The retreat centre would eventually comprise of ski cabins like units with communal eating and entertainment areas with as little impact to the natural habitat as possible.

If these lands could be zoned Agriculture-Tourism in the above Development Plan

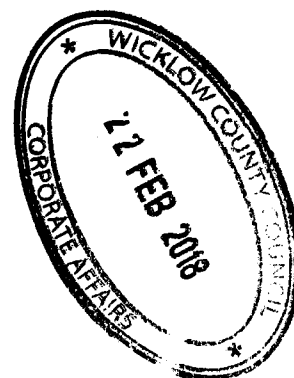
The Douglas Partnership

Sent from my iPad



10

The Administrative Officer,  
Planning Department,  
Wicklow County Council,  
Station Road,  
Wicklow Town.



20.02.2018

Re: 'Newtownmountkennedy LAP 2018'.

Dear Sir/Madam,

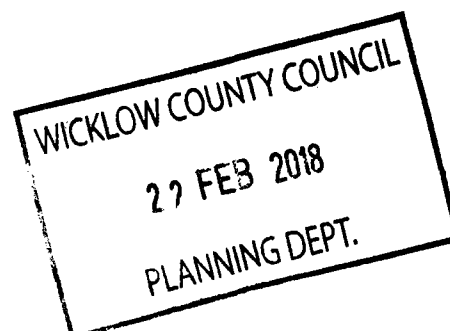
We refer to your invitation for submissions relating to the Newtownmountkennedy LAP.

We would ask you to consider rezoning our land identified with red outline and identified 'A' to low/medium residential zoning (R2).

Should you have any queries, please don't hesitate to contact us.

Yours faithfully,

John Douglas.





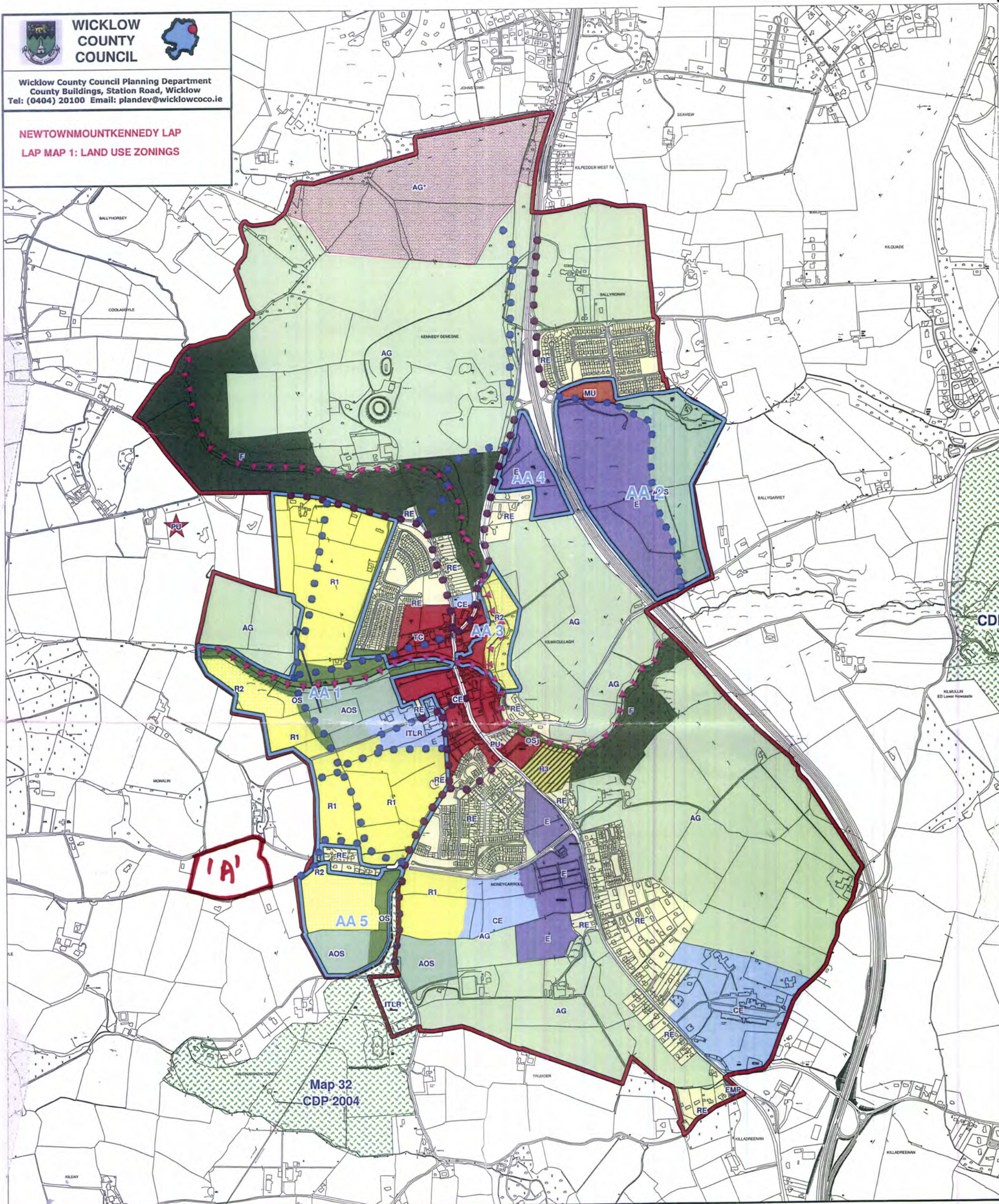


WICKLOW  
COUNTY  
COUNCIL



Wicklow County Council Planning Department  
County Buildings, Station Road, Wicklow  
Tel: (0404) 20100 Email: [plandev@wicklowcoco.ie](mailto:plandev@wicklowcoco.ie)

NEWTOWNMOUNTKENNEDY LAP  
LAP MAP 1: LAND USE ZONINGS



JOHN DOUGLAS  
BALLINAHINCH  
Newtown Mt. Kennedy  
087 9135912

Director of Services: Desmond O' Brien  
Senior Planner: Patrick B. Hooper

Scale: 1: 13,000 @ A3 Date: 22/12/2008

Drawn By: DMCC Checked By: SW

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- Existing Residential (RE)
- Proposed Residential (R1)
- Proposed Residential (R2) Low/Medium Density
- Proposed Residential (R3) High Density

- Town Centre Activities (TC)
- Employment (E)
- Mixed use (MU)
- Community & Education (CE)

- Open Space (OS)
- Active Open Space (AOS)
- Agricultural (AG)
- Forestry (F)
- Integrated Tourism, Leisure and Recreation use (ITLR)

- Public Utility (PU)
- Proposed Distributor Roads (Indicative line only)
- Road Improvement
- Pedestrian Walkway
- Agricultural (AG\*)

- Action Area
- Development Boundary
- See County Development Plan Map 32 (2004-2010)
- Sewage Pumping Station
- Proposed site of new Reservoir



**Leonora Earls**

---

**From:** [redacted]  
**Sent:** 22 February 2018 09:13  
**To:** Planning - Plan Review; Brenda Duff; Sarahann Duff  
**Subject:** Proposal for rezoning planning in Newtownmountkennedy area plan 2018  
**Attachments:** Proposal for Rezoning - Meadowbank Site.docx

Dear sirs,

Please see soft copy of documents I submitted via post on Monday to your offices.

If you could please confirm receipt of either the formal letter or this email for review when assessing the planning framework I would appreciate it

Please let me know if you require any further documentation or information

Kind regards,

John & Brenda Duff



31<sup>st</sup> Jan 2018

**Re: Request for Re-zoning of lands within Newtownmountkennedy**

Dear sir/madam

We wish to propose the re-zoning of certain lands (the "site") within Newtownmountkennedy from 'Town Centre' ("TC") to 'Residential' ("RES"). The site under review is currently zoned for 'Town Centre' under which Residential is a 'Permitted Use' in the Newtownmountkennedy Local Area Plan 2008/2018.

The site itself is land that has been in a private residential family for more than 80 years. The owners of the site have developed the property for the direct benefit of their family to date and they have no intention of using the family lands for any commercial interests.

The site is enclosed on three sides by large walls, and the village playground. The location of buildings and how they have been in place along the public roadway at this location varies from St. Joseph's Church on the corner of Main Street, the adjoining school further west with greater setback buildings as you travel further west. There is a large retail development to the north (with a significant drop down to the retail centre) and the local playground to the southwest. The configuration and location of buildings and building types is quite variable at this location and there is no particular pattern to the overall development in the area.

The family have developed apartments on the site which are currently used solely by the family themselves. They are interested in locating further family dwellings on the site. Under the "TC" zoning the family have noted that it would not be appropriate to locate 'Living Over the Shop' residential accommodation at this site /family lands. The extended/direct family do not want to live anywhere else except on family land beside family. As such there is no expectation that the site will ever be developed on for commercial /industrial interests.

Significant improvements and maintenance have been conducted to the site over the past years to ensure that it is in keeping with the surroundings and improve the existing arrangements for the overall family living at the site itself.

The owners of this site (John & Brenda Duff) have developed the property for the direct benefit of their family to date and they have no intention of using the family lands for any commercial interests. The configuration and location of buildings and building types is quite variable at this location and there is no particular pattern to the overall development in the area.

Wicklow County Council previously granted Permission (Ref: 06/5348) for two residential apartments on the existing site. This site at this location is not appropriate for any other use other than a family home due to its location between a retail complex and playground.

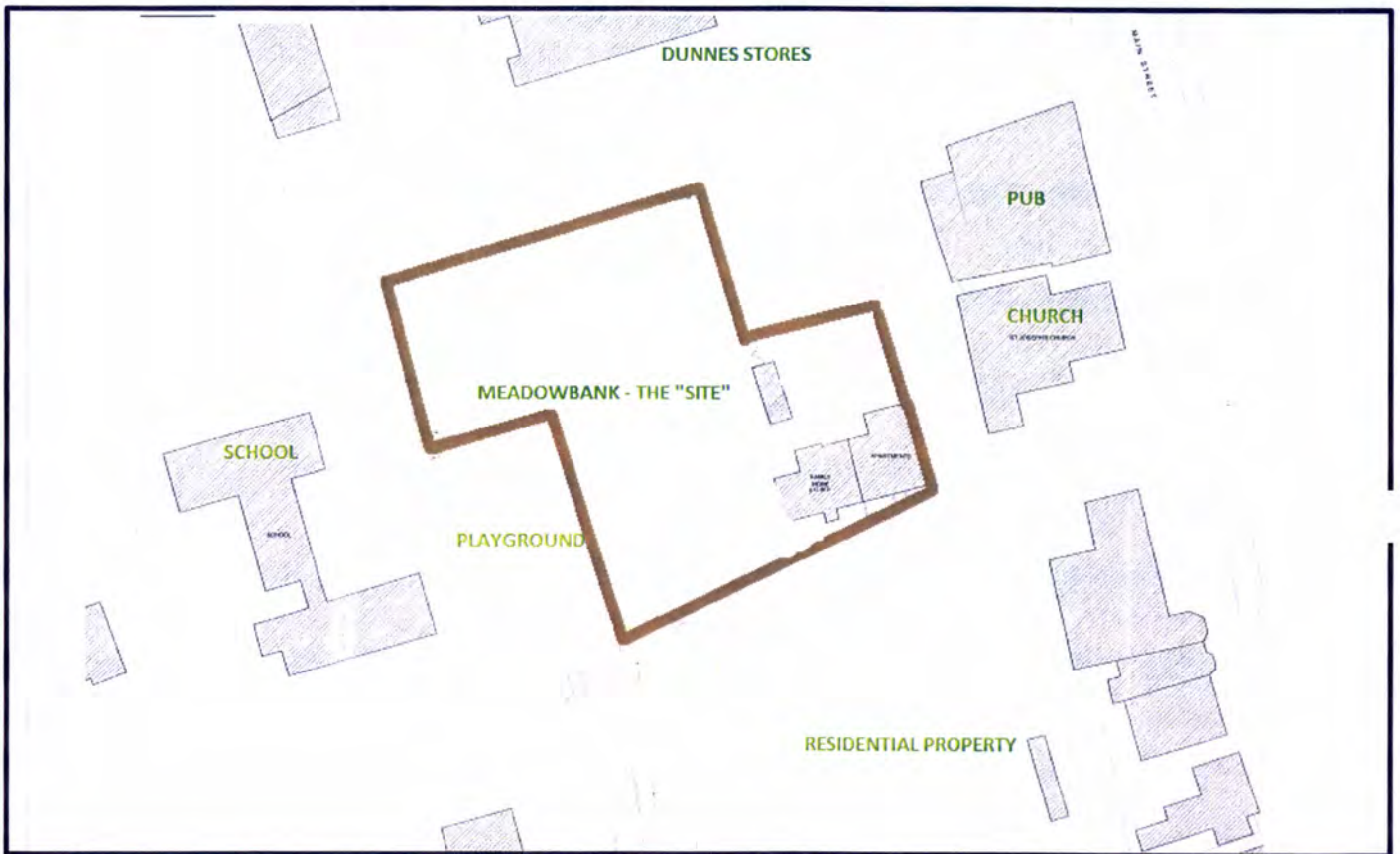
Wicklow County Council have confirmed that residential development on this site is unlikely to materially compromise the achievement of the town centre objectives. As such we propose that the zoning configuration for this site be changed from Town Centre to Residential.

Please let us know if you require any further information

Kind regards,

John & Brenda Duff

Below is map outlining the location of the "site" (in red) and surrounding areas



**Leonora Earls**

---

**From:** S. Hayes  
**Sent:** 20 February 2018 10:00  
**To:** Planning - Plan Review  
**Subject:** Newtownmountkennedy LAP  
**Attachments:** Copy of submission.pdf

To whom it may concern,

We are the agents acting on behalf of Dwyer Nolan Developments Ltd and we wish to make this submission on the Newtownmountkennedy LAP. Please see attached.

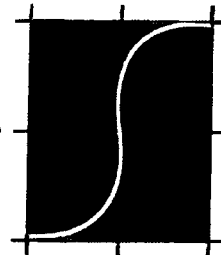
kind regards,

**Sile Hayes BSc. MRUP**  
Assistant Planner,

**Fenton & Associates,**  
Town Planners + Architects  
Unit 13, The Seapoint Building,  
44-45 Clontarf Road,  
Dublin 3.

☎: 01-479 3140 | ✉: [s.hayes@fenton.ie](mailto:s.hayes@fenton.ie)



TOWN  
PLANNERS  
•  
ARCHITECTS

Administrative Officer  
Planning Department  
Wicklow County Council  
Wicklow Town

By Email: [planreview@wicklowcoco.ie](mailto:planreview@wicklowcoco.ie)

19<sup>th</sup> February 2018

**Re: Submission towards the Newtownmountkennedy LAP 2018  
Submission for Land Use Zoning on behalf of Dwyer Nolan Developments Ltd. for  
lands at Season Park, Newtownmountkennedy, Co. Wicklow**

Dear Sir/Madam,

On behalf of our client Dwyer Nolan Developments Ltd. we wish to make the following submission to Wicklow County Council in relation to the preparation of a New Local Area Plan for Newtownmountkennedy for zoning of part of their lands at Season Park Co. Wicklow. Our client is the owner of lands at Season Park and we wish to put forward the case that 6.6 ha of their lands be zoned for "Residential Use" upon the adoption of a new Local Area Plan for Newtownmountkennedy. This proposal is being put forward in response to the Strategic Issues Booklet prepared as part of the Newtownmountkennedy Local Area Plan, which is currently on display.

**1.0 Executive Summary**

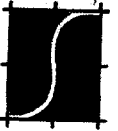
Newtownmountkennedy is a growing commuter town with strategic connections to the adjacent M/N11 and Dublin Metropolitan Area. Classed as a moderate sustainable growth town within the current Wicklow County Development Plan (hereafter the CDP). The town has experienced considerable growth within the town centre, with continued investment since 2015 owing to the development of the New Dunnes Stores Supermarket, associated shopping facilities and Parkview Hotel. The town has been identified as a place for increased investment and growth which requires capacity for increased sustainable residential development.

The lands to be zoned are owned by our client Dwyer Nolan Developments Ltd. and are located north-west of the town centre adjacent to an existing plot zoned for residential land use. This submission proposes a change in the zoning of the lands from agricultural use (AG) to proposed residential use (R1).

The lands are located north-west of Newtownmountkennedy and are currently owned by our client. These lands are strategically placed to be zoned for residential use. The location of the lands in close proximity to the town, within the Local Area Plan development boundary and adjacent to the existing zoned R1 lands, presents a key opportunity for the natural extension to the development of the town, providing much needed land for housing to complement the aim of the CDP core strategy.

PRINCIPAL  
SHAY FENTON  
REGISTERED ARCHITECT  
& TOWN PLANNER  
DIP ARCH, DIP T2 FRM, MIP1

ASSOCIATE  
TRACY ARMSTRONG  
CHARTERED  
TOWN PLANNER  
BA, MIP1R DIP EIA/SEA MGMT,  
MIP1, MIP1M



## 2.0 Existing Conditions

The town of Newtownmountkennedy is located on the N11/M50 to Dublin and has experienced considerable growth and investment in the last ten years. The current Newtownmountkennedy Local Area Plan is primarily responsible for this growth with significant development of the town centre particularly in the north of the town. The zoning of residential lands adjacent to the town centre will consolidate residential development for the town with permissions having been commenced to the south of the town.

The lands in the ownership of Dwyer Nolan are circa 6.6 ha and are located north west of Newtownmountkennedy but are within the town development boundary. This greenfield site north west of the town is currently in agricultural use and is located in close proximity to the established residential development at Season Park. Access to the lands is proposed via the Season Park road to the north of the lands or potentially through a proposed distributor road from the Season Park Road to a road west of the town.

## 3.0 Strategic and Planning Considerations

The town has been designated as a Moderate Growth Town within the County Hinterland Area by the Regional Planning Guidelines and Wicklow County Development Plan 2016-2022. The Guidelines provide such towns should be on or near multi-modal transport corridor, should be approximately 10 km from a large town and should be attractors for substantial investment.

*The CDP states "that all lands zoned for residential development, including all lands zoned RE, R20, R15, R10 in this plan (this refers to Level 5 settlements), as well as the following residential zones in larger towns, are considered to be lands that may be in need of new development in order to ensure there is no shortage of housing, and these zones will be examined in detail in order to determine if there are sites where the Vacant Site Levy should be applied".*

The core strategy outlines a projected population allocation of 4,483 up to the year 2025. The census population 2016 of Newtownmountkennedy was circa 2,835. As part of the core strategy the County Development Plan envisages a population growth from 3,073 in 2011 to 6,000 in 2028. Table 2.8 of the core strategy estimates a housing requirement of 2,539 for the town with current housing yield of existing zoned land at 1,707. Therefore the core strategy recognises a shortfall of approximately -134 units based on a headroom estimate. (i.e. extra land that should be zoned for over and above the minimum amount needed to accommodate the population target).

Upon the adoption of a new Local Area Plan for Newtownmountkennedy we consider that the zoning of our client's lands for residential use will consolidate the lands already zoned for residential use. The change in zoning will facilitate for much needed residential land and will complement the adjoining land uses to the west of the lands. The designation of the lands for residential use supports this aim within the core strategy to capture land value for future sustainable residential development. This is in line with the objective for housing in the County which is to *"encourage and facilitate the appropriate development of such sites, lands and all available tools and mechanisms including the vacant site levy may be utilised to stimulate development"*.

The zoning of the lands is also in compliance with the following housing objectives:



- **HD1**  
*New housing development shall be required to locate on suitably zoned or designated land in settlements, and will only be considered in the open countryside when it is for the provision of a rural dwelling to those with a housing, social or economic need to live in the open countryside.*
- **HD2**  
*New housing development, above all other criteria, shall enhance and improve the residential amenity of any location, shall provide for the highest possible standard of living of occupants and in particular, shall not reduce to an unacceptable degree the level of amenity enjoyed by existing residents in the area.*
- **HD5**  
*In order to make best use of land resources and services, unless there are cogent reasons to the contrary, new residential development shall be expected to aim for the highest density indicated for lands. The Council reserves the right to refuse permission for any development that is not consistent with this principle.*
- **HD8**  
*Housing development shall be managed and phased to ensure that infrastructure and in particular, community infrastructure, is provided to match the need of new residents. Where specified by the Planning Authority, new significant residential or mixed use development proposals, may be required to provide a social and community facility/facilities as part of the proposed development or the developer may be required to carry out a social infrastructure audit, to determine if social and community facilities in the area are sufficient to provide for the needs of the future residents. Where deficiencies are identified, proposals will be required to either rectify the deficiency, or suitably restrict or phase the development in accordance with the capacity of existing or planned services.*

The current proposal to zone our clients lands also complies with the current Local Area Plan 2008-2018 for the provision of a new distributor link road from north of the lands with access onto the link road west of the town. This is shown in the attached zoning map. This potential link to the town if delivered will provide crucial access to the town and support new residential development at this location and ought to be considered in terms of the long term sustainable development of the area.

The CDP asserts that "the majority of current LAPs do not have sufficient zoned land available to meet the 2025 population target (the exceptions being Blessington and Rathdrum which are very slightly 'over-zoned' to the tune of 2-3 hectares each)" and to this end we would like to put forward that not only does our proposal accord with this objective, but that the overall proposal to zone the subject lands complies with the guiding principles of the County Development Plan and also supports the designation of Newtownmountkennedy as a moderate sustainable growth town.

#### **4.0 Proposal**

This submission to zone our client's lands for Residential land use is being made towards the preparation of a New Local Area Plan for Newtownmountkennedy.





The overall density of the lands, based upon the development management standards, would be approximately 6.6ha of residential land with approximately 10-20 units per ha. Previous planning permissions for the R1 and R2 lands proposed residential have been approximately between 20-25 units per ha. These density standards are estimated based on previous planning applications at sites south of the town. Some of these permissions have been commenced and access has been provided to same. The projected densities for the subject lands may change depending on the nature and urban form of the development.

This submission has been considered in conjunction with the current County Development Plan policies and objectives, particularly those regarding housing, all of which are outlined above and based upon same it is considered that the proposal to zone our client's lands for residential land use is appropriate and accords with the proper planning and sustainable development of the area.

The zoning of the lands from agricultural use to residential use will act as a natural extension to the town and consolidate zoning for residential use in Newtownmountkennedy. The proposed LAP will ensure the designation of a town for moderate growth will be achieved and the zoning of the subject lands is imperative for this reason.

There is also potential use of open space to the south of the lands, and coupled with the LAP objective for a pedestrian walkway adjacent to the lands, will provide a high quality hierarchy of public open space at this location, providing for potential future access to the town from the new residential lands. In addition, this open space has the potential to link with the designated active open space in the current Local Area Plan providing for a high quality amenity for cycling and pedestrian uses in the form of a green corridor. In this way, the availability of these lands at this location will provide permeability from the hinterland to the town where easy access to services and retail will be readily available.

The zoning of these lands will follow a roads objective as part of the Local Area Plan providing key access from the lands to the town. This in turn will help to consolidate residential zoned lands to the west of the town ensuring its future sustainable growth. The lands are well serviced in terms of access and this will also be the case for the services as the lands benefit from all existing services within the town.

## **5.0 Conclusion**

- The main purpose of this submission towards the preparation of the new Newtownmountkennedy Local Area Plan is to consolidate residential zoned lands located to the west of the town as well as highlight the importance of the requirement for residential lands to serve the projected shortfall as a result of the core strategy estimates.
- Newtownmountkennedy is located on the N11 within the vicinity of the Dublin Metropolitan Area and is designated as a level 4 Moderate Sustainable Growth Town within the CDP, with a settlement strategy objective for the town *"the settlement should provide urban housing for people from across the county and region"*.
- The zoning of our client's lands for residential use will complement the adjoining use "R1 Proposed Residential" and will ensure against a shortage of housing in



Newtownmountkennedy which is in line with the core strategy for the area, as per the CDP.

- The subject lands are located north west of the town directly adjacent to zoned lands for residential use and will be in line with the proper planning and sustainable development of the area.
- It is proposed that 6.6 ha of our clients lands be zoned for residential use to be included in the Newtownmountkennedy Local Area Plan 2018.
- The lands would be well connected to the local town via the proposed future distributor road connecting from north of the lands at the Season Park Road to the road west of the town. This road is outlined as a Local Area Plan roads objective.
- The lands are well placed to connect into the designated active open space to the south of the lands. This open space will act as a prime connector to the town via a potential green infrastructure pedestrian and cycling route.
- The subject lands will avail of existing services including water and drainage in the town.

The guiding policies and objectives of the current Wicklow County Development Plan are progressive and cater for the sustainable development of the county. This submission towards the preparation of the new Newtownmountkennedy LAP has been considered in conjunction with the aforementioned policies and objectives.

We ask Wicklow County Council to look favourably at this proposal as it will consolidate the residential zoned lands within the town and provide for land uses that will cater for residential use and allow for the core strategy of the CDP to be realised. The proposal to zone the lands for residential will complement the adjoining uses by providing for a projected population increase and housing requirement of approximately 1,456 units. The lands are located close to the projected distributor road and will avail of this potential future access to the town. The lands are also strategically placed adjacent to high quality open space where there is potential to connect into an existing park in the town centre providing a green infrastructure route to the town.

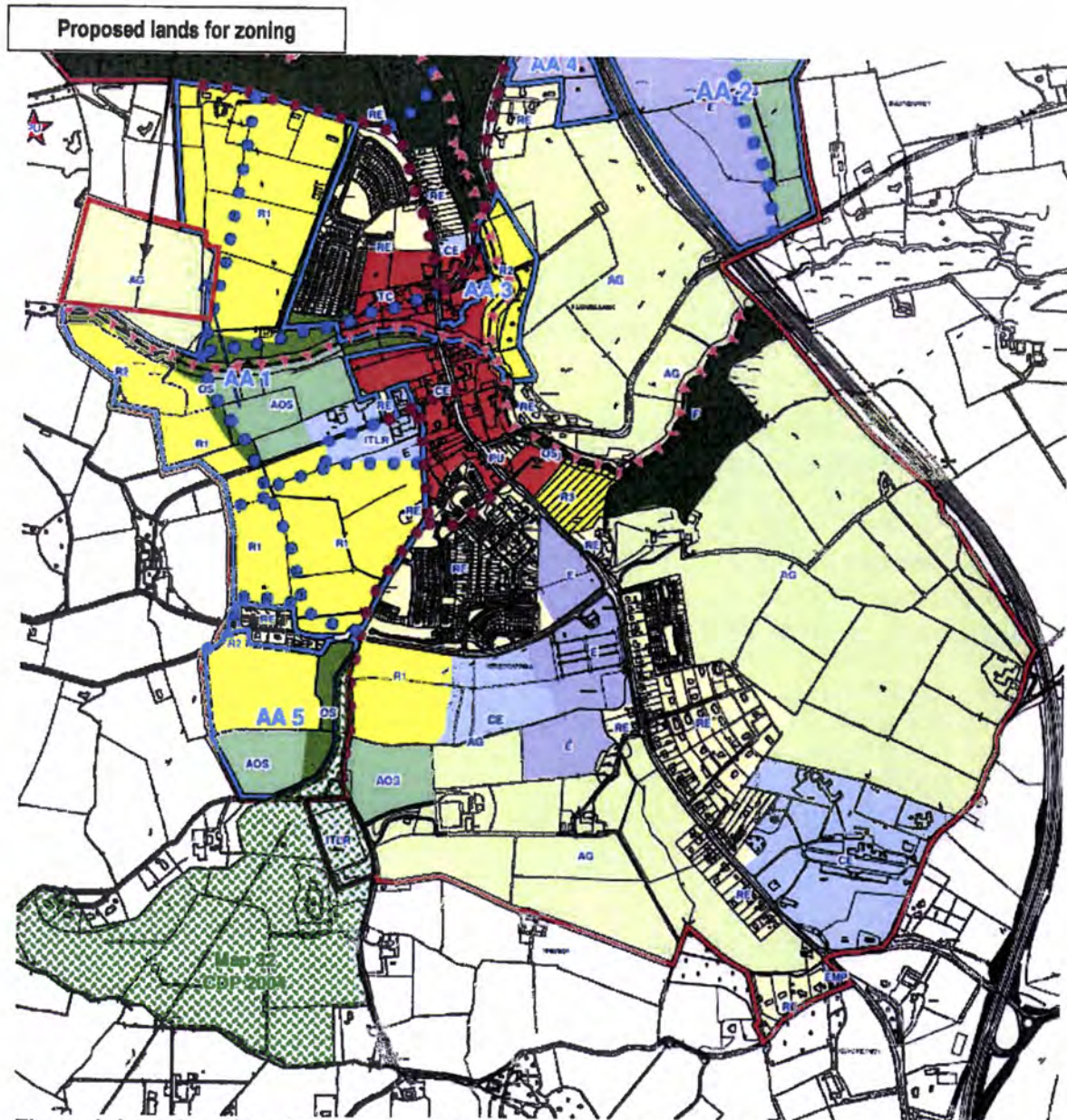
We enclose a map of the subject lands marked which we seek to be zoned for residential land use upon the adoption of the new Newtownmountkennedy Local Area Plan 2018.

We look forward to hearing from you and meeting your team if necessary in the near future.

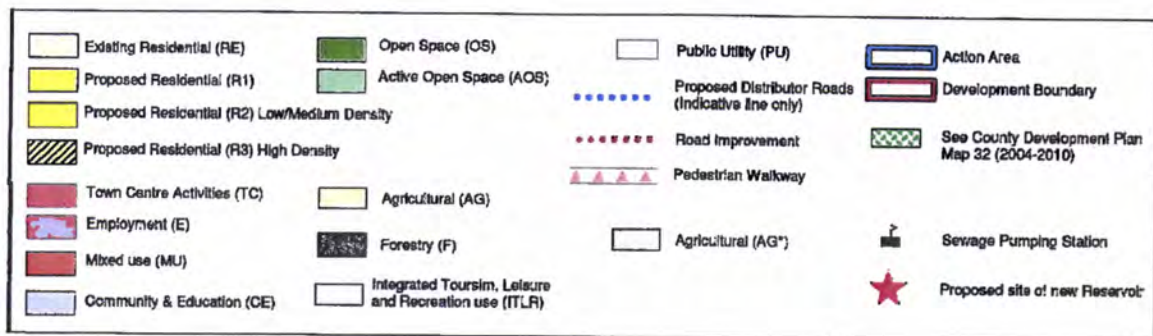
Yours faithfully

  
Sile Hayes  
Assistant Planner  
**FENTON ASSOCIATES**

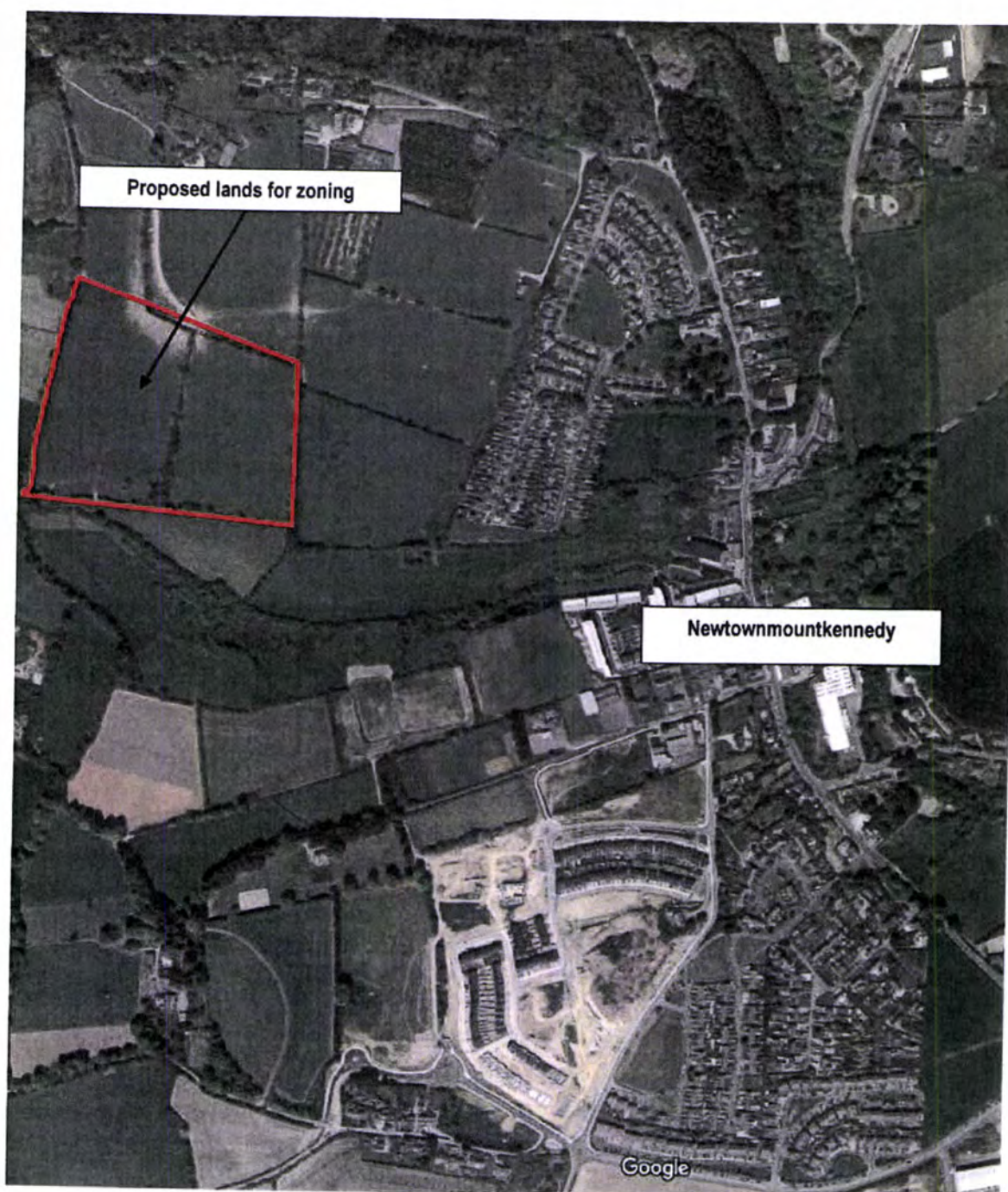




**Figure 1: Location of lands to be zoned for residential land use. Source: Newtownmountkenny LAP Map 1 Wicklow County Council 2008**







**Figure 2: Location of lands to be zoned for residential use. Source: Googlemaps**

**Philip Flood** BSc (Hons) Surv. MSc (Hons) Real Estate.

**Planning & Surveying**

Los Arcos, Rocky Road,

Wicklow. Co. Wicklow

Tel: 086 815 8223 Fax: 0404 67213

---

To/  
Administrative Officer,  
Planning Department,  
Wicklow County Council  
Station Road,  
Wicklow

13<sup>th</sup> February, 2018

**Re: Newtownmountkennedy LAP.**

**To include the land at, Killadreenan, Newtownmountkennedy as shown on Map No. 05.06 of the Wicklow County Development Plan 2016-2022, Chapter 5 – Economic Development as Altered 14/02/17, in the new Local Area Plan for Newtownmountkennedy.**

Dear Sirs,

Our client, D.P.M. Farms Ltd., have asked us to make this submission on their behalf to have their re-zoned lands at Killadreenan, Newtownmountkennedy part of the new Local Area Plan for the town of Newtownmountkennedy, Co. Wicklow.

The amended Chapter 5 – *Economic Development* of the Wicklow County Development Plan 2016-2022 has the site as part of the Objective for Economic Development: EMP 12 - to provide for employment development at the following locations one which is the site at Killadreenan, Newtownmountkennedy. It is shown on map 5.06, its size is (1.3 ha), and has a zoning objective to provide for light industrial and warehousing use.

In view of the current rezoning of the site, we ask Wicklow County Council to include the re-zoned site, at Killadreenan, Newtownmountkennedy, (see Map 5.06 attached), in the new Local Area Plan for Newtownmountkennedy, Co. Wicklow.





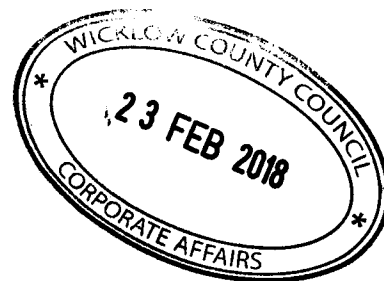
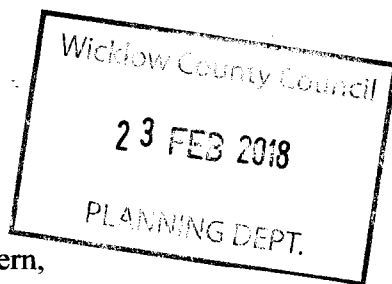
Yours faithfully

*Paul D. Flood*

P.P. D.P.M Farms Ltd.



February 2018



To whom it may concern,

I would like to contribute some observations and suggestions to the Newtownmountkennedy Local Area Plan 2018-2024, they are as follows:

1. The Newtownmountkennedy area, just as much of the rest of County Wicklow, is predominantly rural and should be conserved as a rural area.

This means limiting if not halting construction on farmland, forested areas, etc, and ensuring there is local rural, industrial and shop retail employment, this brings job satisfaction as well as reducing commuting.

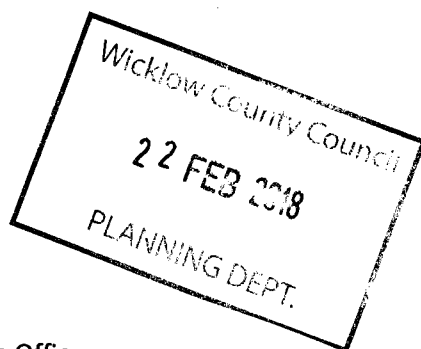
Ideally, there should be no attempt to use zoning to attract the technology sector, as it is a sector which increases unemployment and reduces job satisfaction and life satisfaction. This would rule out zoning for data centres, for example.

2. The area appears to lack public green spaces, I am not aware of any public green spaces, outside of housing estates, other than the park between Dunnes Stores and the Parkview Hotel off Newtownmountkennedy Main Street.  
In light of this all such green spaces should be preserved as such.
3. The land adjacent and immediately south of the Garden Village estate, in Ballygarrett, and known locally as "the Quarry", should be a protected green space, as this is used by locals for walking and exercise.
4. There is a lack of cycle lanes and footpaths in some areas, which is unusual given the population numbers that currently live in this area. It would be ideal to have cycle lanes, and footpaths, running all the way from and through Bray, Greystones, Kilcoole and Newcastle to Newtownmountkennedy. The plan should take this into account, if possible..
5. I would like to suggest that provisions could be made in the plan, if possible, for a footpath from the Garden Village estate to the pedestrian bridge at Kilpedder, on the southbound lane of the N11, this would allow safer access to Kilpedder village from the Garden Village estate. Ideally such a footpath should not run along the N11.

121

Kind Regards,  
Alessandro Endrizzi

7 Garden Village Drive,  
Kilpedder,  
Co. Wicklow



Co. Wicklow

The Administrative Officer,  
Planning Department,  
Wicklow County Council,  
Station Road,  
Wicklow Town.



20.02.2018

Re: 'Newtownmountkennedy LAP 2018'.

Dear Sir/Madam,

We refer to your invitation for submissions relating to the Newtownmountkennedy LAP.

We would ask you to consider rezoning our land and buildings, identified with red outline and identified 'A' to Employment zoning (E). The area is c. 1.5 acres and currently is classed as having 'pre-existing commercial use' for 45 years. Commercial rates are chargeable on the property and it is necessary for industry/businesses that aren't suitable for traditional business park environments.

Should you have any queries, please don't hesitate to contact us to discuss.

Yours faithfully,

A handwritten signature in cursive script, appearing to read 'Rory Fenelon', written over a horizontal line.

Rory and Frank Fenelon

\_\_\_\_\_ net



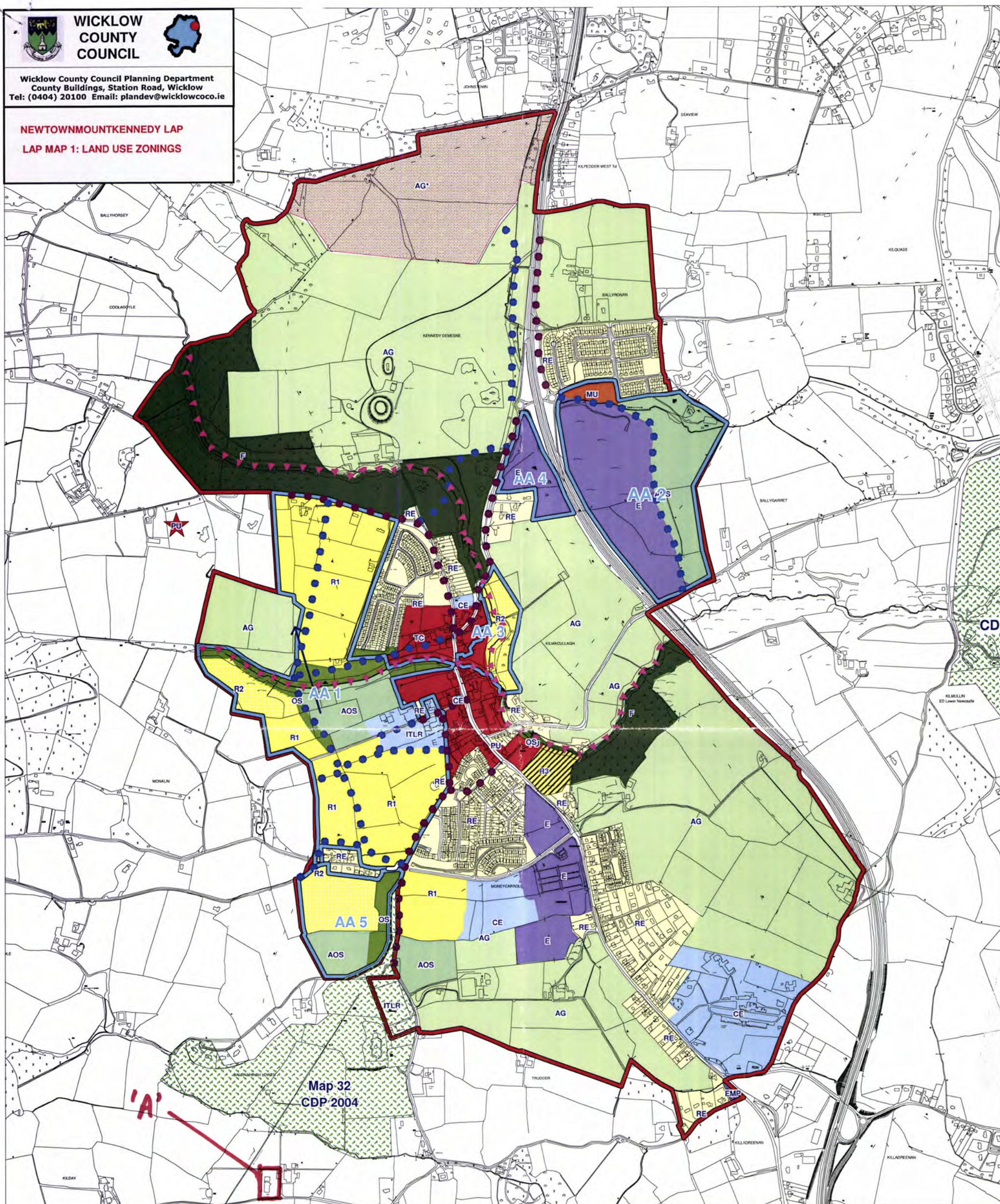


WICKLOW  
COUNTY  
COUNCIL



Wicklow County Council Planning Department  
County Buildings, Station Road, Wicklow  
Tel: (0404) 20100 Email: plandev@wicklowcoco.ie

NEWTOWNMOUNTKENNEDY LAP  
LAP MAP 1: LAND USE ZONINGS



|                                              |                                                       |                                                   |                                                |
|----------------------------------------------|-------------------------------------------------------|---------------------------------------------------|------------------------------------------------|
| Existing Residential (RE)                    | Open Space (OS)                                       | Public Utility (PU)                               | Action Area                                    |
| Proposed Residential (R1)                    | Active Open Space (AOS)                               | Proposed Distributor Roads (Indicative line only) | Development Boundary                           |
| Proposed Residential (R2) Low/Medium Density |                                                       | Road Improvement                                  | See County Development Plan Map 32 (2004-2010) |
| Proposed Residential (R3) High Density       |                                                       | Pedestrian Walkway                                |                                                |
| Town Centre Activities (TC)                  | Agricultural (AG)                                     |                                                   |                                                |
| Employment (E)                               | Forestry (F)                                          | Agricultural (AG*)                                | Sewage Pumping Station                         |
| Mixed use (MU)                               | Integrated Tourism, Leisure and Recreation use (ITLR) |                                                   | Proposed site of new Reservoir                 |
| Community & Education (CE)                   |                                                       |                                                   |                                                |

Director of Services: Desmond O' Brien  
Senior Planner: Patrick B. Hooper

Scale: 1: 13,000 @ A3 Date: 22/12/2008

Drawn By: DMCC Checked By: SW

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G:\...07.193 NMK LAP\2007 Newtown Development Plan\_Land\_Use\_Zoning.WOR



**Leonora Earls**

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**From:** Leonora Earls  
**Sent:** 03 February 2018 23:45  
**To:** Planning - Plan Review  
**Subject:** Newtownmountkennedy

To whom it may concern

I'm contacting you regarding issues I have with trudder road in newtownmountkennedy From the church up to the roundwood road is extremely dangerous for pedestrians because of lack of footpath and speeding cars on the road.

There has been a new footpath installed alongside the new development (wicklow Hills) but nothing on the other side which is the side the majority of pedestrians enter onto the road with no safe place to cross with the large volume of traffic which travel on that road now because of the new development. There needs to be a footpath on the east side of this road (plenty of room to do so) and zebra crossings and speed ramps. There is a pathway which enters onto this road opposite the entrance into wicklow which is lethal dangerous as people enter onto road with very little visibility so they walk straight out with buggies and kids running out. I reckon this is a matter of urgency as it is only a matter of time before something serious is gonna happen here so please send someone out to observe what goes on there in the mornings ITS CRAZY!

Thanks  
Regards  
Ronan Hickey

# ALPHAPLAN DESIGN

## ARCHITECTURAL SERVICES

Suite 14, Block 1, Broomhall Business Park, Rathnew, Co. Wicklow A67 C634

Tel : (0404) 64123 (086) 2461269

E Mail: [eugene@alphaplandesign.com](mailto:eugene@alphaplandesign.com)

Website: [www.alphaplandesign.com](http://www.alphaplandesign.com)

Reg. Vat. No. IE3212037H

WICKLOW COUNTY COUNCIL

23 FEB 2018

PLANNING DEPT.

RE: Newtownmountkennedy Area Plan - Submission

Dear Sir / Madam,

I act on behalf of the owner of Paul kavanagh who is the owner of Season Park Farm. This farm consists of a small land holding of 4.10 hectares including the original farm house, and five converted farm buildings to five one bedroom self contained units set in a courtyard. The lands are currently zoned R1 and this submission is made to request that the lands remain zoned as R1 (Residential). The lands are located to the northern side of the village and are accessed directly from the public road.

The proposed Newtownmountkennedy Inner Relief Road will pass through these lands to link the area south of the village at Rossmore to the Church Road / Season Park Road and eventually to the old N11 near the Coilte Offices. The lands are crucial to the future completion of the proposed Newtownmountkennedy Inner Relief Road. A set aside strip through this land has been designated within the current Newtownmountkennedy Local Area Plan. It is intended to retain this set aside strip of land through my client's lands to ensure the development of Newtownmountkennedy progresses as intended.

The lands proposed herein are an ideal location for residential land with good road access and close to amenities at the village and also within walking distance to schools and public transport.

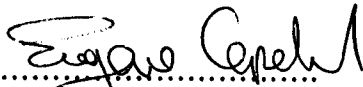
I enclose a map of the lands with the boundaries outlined in red. I also enclose a copy of the current Newtownmountkennedy LAP map indicating the lands in relation to the existing zoning in the area.

This land would most likely have been developed by now had the recession not hit the country so badly in recent times. This proposal seeks to retain the zoning status of R1 on this land as it is expected that the lands will be developed within the lifespan of the proposed new Local Area Plan.

I look forward to maintaining of the zoning status on this land and should you require any further information please contact this office at any of the above.

Thanking you,

Yours sincerely,

A handwritten signature in cursive script, appearing to read "Eugene Copeland".

.....  
EUGENE COPELAND  
Architect / Planning Consultant

22<sup>nd</sup> February 2018



Surveyed 1997-2000  
Revised 2016  
Levelled

# Land Registry Compliant Map

OSI

706925

ITM CENTRE PT COORDS

726088,706710

DESCRIPTION

MAP SHEETS

1:2500

3789-A 3789-B

3789-C 3789-D



Authorised  
Internet Map

Ana bhreaga agus arna thabairt ag Suidhreachaí Ordanáis Éireann, Pláir an Fhionnshíle, Baile Átha Cliath 8, Éir. Comhlánad agus foilsíodh le hOrdanáis Survey Ireland, Phoenix Park, Dubha 8, Éir.

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Ní ceadúnasach, bealaí nó cead a bheith ar an áireamh seo agus buncail ar d'ádh. The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

Ní ceadúnasach na n-ádh de chuid Ordanáis Shuidhreachaí na hÉireann na n-ádh a bheith ar an áireamh seo agus buncail ar d'ádh. Ordnance Survey maps never show legal property boundaries, nor do they show ownership of physical features.

© Suidhreachaí Ordanáis Éireann,  
© Ordnance Survey Ireland, 2017

## LAND TRANSFER MAP

Area of land to be transferred indicated hereon centre lined red and marked A

Right of way to be registered indicated hereon coloured yellow

Sewer wayleave to treatment system to be registered indicated hereon coloured blue

County : Wicklow

Address: Season Park Farm,  
Newtownmountkennedy.

O.S. No. : 3789-A

Scale 1:2500

Signed

EUGENE COPELAND  
Surveyor

Land Registry Use Only

726797

Scale:- 1:2,500

0 50 100 150 200 250 Metres

Plot Ref. No. 19746829\_1\_1

Plot Date 15-MAY-2017

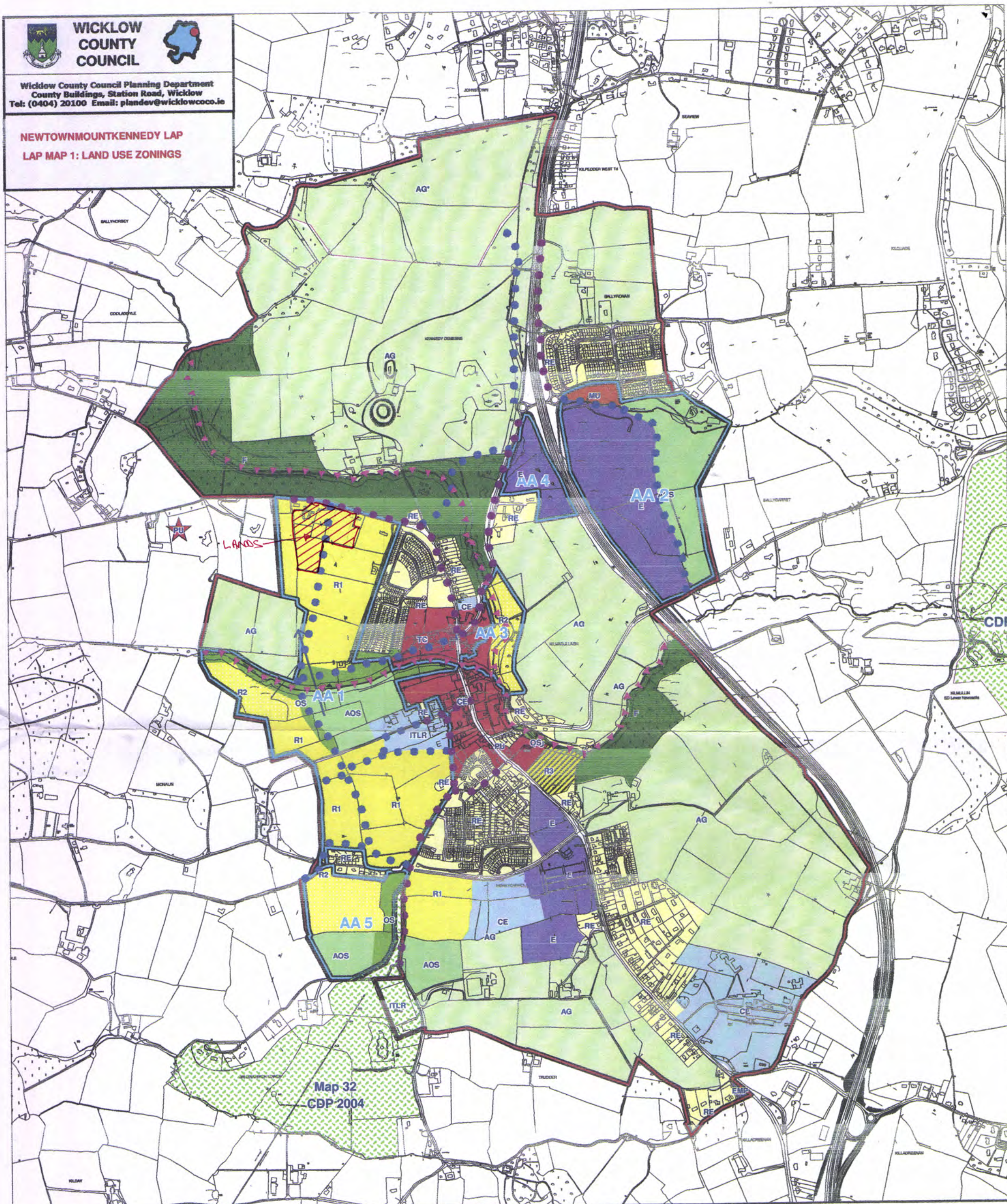
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**NEWTOWNMOUNTKENNEDY LAP**  
**LAP MAP 1: LAND USE ZONINGS**

 Proposed site of new Reservoir



**Leonora Earls**

---

**From:**  
**Sent:** 23 February 2018 16.29  
**To:** Planning - Plan Review  
**Subject:** Newtownmountkennedy LAP  
**Attachments:** 7085\_Seasons\_A4\_Cover\_LR.pdf; 7085\_Seasons\_A4\_Int\_LR.pdf; Mount Kennedy Forest map inc legend.docx

Newtownmountkennedy LAP requested Zoning Change.

Dear Planners.

Please find the following documents attached for and on behalf of Paul Kavanagh, Season Park Farm, Newtownmountkennedy.

The zoning for this forest site is currently 'Forest' and I am seeking the change of use from 'Forest' to 'Tourism & Recreational' (see attached site outline map in red i.e. 'Mount Kennedy Forest map inc. Legend.docx').

The tourism and recreational zoning requested is to be on the basis as in the concept in the attached brochure. The completion of the link road from the Season Park Road to the R772 Dublin Road & is a vital piece of infrastructure and a necessary requirement for traffic management having had pre-planning consultations with Wicklow County Council planning department.

In addition, I am declaring some of my commercial interest in this region, we are completing the sale and disposal of our residentially zoned lands at Season Park Farm, Newtownmountkennedy to be completed on 28th February.

We do recognise a full planning application is required to execute the Seasons Tourism destination. In the last number of months we have been in discussions with Coillte; Failte Ireland, Wicklow County Council, Scott Tallon Walker Architects, PWC Financial Consultants, Legal and many other specialists with a view to activating and executing this planned tourism and educational destination. This venture has been in the planning, composition and makeup for the past number of years. World class bodies will be involved in helping to bring this destination to completion. All TD's have been notified of my decision to proceed with Seasons and many councilors have been notified too.

We also want to bring your attention to the Chapter 7 of the County Development Plan for reference.

<http://www.wicklow.ie/stages-wicklow-county-development-plan-2016-2022>  
[Chapter 7 - Tourism & Recreation.pdf](#)

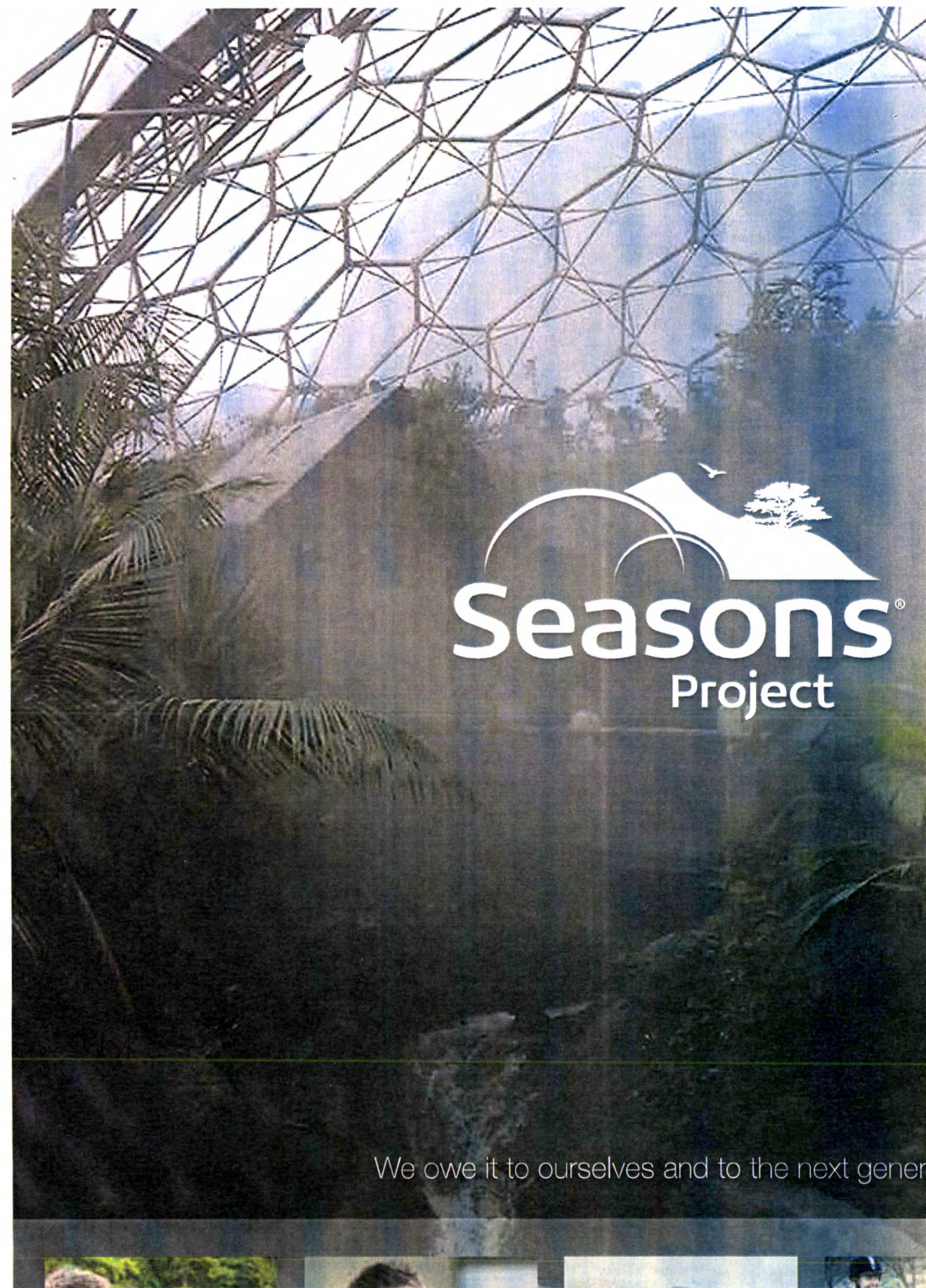
Note: The purchase of the lands outlined will be subject to a successful planning application.



Yours Sincerely

Paul Kavanagh  
087-1458164

Season Park Farm,  
Newtownmountkennedy  
Greystones,  
Co. Wicklow  
A63 HW53



We owe it to ourselves and to the next generation





SONS PROJECT IS VITAL FOR  
THE AWARENESS OF BIODIVERSITY,  
ABILITY AND ONENESS WITH NATURE.  
OPEN THE DOOR TO THE WHOLE NEW  
-TOURISM."

PROJECT TEAM

## CONSULTATIVE TEAM

Principal Architects – Discussions ongoing  
Consultant Engineer – Discussions ongoing

## PROMOTERS

Paul Kavanagh – Promoter and Visionary  
Grace Garde – Environmental Educator and Visionary  
Hugh Stones – Construction Engineer & Project Manager  
Conor Saunders – Marketing and Sales Consultant

SPECIAL THANKS TO THE MANY ORGANISATIONS THAT HAVE  
THEIR ADVICE, ASSISTANCE AND SUPPORT TO THIS PROJECT



## ICONIC

Organizations, associations and individuals work hard, every day, to try and solve our environmental problems. But no single person or organization can change the world on their own. It takes an **informed and engaged public** to get things done. That's where the **Seasons Project** comes into play. It plans to inspire people to learn more, take action and build lasting connections with our precious resources.

The **Seasons Project** is an iconic sustainability project that will provide a year round tourist, educational and recreational activity centre with large indoor and outdoor areas in the Garden of Ireland, Wicklow.

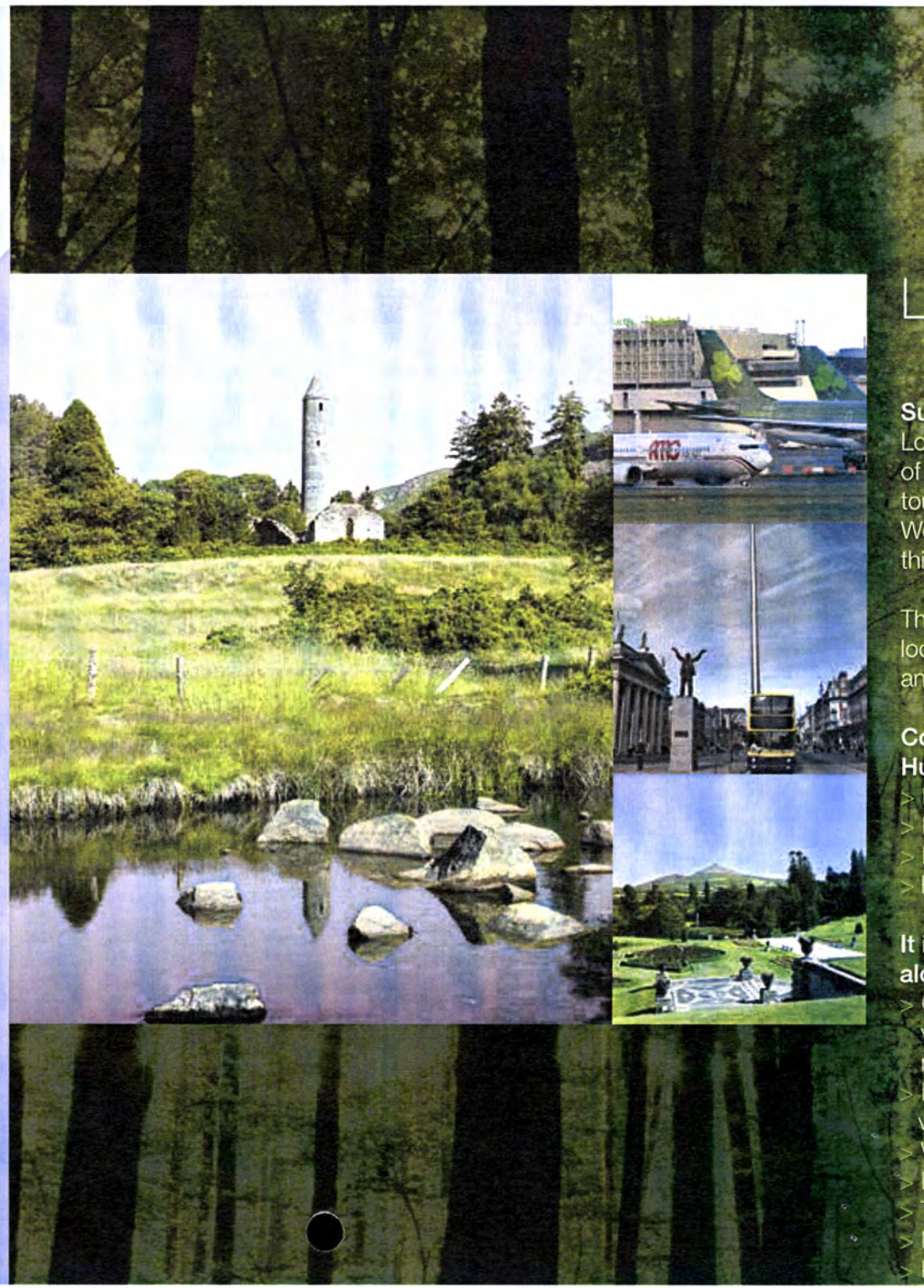
This will be an inspiring amenity where people of all ages can explore their understanding of the natural world, learn something new and enjoy a great day out for the whole family whatever the weather.

The team behind the **Seasons Project** wishes to enhance the existing environment, which will promote biodiversity, tourism and activities in a fun and sustainable manner.

The **Seasons Project** will be home to large biodomes which will showcase non-native/native plants and landscapes. Above all it will be a fun and relaxing experience, with children's zones, exhibition/interpretive areas, amphitheatres, students trials and research areas. It will also be home to a water turbine, wind farm, mini animal farm, outdoor pursuit area, tree top walk, restaurant, cafe and camper van park.

The business concept has evolved over the last number of years to bring the vision to life.





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## ENERGY & TECHNOLOGY

The **Seasons Project** is the showcase for the efficient use of energy and will use energy from many different renewable sources. It is proposed to use as much renewable and non-grid energy as possible. This will be achieved through wind power, hydro power, waste and sewage, solar gain and geothermal heat sources. The project is to be carbon negative – innovative technologies will be used to meet this objective. This is the showcase for what Ireland can achieve bringing existing and new technologies together.

The **Seasons Project** will partner with a number of bodies that will allow for scientific research to increase their knowledge of biodiversity and how they can handle, harness and use energy positively.

Part of the ethos of the project will be to source materials locally, responsibly and where possible use recycled materials. Waste will be disposed of efficiently and we

### **The Seasons Project is committed to:**

- > Harvest Energy & Water
- > Reuse Secondary Energy 15 – 20 M Watts
- > Renewable Energy
- > Sustainable Development & Conservation of Energy
- > Technology Showcase
- > Technology Skills & Knowledge Training

Seasons Wind is a sister project to the **Seasons Project** it will be developed in the future to provide commercial green energy. Preliminary discussions have been held with both local authorities and joint venture partners.

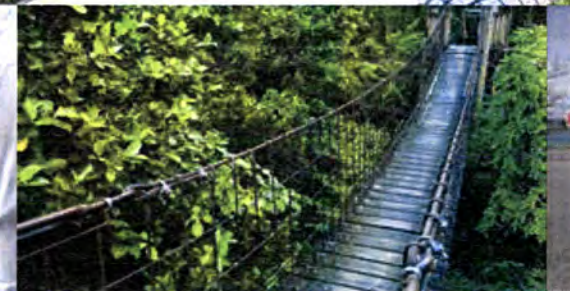
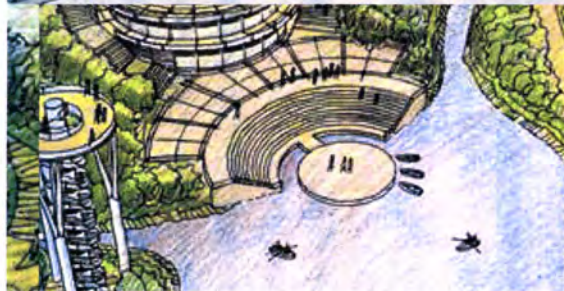
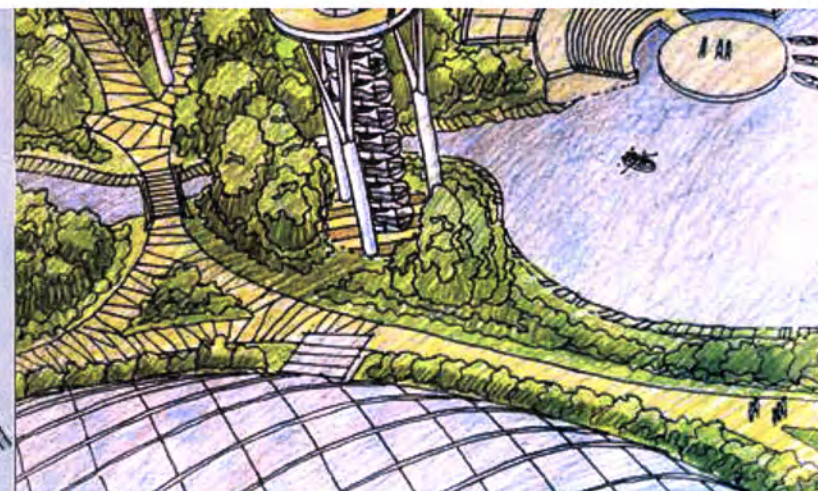
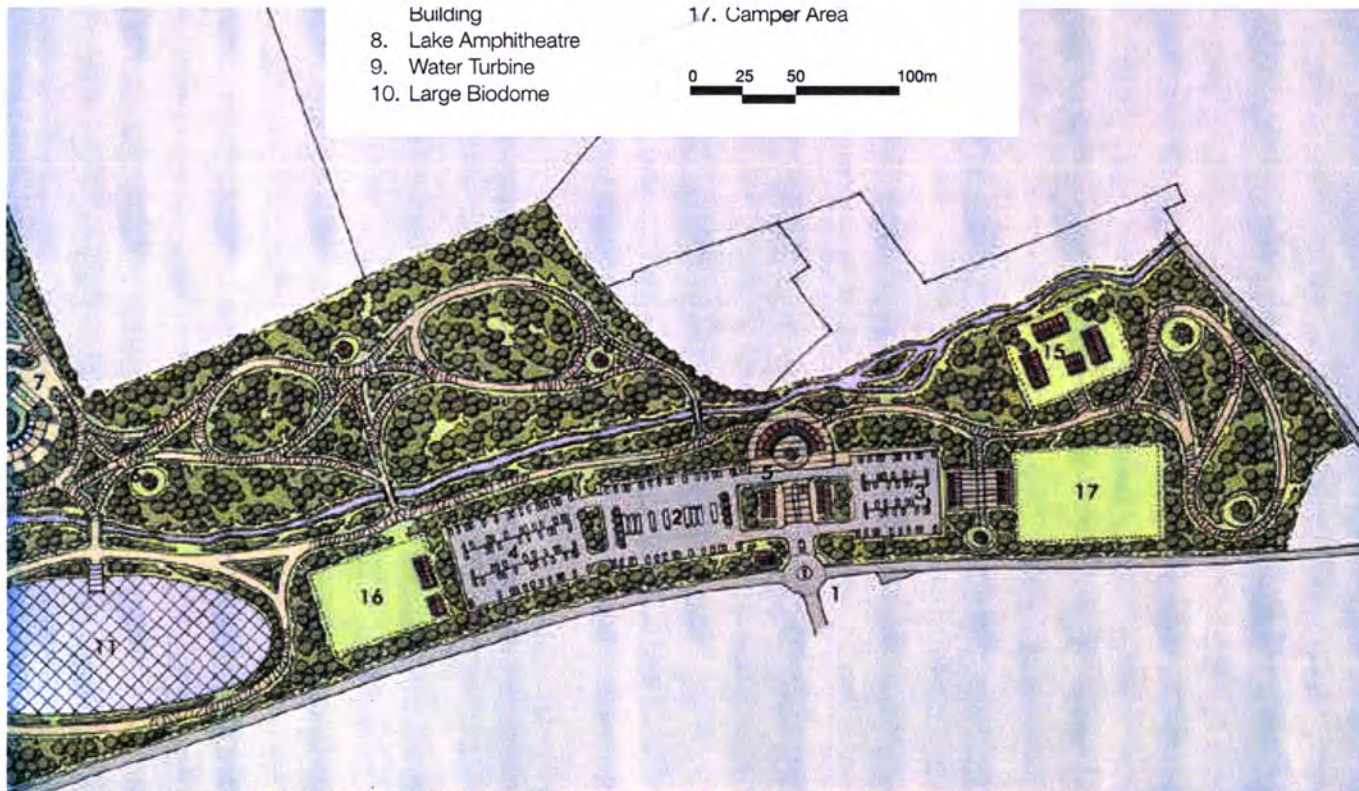




- Building
- 8. Lake Amphitheatre
- 9. Water Turbine
- 10. Large Biodome

17. Camper Area

0 25 50 100m



# THE ICONIC SEASONS PROJECT

## The Main Hub

The main hub will be the central focal point of the complex. This is the educational and commercial heart of the project and will house the interpretive centre as well as the retail and extensive food offering.

## Large Biodome

The large biodome will house tropical plants in a heated and environmentally controlled environment. It will be c. 10,000 sq m. There will be walkways through the dome with elevated viewing.

## Entertainment & Events Dome

This smaller dome will be a multi-purpose building that can cater for many different event types. Ideal for a variety of sports, leisure, cultural activities, food fairs, launches.

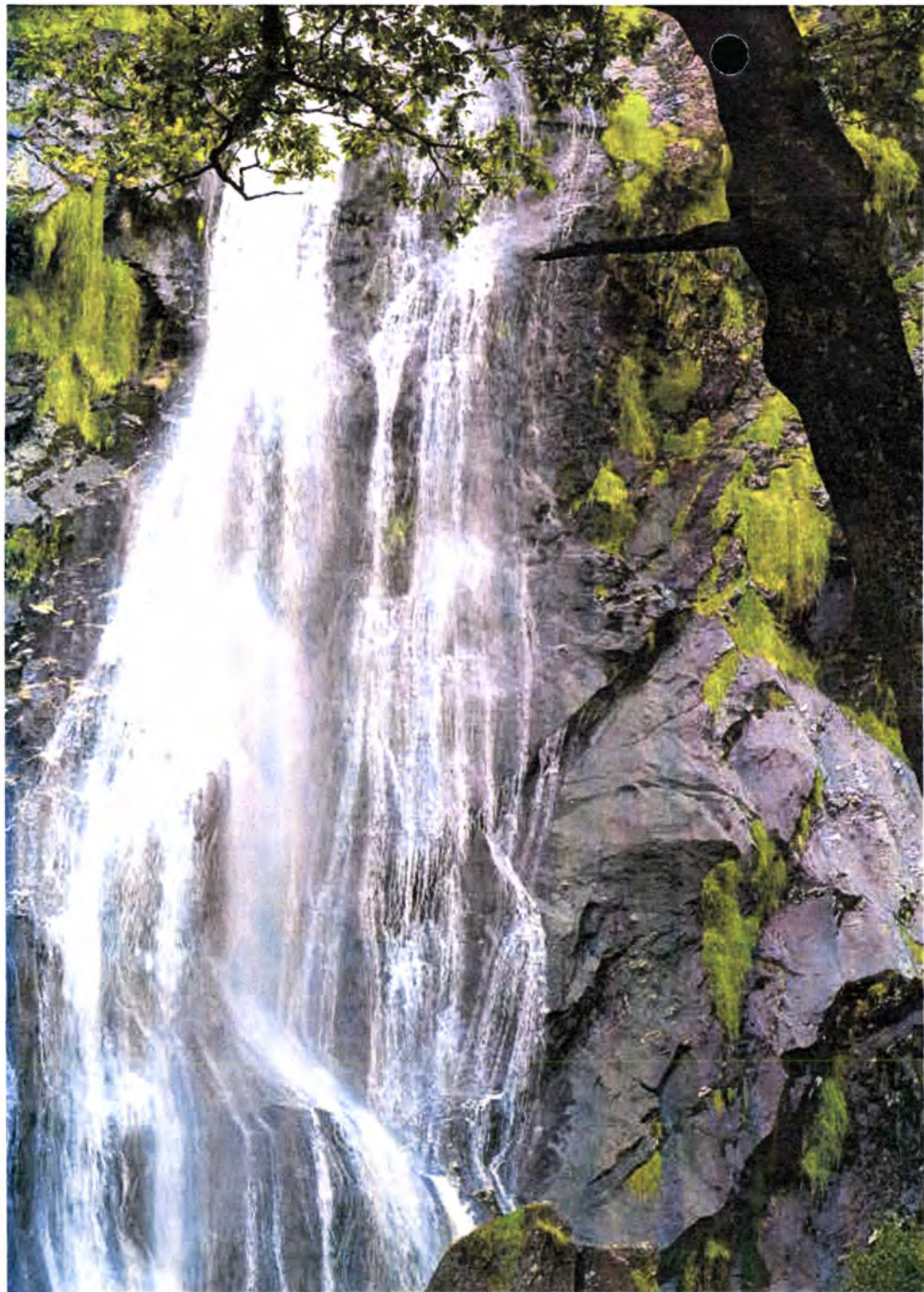
## Treetop walk

This fully accessible tree top walk will lead people of all ages and abilities through the forest. It will have a number of tree top viewing decks along the valley and can be reached by a lift powered by water.

## Ca

The high will make the park





## TOURISM

The **Seasons Project** will be a top quality national and international tourist destination which will showcase native plants and landscapes. It will provide a number of indoor attractions as well as a flexible multi-purpose, energy neutral, events centre.

The **Seasons Project** is ideally located in the heart of the garden of Ireland, just off the main north/south coastal route of the M11. Only 45 minutes from Dublin Airport and 30 minutes from the port of Dun Laoghaire, it is perfectly situated on the Wicklow Tourist Trail.

The **Seasons Project** is also ideally located to benefit the national market.



### Proximity to Dublin:

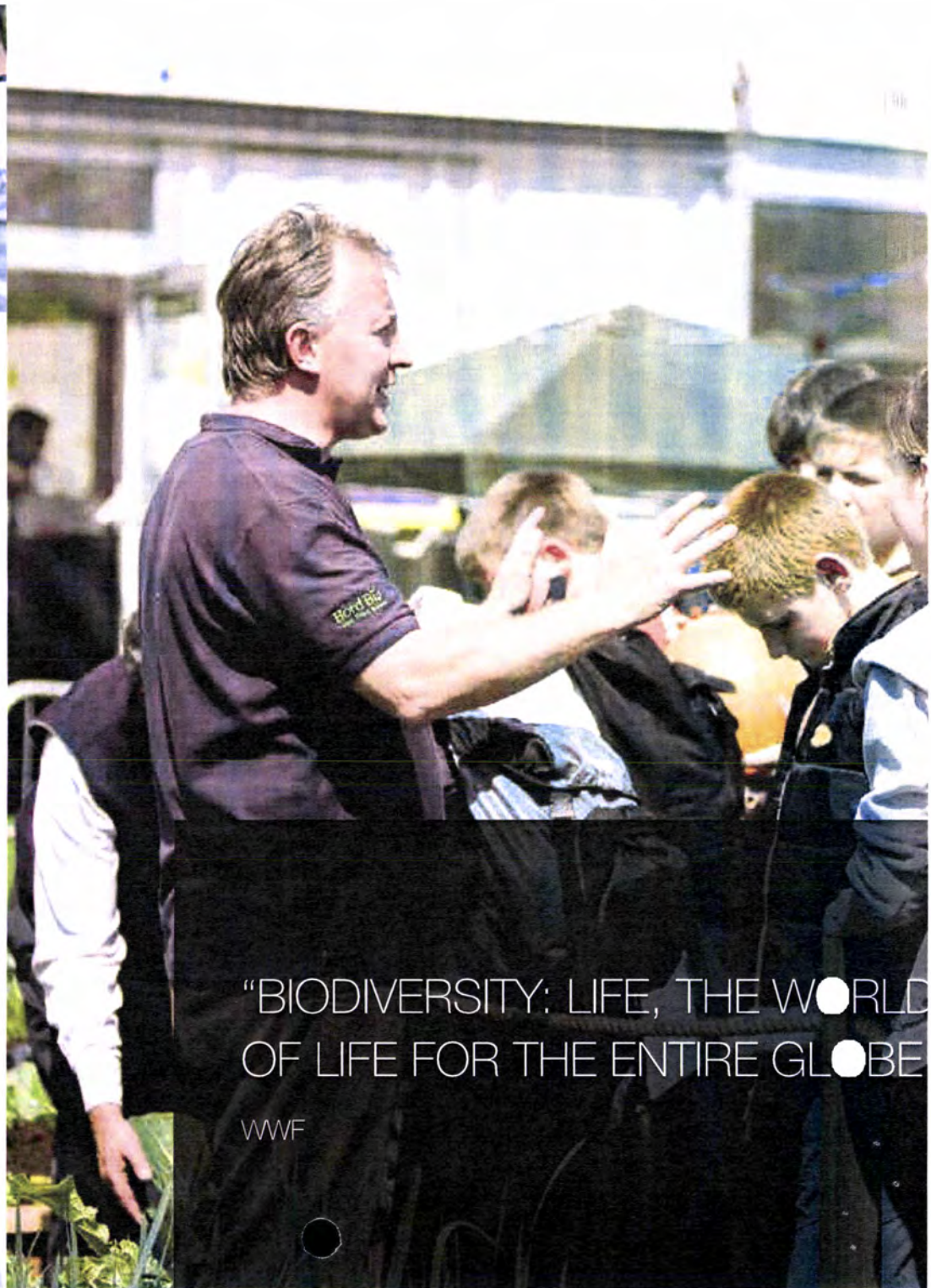
Dublin Attracts 90 % of visitors to Ireland. The **Seasons Project** is located within 40 minutes of Dublin City Centre and 45 minutes of Dublin Airport. Dublin Airport had 19.1 million passengers in 2012, this figure is growing year on year.

### The Garden of Ireland:

The **Seasons Project** will enrich the already thriving tourist industry on the East Coast of Ireland. It is perfectly located on the Wicklow Tourist Trail. County Wicklow, the garden of Ireland, is renowned for its natural beauty and boasts outstanding and breathtaking scenery including mountains, valleys, lakes, cascading waterfalls and coastlines. It is also home to many stunning gardens and stately homes as well as being a

“[ H P, IN





The learning experience will vary depending on the educational level of the visitors:

#### Primary

> School Tours & Field Trips

#### Secondary

> School Tours & Field Trips

#### Tertiary

> Universities & Institutions

#### Research & Development

> State Agencies

#### Training

> Horticulture & Landscaping

> Energy Usage

#### They can enjoy the following:

> Learning & Supporting

> Nature Studies

> Accessibility of Nature

> Support Nature Research

> Awareness of Biodiversity

> Sustaining Ecosystems

"BIODIVERSITY: LIFE, THE WORLD  
OF LIFE FOR THE ENTIRE GLOBE"

WWF



The **Seasons Project** will be a place to bring the families, school and university students to explore, learn and relax. This will be a fun, educational and environmentally friendly attraction which will be home to a wide variety of both indoor and outdoor activities for all ages to enjoy. With a great choice of places to eat and drink, from food courts/cafes to sit-down restaurants, all needs will be catered for and, in keeping with the ethos of the project they will use local, seasonal produce where possible.

Recreational facilities will include the following:

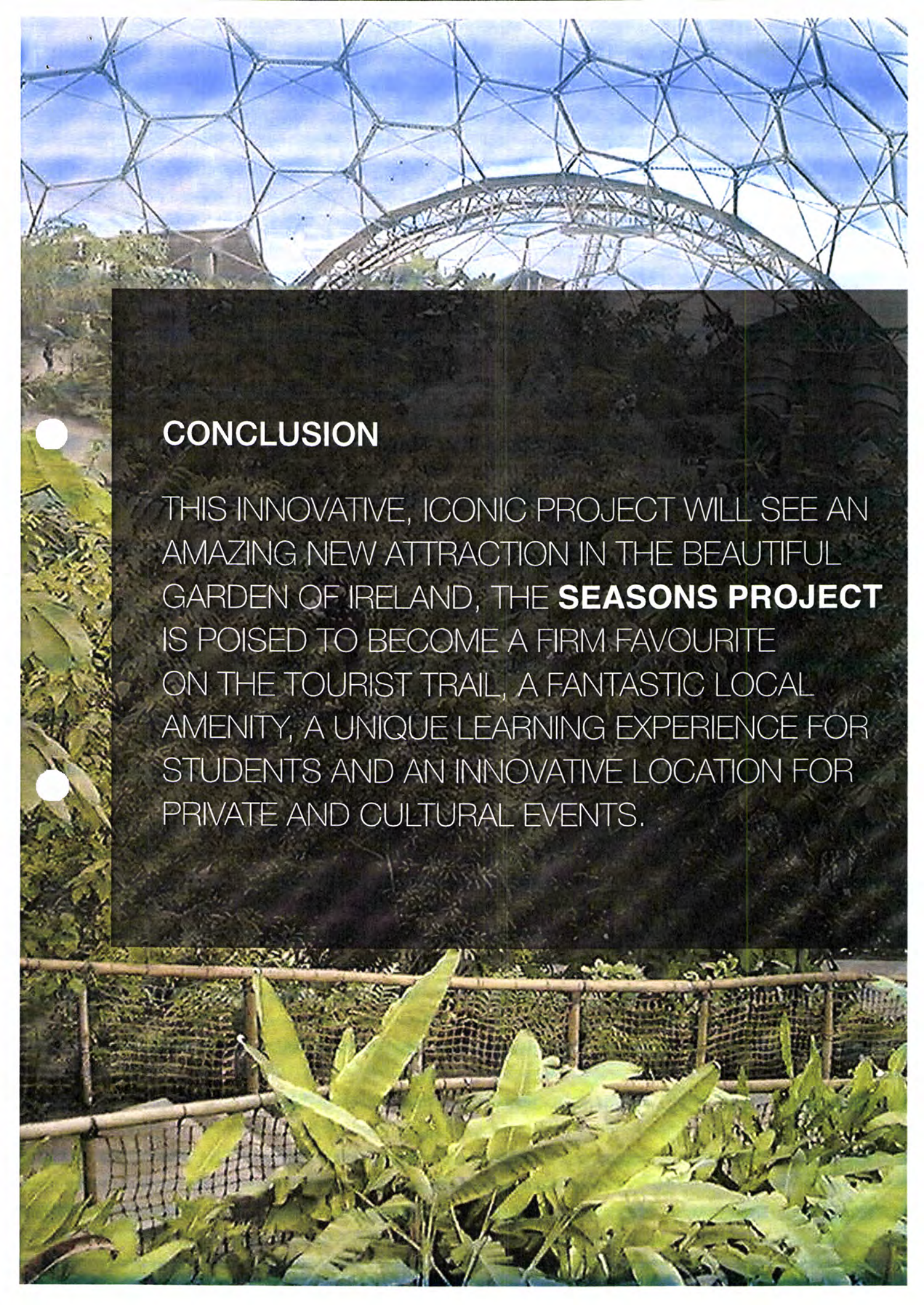
- > Exhibition Area
- > Domes
- > Tours (Full Tour, Horticultural, Energy & Technology)
- > Exciting Trails
- > Large Covered Play Area
- > Mini Animal Farm
- > Restaurants & Cafes
- > Picnic Area
- > Interactive and Heritage Centre
- > Thermal Spa with Open Pool











## CONCLUSION

THIS INNOVATIVE, ICONIC PROJECT WILL SEE AN AMAZING NEW ATTRACTION IN THE BEAUTIFUL GARDEN OF IRELAND, THE **SEASONS PROJECT** IS POISED TO BECOME A FIRM FAVOURITE ON THE TOURIST TRAIL, A FANTASTIC LOCAL AMENITY, A UNIQUE LEARNING EXPERIENCE FOR STUDENTS AND AN INNOVATIVE LOCATION FOR PRIVATE AND CULTURAL EVENTS.



Mount Kennedy Forest Site; This is the 50 acre site to be zoned for Tourism/Recreational Use only.



Map Legend;

Red outline for tourism/recreational zoning on Coillte Lands

Green line indicates existing roads serving local needs

Orange line indicates road heading west towards Drumbawn/ Ballinastoe.

Yellow line indicates access route for completion of the Ring Road from Rossmore to R772 @ Coillte.

↑ north

**Leonora Earls**

---

**From:**  
**Sent:** 23 February 2018 14:25  
**To:** Planning - Plan Review  
**Subject:** Newtownmountkennedy Development Plan

To whom it concerns,

We would like to make a small submission, regarding the ring road planned behind Season Park as part of the Newtownmountkennedy Development Plan. We would like to see the rural character of the existing road retained.

We live on the Season Park townland road and would like the rural village ambience preserved.

Kind Regards,  
Martin O'Connor  
Anne Keenan - O'Connor



**From:** [REDACTED]  
**Sent:** 23 February 2018 16:51  
**To:** Planning - Plan Review  
**Cc:** 'Michael Browne'  
**Subject:** Newtownmountkennedy Zoning Submission  
**Attachments:** Newtownmountkennedy Proposed Zoning Map.pdf

To whom it may concern,

On behalf of our clients Knockree Developments Ltd, please find attached zoning submission for Newtownmountkennedy LAP. Can you please confirm receipt of this email and confirm all is on order?

Kind Regards,  
Luis Reis

**bba architecture**

Suite 3, Eden Gate Centre, Delgany, Co. Wicklow A63 C966

**Tel:** +353(1)2876 949  
**Email:** [luis.reis@bba.ie](mailto:luis.reis@bba.ie)  
**Website:** [www.bba.ie](http://www.bba.ie)



**Before you print think  
about the ENVIRONMENT**

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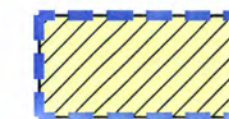
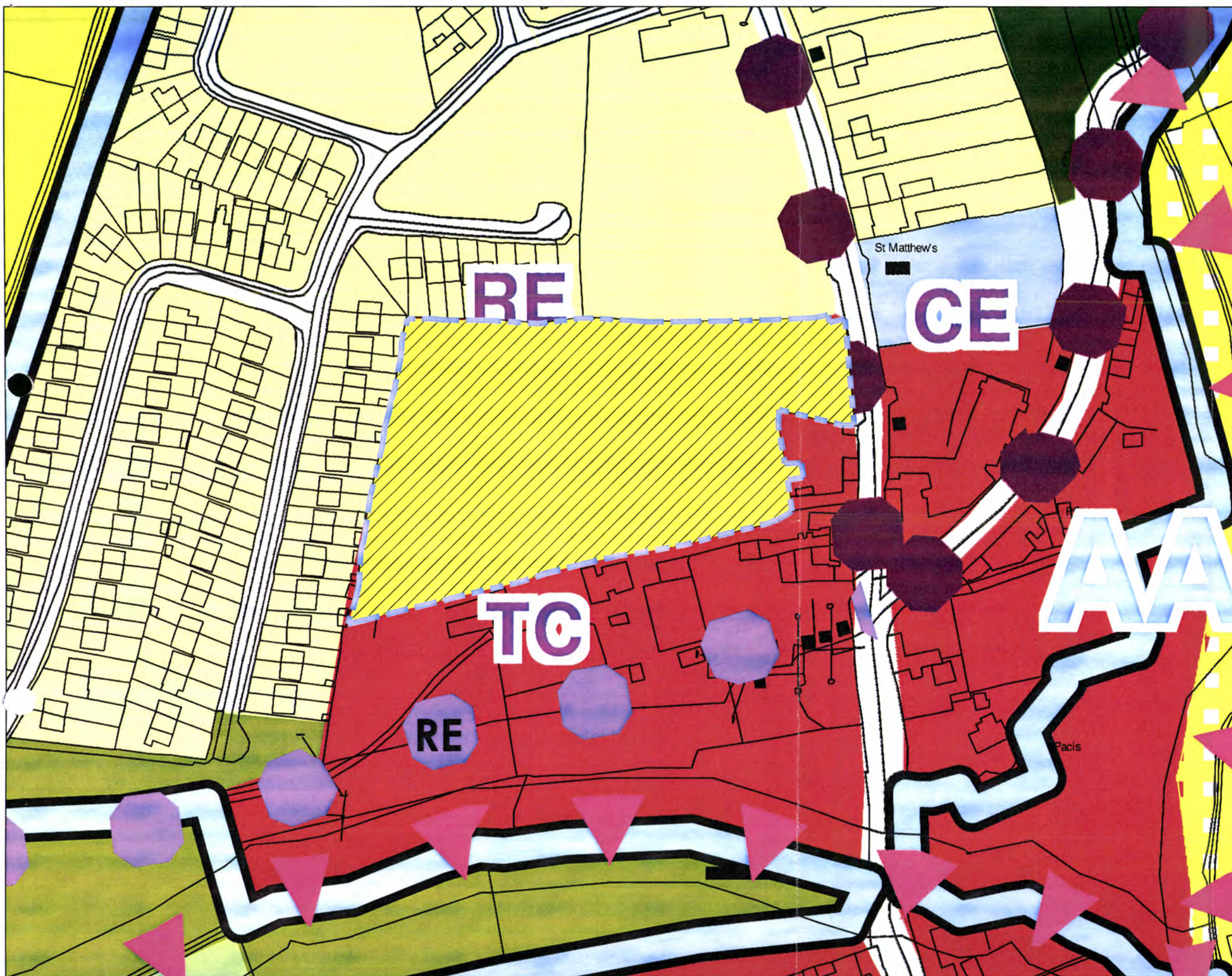
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Lands proposed to be zoned for Residential use

It is proposed that the lands be zoned **R1** ( To protect, provide for and improve residential amenities)

The lands in question are fully serviced, on a transport route.

The proposed zoning would be in keep with the surrounding neighbourhood, retain existing character and would comply with sustainable development.

It is suggested that there is adequate provision of TC lands in Newtownmountkenny currently.

LANDS AT NEWTOWNMOUNTKENNEDY, CO. WICKLOW (Not To Scale)

For & On Behalf of Knockree Developments

**NOTE:**

Map produced for diagrammatic purposes only. Do not scale off.

bba architecture



Suite 3, Eden Gate Centre, Delgany, Co. Wicklow.  
Tel: +353(1)2876949 Fax: +353(1)2873521 Email: info@bba.ie  
(bba architecture incorporating Bernard J Burke & Associates)

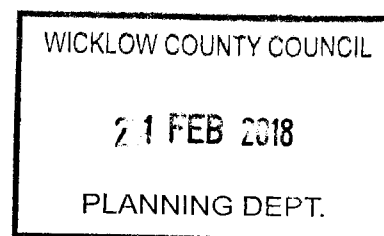


**HARVIESTON LIMITED**

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15<sup>th</sup> February 2018

**Administrative Officer  
Planning Department  
Wicklow County Council  
Wicklow Town**



## Newtownmountkennedy LAP

I am writing as the owners of the area of land outlined in attached maps. The subject lands are zoned AA4 under the current Newtownmountkennedy LAP, this current action area plan is for employment use zone.

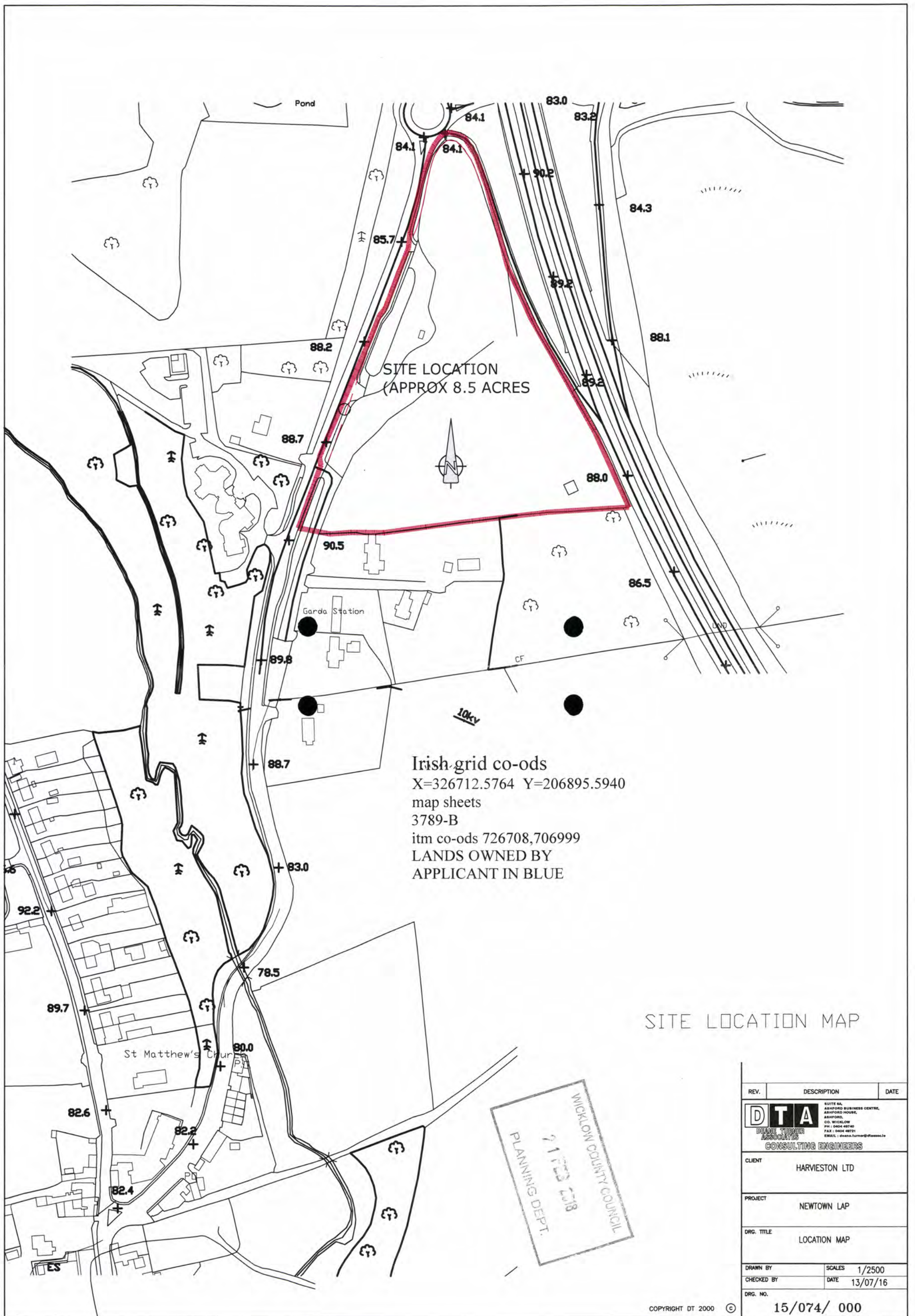
Since the implementation of the current LAP there has been a petrol filling station built on the entrance to these lands. There are currently two further applications on these lands for a motor car showrooms and employment/office units.

We would ask for these lands to be considered for a change of zoning for proposed new LAP. We request that the zoning on these lands be changed to MU (mixed Use) from its current employment zoning as we feel this would be a more complimentary development to the current use.

We would ask if this could be considered by the Planning Department and would be grateful to meet and discuss further your feedback and opinions on this matter.

Kind regards

~~Benjamin Marbach~~



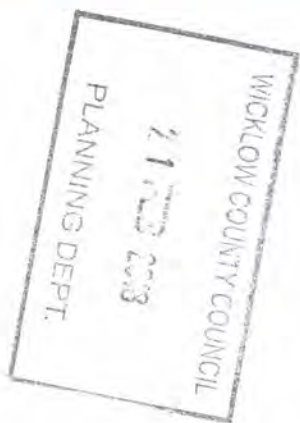
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map sheets  
3789-B  
itm co-ods 726708,706999  
LANDS OWNED BY  
APPLICANT IN BLUE

SITE LOCATION MAP

WICKLOW COUNTY COUNCIL  
PLANNING DEPT.  
21 Feb 2018

| REV.                                                                                                                                                                                                                         | DESCRIPTION | DATE          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|---------------|
| <b>DTA</b><br>DEANE TURNER<br>ASSOCIATES<br>CONSULTING ENGINEERS<br>SUITE 8A,<br>ASHFORD BUSINESS CENTRE,<br>ASHFORD HOUSE,<br>ASHFORD,<br>CO. WICKLOW<br>PH : 0404 48740<br>FAX : 0404 48721<br>EMAIL : dturner@dtassocs.ie |             |               |
| CLIENT                                                                                                                                                                                                                       |             | HARVESTON LTD |
| PROJECT                                                                                                                                                                                                                      |             | NEWTOWN LAP   |
| DRG. TITLE                                                                                                                                                                                                                   |             | LOCATION MAP  |
| DRAWN BY                                                                                                                                                                                                                     |             | SCALES 1/2500 |
| CHECKED BY                                                                                                                                                                                                                   |             | DATE 13/07/16 |
| DRG. NO.                                                                                                                                                                                                                     |             | 15/074/ 000   |





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**Leonora Earls**

---

**From:** [brian@ecologicdata.com] Brian Mc Donagh  
**Sent:** 08 February 2018 20:01  
**To:** Planning - Plan Review  
**Subject:** Re: Smart proposal for NMK Local Area Plan.  
**Attachments:** NMK 2018 LAP pdf.pdf

Dear Sir/ Madam,

I enclose a PDF Document of the same proposal.

On Thu, Feb 8, 2018 at 6:10 PM, Brian Mc Donagh wrote:  
Dear Sir/ Madam,

I enclose a submission for the upcoming LAP for Newtownmountkennedy .

--  
Kind Regards,

--  
Kind Regards,

Brian  
F  
T



## **DRAFT NEWTOWNMOUNTKENNEDY LAP 2018.**

### **SUBMISSION BY BRIAN MC DONAGH**

#### **Background :**

I am a resident of Drummin East Delgany and have an economic interest in the Newtownmountkenedy Local Area Plan. On February 1st 2018, I attended a meeting with the Wicklow planners in the Parkview Hotel and spoke at length on my aspirations to have NMK develop into a digital hub for digital services.

I was involved with a planning application for a **Cloud Data Centre** during the 2008 LAP, the planning reference being WW 10.2.123 which was granted by Wicklow County Council. Associated with the grant of permission, we sought a number of services which would be beneficial to the local community and were encouraged to do this by the planners at the time. The development is called North Wicklow Technology Park. (NWTP)

We were encouraged to include a cycle lane and service ducts on the link road between Ballyronan and the Data Centre development site on the north western location of the development boundary. We were also requested by the National Roads Authority to extend our access road to cater for access to a number of businesses and residences in the area so as the NRA could close permanently two dangerous junctions on the N11.

These are:

The highly dangerous northbound access to Marc Michel's organic farm, LE AnimalFeeds Limited and the agricultural access to the pre pre 2008 LAP zoned lands which have now been zoned for Data Centre use in the Wicklow County Development plan.

The dangerous access to NMK House from which the northbound on ramp from NMK interferes.

Ultimately if the link road was planned to connect Kilpedder to NMK for vehicular traffic via the link road, the very dangerous exit from the N11 could be closed and as a bonus, Kilpedder village would no longer be a cul-de-sac.

#### **Extra Benefits to the community :**

We believe that future vehicular access ( between NMK and Kilpedder ) along this link road would be beneficial to the local community insofar as it would provide a safe route for the children living in Kilpedder to cycle/ walk to school instead of being driven through the double roundabout at the Greystones interchange and through the Ballyronan interchange. The link road would also. Facilitate the cycle/ walk access for the current 4,967 persons living in NMK to Kilpedder and onwards to Greystones along the Southern access route (along which there is an existing 8km cycle path / greenway).

#### **Local Step down transformer /Sub Station**

In addition , we understand that Eirgrid require a 220kV step-down transformer is required in the locality in order to satisfy the low voltage requirements upgrades needed to satisfy the Wicklow Woods and the Charlesland housing developments. The provision of the proposed link road would provide access to the step-down transformer already granted in the planning application 10.2.123. The Data Centre transformer enclosure could incorporate the local requirements and save the building of a second "eye sore" transformer in the area. Note that the 10.2.123 Transformer is an inert gas switching machine and will be in an enclosure.



### **Development Boundary :**

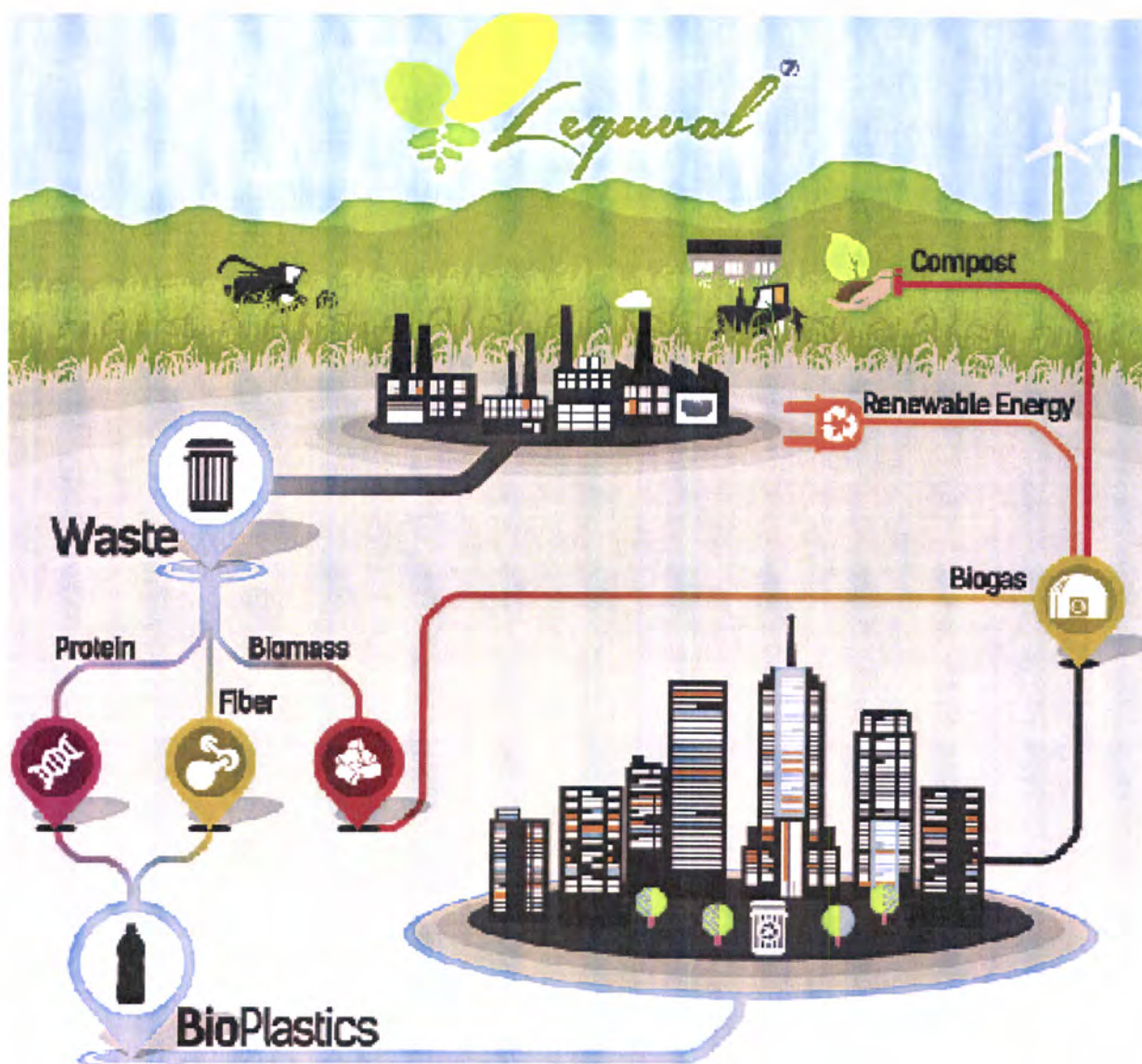
Prior to the 2008 LAP being adopted on 1st September 2008, we were involved with the extending of the Development Boundary for NMK. Prior to 2008, neither the Data Centre Lands nor the Action Area AA2 / Action Area AA4 lands were included within the Development Boundary. We fought hard at the time to have the Data Centre included in the 2008 LAP development boundary and we believe that moving this boundary will prejudice the opportunity to develop a business around the proposed energy recovery and reuse , the heat exchangers which Wicklow County Council have granted.

### **Strategic Infrastructure :**

The Government have recommended legislation for considering Data Centres as Strategic Infrastructure (SID) and there is an opportunity for the proposed link road between NMK and Kilpedder to be considered as SID.

### **NMK as a Smart City Town / Sustainable Smart Town. (SST) :**

A smart town is a relatively new concept where the entire town of business and participating residences are linked digitally. NMK is capable of being a smart town considering the town will have the broadband width to become a digital hub. A digital hub is a location which is generally rural eliminates the necessity to travel to the city to work .





# NORTH WICKLOW TECHNOLOGY PARK



## **NMK SST :**

- Smart Community Lifestyle.
- Dimmed streetlights saving energy while the streets are empty (adding extra security).
- NMK could have 95% renewable energy using recovered Data Centre Energy .
- Generate all Wicklow's fresh water requirement from Waste heat desalination .
- Smart Town Security. NMK, a virtual gated community without physical gates and barriers.
- Smart Houses heated from waste energy
- Dimmed streetlights with LED saving energy while the streets are unoccupied (adding extra security)

- Townpeople connected with each other with planned events shared on the same community Wi-Fi.
- Free Wi-Fi for every business and visitor to the town. (people will come for fast Wi-Fi)
- Smart Bicycles shared between NMK , Kilpedder, Greystones , Kilcoole. Smart Cycle to roundwood.
- Smart Greenway lit for security with Energy saving dimmed while greenway empty.
- Prepare NMK for driverless cars smart charging.
- Smart Work from Home with smart digital hub.
- Smart post. Prepare NMK for the upcoming smart delivery by drones.
- Smart Data Centre providing waste heat for local business NWTP
- Smart Biome Project using waste heat from North Wicklow Technology Park
- Smart Desalination for export of water using waste heat from Data centre for export to Dublin on existing water mains
- Designate higher level lands in NMK for wind energy .
- Smart post. Prepare NMK for the upcoming smart delivery by drones now.
- Smart Data Centre providing waste heat for local business NWTP
- Smart Biome Project using waste heat from North Wicklow Technology Park
- Designate higher level lands in NMK for wind energy .

**NEWTOWNMOUNTKENNEDY COULD BE WORLD LEADER IN Smart Sustainable Town!**



**Leonora Earls**

---

**From:** [redacted] [mailto:[redacted]@yahoo.com]  
**Sent:** 19 February 2018 21:46  
**To:** Planning - Plan Review  
**Subject:** Newtownmountkennedy LAP Submission

Matthew

19/02/18

REF: Newtownmountkennedy Local Area Plan

To whom it may concern,

I would like to make a submission relating to the review of the Newtownmountkennedy local area plan for 2018 and beyond.

I would be grateful if the planning authority would consider introducing a roundabout and pedestrian crossing at the junction of the R765, R772 and Killadreenan Close access roads. There is currently a junction on this road which I do not believe to be very safe. The traffic at this junction has increased over the last few years as the population of the village has increased and it can be very busy at times when attempting to join the R772 from the R765. I expect the traffic to get heavier again with the recent development of the Wicklow Hills estate. The traffic using the R772 road does not always observe the speed limit and the sightlines at this junction are not great. I often use this junction in the morning when travelling south towards Wicklow which necessitates crossing the road. The traffic appears very quickly travelling northbound towards Newtownmountkennedy village due to the poor sightlines and speed of the traffic. I suggest a roundabout as it allows for the free flow of traffic and will accommodate the three roads using the junction.

I also suggest a pedestrian crossing is introduced on the south side of this junction as I have noticed many people including school children crossing the road to wait at the bus stop on the north bound side of the road in the morning. The Pedestrians living on the Killadreenan side need to be able to cross the road safely.

Yours sincerely,

Matthew McElwain

**Leonora Earls**

---

**From:**  
**Sent:** 23 February 2018 10:00  
**To:** Planning - Plan Review  
**Subject:** Fw: Newtownmountkennedy LADP  
**Attachments:** NDP.docx

---

**From:** Pine Trees Playgroup  
**Sent:** 22 February 2018 07:40  
**To:** s  
**Subject:** NDP

Hi Paul,

As per our conversation yesterday I have attached a letter for you to submit on our behalf

Kind regards  
Carol Messitt



**Pine Trees,  
PLAYGROUP COMPANY LTD.**

**St. Joseph's Centre,  
Newtownmountkennedy,  
Co. Wicklow**

**Phone 086 255 4722**

**Email: [ncplaygroup@live.com](mailto:ncplaygroup@live.com)**

22/02/2018

To Whom It May Concern

That the Community Playgroup is considered and remembered in the NDP. At present we have 40 children attending our graduate led playgroup. We have 30 children registered for our afternoon activity club and 10 families availing of our early morning drop off for school.

We have being renting rooms for over twenty years from the Newtownmountkennedy National School however we were asked to find alternative premises early last year. I understand that this directive appears to have arisen on instruction of the Department of Education.

Yours sincerely

Carol Messitt  
Playgroup Manager



[Newtown2050@gmail.com](mailto:Newtown2050@gmail.com),  
Timore Newcastle, Greystones, Co. Wicklow

# LADP SUBMISSION NEWTOWN 2050 NEWTOWNMOUNTKENNEDY CO. WICKLOW

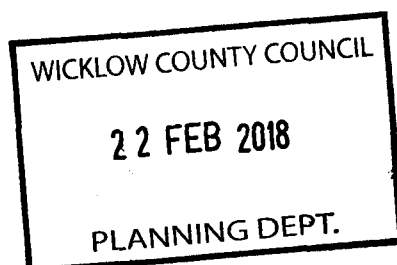
Submission to Wicklow County Council Forward Planning Department by Newtown  
2050 under the Newtownmountkenedy and District Forum

## **Contributors:**

Huw O'Toole Bsc Arch Eng. Dip1 Arch  
CRAIG BISHOP GP  
PAUL KAVANAGH S. Dip Hort  
MIEKE VANFLETEREN Msc Communication Science  
MICHELLE MAC DIARMUIDAGH  
VANESSA TEBITT Msc Geographic Information Systems  
AONGHUS WRIGHT. BBLS Solicitor  
HEATHER BOYLE Msc Equality Studies, H Dip Public Relations  
GRACE GARDE B.Sc (Hons) Botany RHS Gen

## **Distribution list:**

Wicklow County Council  
Regional Assembly  
Transport Infrastructure Ireland  
Trails Ireland  
Tourism Ireland  
Local Community Development Committee  
Local Enterprise Board  
LEADER  
National Spatial Strategy  
Local Schools  
Environmental Pillar  
An Taisce  
PPN  
All local Councillors  
All Wicklow TD's  
Wicklow Sports Partnership







[Newtown2050@gmail.com](mailto:Newtown2050@gmail.com),  
Timore Newcastle, Greystones, Co. Wicklow

**Newtown 2050 Mission Statement.** To assist in the sustainable development of Newtownmountkennedy and its environs, by the promotion of social and employment opportunities through a sensitive environmental approach and proper planning. To develop the area's full tourism potential and seek the creation of a public access routes and a riverine park in the heart of the village for the benefit of the whole community.  
To foster and establish the development of a smart green economy and built environment that will enhance the quality of life of all residents of the area.



[Newtown2050@gmail.com](mailto:Newtown2050@gmail.com),  
Timore Newcastle, Greystones, Co. Wicklow

# Newtownmountkennedy

## LADP SUBMISSION

NEWTOWN 2050 as a partner of the Newtownmountkennedy Town Team with Newtownmountkennedy and District Community Forum.

### Newtownmountkennedy 2050

Newtownmountkennedy 2050 is a group composed of people who live in the village and have a special interest in its future and how it is planned. The members have a vision of the village as a Transition Town. The group is a member of the Newtownmountkennedy Forum.

#### 1. Purpose of the submission.

The purpose of our submission is to share with WCC planners and councillors some ideas for the development of our village as they prepare the zoning plan; the LADP for Newtownmountkennedy.

It is based on the previous development plans and also proposes new strategies for development and employment for the village.

It has been prepared by Newtown2050 with input and feedback of Newtownmountkennedy and District Forum and informed by public meetings held by Newtown 2050 and NDF in the village during 2017.

We want to propose changes to what we perceive are shortcomings in development, employment, facilities and services planning within the village and district.

We have tried to take a long term view on what is best for our community, a view that takes us way beyond a five year cycle.

#### 2. Overview and vision of Newtownmountkennedy.

Balanced village: The past three years has seen over 200 houses built to the west of the main street. This has unbalanced the town. We propose that this be redressed in the LADP zoning plan. Previous LADPs in 2002 and 2008 have described how the village would benefit from development. What has happened in practice is that houses have been built, the population has increased but no significant facilities have appeared. Instead we have patchy broadband, inadequate and poor quality sports pitches, no new primary or secondary schools, no library, no park and a bus service to Dublin that is too unreliable to trust. True, we have a small health centre and a Dunnes Stores but at the cost of much more traffic and a badly designed and dangerous junction. The footpath leading from the Mainstreet to the Primary Care Facility is not fit for purpose and meets no standard.





**Newtown2050@gmail.com,**

**Timore Newcastle, Greystones, Co. Wicklow**

To get the support of the people who live here these deficits have got to be addressed otherwise the work of the planners gets maligned as a cynical exercise.

Last week the national planning framework was published in tandem with the National economic plan. These documents have generated a great deal of debate.

No matter how you look at it, building more houses and enabling the population of the area to grow cannot be justified. The National Planning Framework (NPF), the refusal by An Bord Pleanála to allow the development of Fassaroe effects the national roads. There is no budget or plan to upgrade the road infrastructure and the regional assemblies response to the county development plan seems aligned with the NPF. Judging by the NPF the population of Newtownmountkennedy has reached its target. The infrastructure required for further growth is not to be funded for the foreseeable future. We call on the planners to tell it as it is. Zone village by all means but not for more houses over what has been planned for. Could this situation please be clarified?

### 3. What is the future of Newtownmountkennedy then, if not a dormitory town for Dublin commuters?

We all recognise that it is the planner's brief to zone for a short period of time, but what you do will have a major effect on the quality of life here for decades to come.

We would like you to consider the following vision when deciding how best to zone the town. All of the strategic plans point to the following: A need for

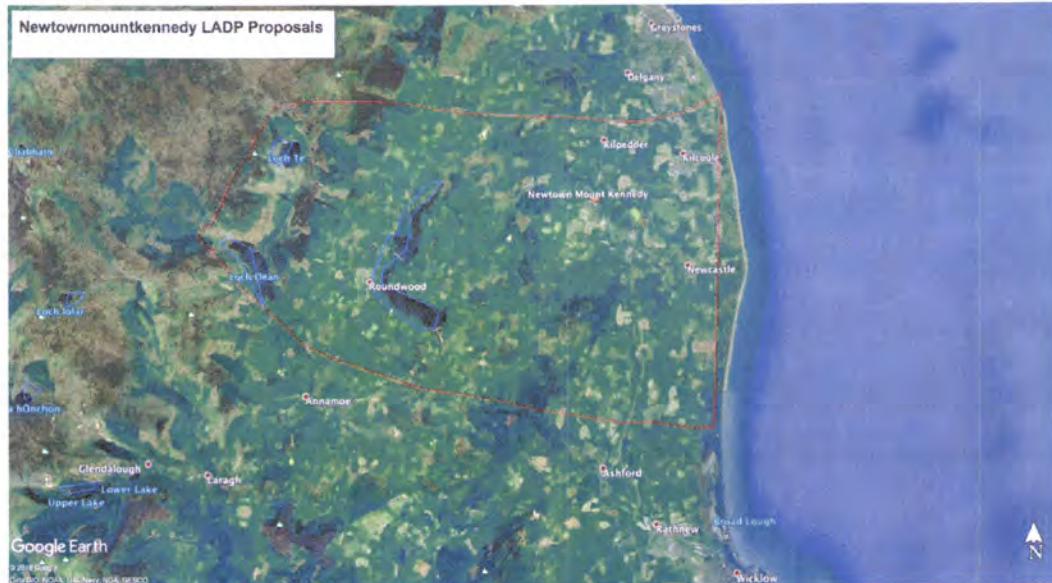
1. reduced dependence on the car
2. employment locally
3. food security
4. more local responsibility for water and power sources and waste disposal
5. community resilience.



[Newtown2050@gmail.com](mailto:Newtown2050@gmail.com),  
Timore Newcastle, Greystones, Co. Wicklow

#### 4. Our Vision:

##### 4.1 Mountains to the Sea - Smart Green Zone



The solution could be derived within the wider context of County Wicklow. The village's location on the periphery of the Uplands National Park should be exploited.

Its inhabitants should be encouraged to take 'ownership' of this great resource and to develop 'soft' tourism projects on a 10km wide green zone that links the mountains to the sea.

This 10 km wide **GEO-PARK** / corridor, a transect, running from the Uplands National Park to the Special Area of Conservation along the coast could form the Green Heart of the county.

Within this are the communities of Newtownmountkenedy, Kilcoole, Kilpedder, Roundwood, Annamoe, Ashford and Newcastle. At one level this Green corridor is a wildlife-rich area which walkers, cyclists and horse riders utilise.

At another level it is the start of a socio-economic-environmental test bed for sustainable living - a prototype for communities throughout Ireland. What is critical about the initiative is that the residents and business owners are attracted to the vision and take ownership of it. 'This is our place for our kids about which we feel passionately'

Developing this line and producing employment that this area can sustain, (see illustration) it has a great potential to become a hub for particular indigenous industries of quality food production, design, film, tourism, technology working hubs etc.





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To make it work we propose a Federation of Villages working cooperatively. One village on its own has no power to determine its direction but if we are working together, each village playing to its strengths, opportunities will start to emerge. This Federation is sandwiched between the large municipalities of Wicklow and can be empowered to create their own economy.

As it is, we have a critical mass of highly skilled and motivated people who commute daily to to work in Dublin. Given the opportunity to work locally a proportion of them will switch to working near to home..This will have a knock-on effect and produce employment and high grade development if encouraged. This theme is further developed in the section under Employment.

#### *4.2 Micro-level; How our village might be developed:*

The quality of life here in Newtownmountkennedy is very good as it is. One of our aims, like the physicians oath, must be 'At first do no harm'. We have a duty to future generations not to 'screw it up'. Easier said than done.



We envisage:

Local growing of food

Sports and recreation centres

Green tourism projects including Seasons Project near the village

Dublin based tourists

Power generation from wind turbines on the ridge above the town

Upgrading of existing housing stock

Close cooperation and networking with neighbouring villages.

Close social fabric maintained - where 'everybody' talks to each other

We should like to use this opportunity to stress to you, the planners, how important it is to develop a proper Village/ **Town Design Plan**.



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Due to the overall long term effects of village expansion on population, commerce and facilities, we would strongly argue that a Village/ **Town Design Plan be put in place ASAP.**

This would be a document produced by an awarded system to a design team made up of architects, planners, engineers, tourism and recreation experts, conservation and diversity advisers and long term environmental and recreation experts to advise and produce a town design document.

This document must be adopted by Wicklow County Council (WCC) and any developer must agree to its parameters.

We wish no longer accept the design of our environment be carried out piecemeal on a phase by phase basis. Newtownmountkenedy could have a great future if it is properly planned and designed in its built form and adopt a specific form of employment ambition.

## 5. Heritage and Biodiversity

Drumbawn/ Carrigower Bog SAC  
Altidore River  
Mount Kennedy Forrest  
Kilmurray Forrest  
Ballinahinch Forrest  
Villa Pacis  
Mill, Pond and Mill Race restoration  
Main Street  
Heritage Town/ Heritage Center  
Milestone nera triangle  
Kilmurray Chapel & Curtilage  
Holy Wells @ Kilmurray & Kiladreenan  
Kiladreenan Church Ruin  
Chapel River Mass Rock  
St. Mathews Church & Curtilage  
St Josephs Church & Curtilage  
Michael Neil Monument opposite St Josephs Church  
Mount Kennedy House & Curtilage  
Period Houses of the Town  
Stream and curtilage from Kilmurray Forrest to the Altidore River  
Ancient Irish Old oak Tree  
Views





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### *5.1 Strategic Environmental Assessment.*

The 2008 LADP and present county development plan make reference to a screening process whereby any development that may have significant environmental effects can be screened and the council decide whether this be the case. It was stated in the LADP (2008) that the then planned development would be unlikely to have significant effects on our environment.

In hindsight as we all can see, this was a mistaken view. To take one example; the environmental impact of developing the site of the new filling station to the north of the village had a significant impact. A sizeable wooded area and wildlife rich pond ( used to attenuate the M11) was bulldozed in its formation.

We recommend that a SEA be made mandatory in relation to any additional development that are to be planned in the village and the overall effect of expansion of the village including the effect on the M11.

We recommend that any additional effect such as road and traffic intensification of the village be properly planned and recommendations implemented.

We also recommend that an SEA be made mandatory within the Town Design Plan.

Any of the above main headline issues have not to our knowledge been dealt with by WCC or development plans.

This may bring the County into direct contravention of EU law and paves the way for future prosecution of Ireland and possibly WCC.

We wish to see the opportunity given by the LADP process to WCC grasped, and seek to make Newtownmountkennedy a model town in how to develop an Irish village into the 21st Century.

The slow down in the economy can be seen as an opportunity to get things right.

We should never waste a good crisis.

We seek the explanation of how this proposed screening process works and why the EPA is given only 3 weeks to respond.



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## **5.2 Water and Waste**

### **Meer Park Reservoir.**

We understand that Meer Park reservoir plans have been shelved and that the village potentially has an issue in providing adequate water to any future development.

Can the council clarify this please?

We note the fall in water flow on both the Newtown rivers within the village. We hope to see a submission on this and other matters from Inland Fisheries Ireland and Irish Water to explain this lack of flow.

We are preparing proposals to make the old mill in Villa Pacis on the site a local energy producer again.

Obviously water flow rates would have a bearing on the viability of this.

### **Waste**

We seek clarity that our water and waste-water treatment facilities have been upgraded and are capable of handling the effluent from the village before any further development in the village takes place.

We note that Garden Village is still on a holding tank system that is leaking into the adjacent water course.

This is a deplorable situation that must be dealt with and not repeated.

## **5.3 Heritage**

The architectural Heritage of the town needs to be reviewed and catalogued ASAP.

The character of the village is going to change significantly.

We note that no industrial, archaeological or architectural survey of the area has been undertaken.

Newtownmountkenedy to our knowledge had at least 4 mills in its time and none of these have been preserved intact.

We are lucky to have a mill that is relatively structurally intact with Villa Pacis subject to AA3 on the last LADP. The aims of the last LADP did go somewhere to protecting Villa Pacis and its environs with special mention of the mill, dwelling house and Villa Pacis as a whole.

However we wish that all the area AA3 be de-zoned and protected including the mill, mill race and mill-pond located within AA3 up as far as the northern exit from the town.





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This mill and mill race is not listed for protection and is in very good condition. There is a older citizen in the town, Kathleen Murphy, who was born in the mill. This indicates the time it was fallen to ruin.

This should not be lost and forms a very significant part of our built heritage.

The aspirations of the last LADP by WCC for redevelopment of a park and walkway should be applauded and reinforced.

We propose that the AA3 area be de-zoned and a parkway created from development contributions from the whole village, not just from that immediate area.

The whole area of Villa Pacis can be developed in a manner that allows TC development whilst preserving the special character of Area AA3 .

The Towns centre zoning of the front of AA3 requires consideration in its development and how access to the proposed parkland will be achieved.

This could be additionally helped by the zoning of live/work units where small shops can have live-in above spaces solely for the business owner. This zoning would need protection so that units cannot be sublet.

We would like to see the council support and explore the possibility of the community purchasing Villa Pacis with assistance from the council and state. We regard it as an excellent site for the location of Heritage centre/Community Communal Arts & Crafts, Spacious High Speed Modern IT & Library Service/ youth play & activity facilities and sheltered housing for older people of the village.

We recommend that the Northern Section of AA3 be dezoned and preserved as a mill pond and a walk and cycleway be developed as per the LADP through to the Kilcoole road and beyond.

Additionally we request that the milestone outside Sunnybank opposite the doctors surgery be preserved and protected in its position.

We understand that this is one of the oldest structures in the village dating to 1777.

We also recommend that the great oak be protected located on the riverbank within Coillte woods on the north side of the village. This is located just east of the Coillte research station.

These structures should not depend on the County Development plan to protect them and should be listed in this next LADP.

We propose that the area from Season Park House including St. Matthews C of I down to Byrens shop at the base village Bridge become an Architectural Conservation Area (ACA) to include Villa Pacis, Village Practice road triangle the mill site mill race etc.

We also propose the second ACA be located from St. Josephs RC church to Warble Bank on the southern edge of the village including all vernacular building stock commercial and housing on the west side of main street.

We also propose that special conditions be considered on the site east of main street where the library is proposed. This should have an additional status as a protected view.

This site should have restricted heights, we wish to protect the view to the east and ensure the street does not become over-shaded.



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The 2008 LADP listed 'Views and Prospects (CDP sced 10.8) from the main street looking east across the valley. Our proposal is in line with this listing.

The finish surfaces should reflect the nature of the village and not introduce finishes that cannot survive the elements. This is reflected in the present condition of the Parkview Hotel.

We propose that the council develop a pallet of allowable materials to be used on main street.

The vacant sites at the rear of Springfield Heights should be penalised or cleaned up immediately and turned into play areas. A study of a link road should be considered here to have a new link road from the Woodstock Road to the entrance road @ Wicklow Hills, with traffic/pedestrian lights linked for safe road crossing of pedestrians.

Finally we propose that Newtownmountkennedy should have a **Heritage Town** status and its heritage be exploited and used to fuel more tourism related activities in the area. We need the council to support this at local and national level.

We applaud the work of Newtownmountkennedy and District Tidy towns in its merit award as the highest jump in ratings of any village in Wicklow in 2017.

#### **5.4 Climate Change**

Wicklow County Council has outlined its renewed effort to combat climate change and make serious inroads into how to address it.

One of the key recommendations is taken from the 2000 planning act which reads;

Section 10 (2) (n) - the promotion of sustainable settlement and transportation strategies in urban and rural areas including the promotion of measures to-

- (i) reduce the energy demand in response to the likelihood of increases in energy and other costs due to long-term decline in renewable resources,
- (ii) reduce anthropogenic greenhouse gas emissions and
- (iii) address the necessity of adaptation to climate change.

In particular having regard to the location layout and design of new developments.

The Department of Communications Climate Change and Environment has the following heading.

#### **Adapting to Climate Change**

Climate Change Adaptation refers to how we plan for the negative effects of climate change and taking suitable action to prevent or minimize damage caused by climate change.

It also includes consideration of where we might avail of potential positive opportunities that may arise from climate change.

Well planned and early adaptation where possible can save money and lives later.

Adaptation can be described as a policy approach which seeks to protect people, buildings, infrastructure, businesses and ecosystems against the negative impacts of





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climate change, but also build resilience to that change, allowing society to take advantage of any opportunities that it might bring.

Examples of adaptation actions include adjusting building regulations to take account of predicted future climate conditions; building and reinforcing flood defenses and choosing tree species and implementing forestry practices that are less vulnerable to storms, temperature extremes and fires.

Climate change will create new vulnerabilities for Ireland and worsen existing ones. Some level of uncertainty will always exist regarding the exact impacts climate change will have on Ireland however there is sufficient data currently to enable Ireland to start preparing effective adaptation measures to address the likely predicted impacts of Climate Change now.

For Ireland, climate change impacts are expected to increase over the coming decades and could include the following;

- sea level rise;
- more intense storms and rainfall events;
- increased likelihood and magnitude of river and coastal flooding;
- water shortages in summer ;
- increased risk of new pests and diseases
- adverse impacts on water quality; and
- changes in distribution and phenology (the timing of lifecycle events) of plant and animal species on land and in the oceans

With this in mind we propose some of the following steps that the village can take along with some of the points we have made above.

The bog in Drumbawn/Carrigower SAC should be protected. We also seek protection from run off for both the rivers running through Newtown.

#### *5.6 We propose that the town be classed as a Transition Heritage Town.*

The major developments that are being forced onto the town against the direction of the National Spatial Strategy and Regional Assembly reports has to be clarified whether it is legal or not.

The Regional Planning Guidelines are promoting their response to climate change as being;

"to promote settlement patterns which are sustainable, cognisant and respectful of their surrounding environment; maximise efficiencies in water service provision, energy supply and waste management; promote sustainable economic growth, low carbon technology and a green business focus; improve transport [provision facilitating a modal change to more sustainable and climate friendly modes of transport; increase the supply and provision of renewable energies; bolster the robustness and integrity of local and regional eco systems through a regional green infrastructure strategy"



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We note that presently WCC are writing their response the Climate Change. We note the sections written into the County Development Plan and would wish that the climate change points be applied to Newtownmountkennedy and in particular an SEA report be applied to Newtownmountkennedy.

## **6. Community Facilities;**

Overall a town design plan is needed to address elements of the village and plan a successful transition town in sustainability and also the proposed growth.

The village of Newtownmountkennedy has suffered for many years from underinvestment and bad planning.

We note the good decisions made in relation to the citing of Dunnes Stores and the Hotel in the town centre. This has kept the main street relevant and viable.

We however note the bad design decisions made in relation to deliveries to the site and exiting from the Dunnes Stores and Glenbrook site.

Part M access is also a real issue to Dunnes Stores and the medical centre and residential areas beyond in Glenbrook.

Overall the village lacks basic facilities.

### **6.1 Public Park / Facilities**

Overall a town design plan is needed to address elements of the village and plan a successful transition town in sustainability and also the proposed growth.

- Provision of suitable access routes for pedestrians and cyclists throughout the village to supplement tourism efforts.
- Central Park and Riverine Walk - the green backbone of the 'New Town' linking Newtownmountkennedy Forest with the N11 embankment on the Kilcoole road
- Library, new public park and riverine park finally have to be made possible with sufficient wheelchair / pedestrian / buggy access to be provided from the Main Street
- The respect and increase of AOS designated lands and non-interference in lands zoned so.
- A community allotment area for growing in good soil conditions within the Villa Pacis park area or suitable lands allocated within estates.
- A no drinking policy in public spaces must be adhered to under a bye law similar to Kilmacanogue.





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## 7. Schools

Plan for a secondary school to cater for a 5 mile radius thus freeing up space in Collaiste Craobhann Kilcoole and allowing for the new college to become established. This is needed to be planned now if the population expansion is to go ahead.

- Planning to have a new primary school (possibly Educate Together or Gaelscoil) to complement the existing schooling.

The establishment of a campus around the community centre incorporating the Primary Schools and also expanded into developers land to accommodate a new secondary school and playing pitches for all sports including basketball and racket games with club house and changing rooms. This area is indicated on the attached map but is indicative only.

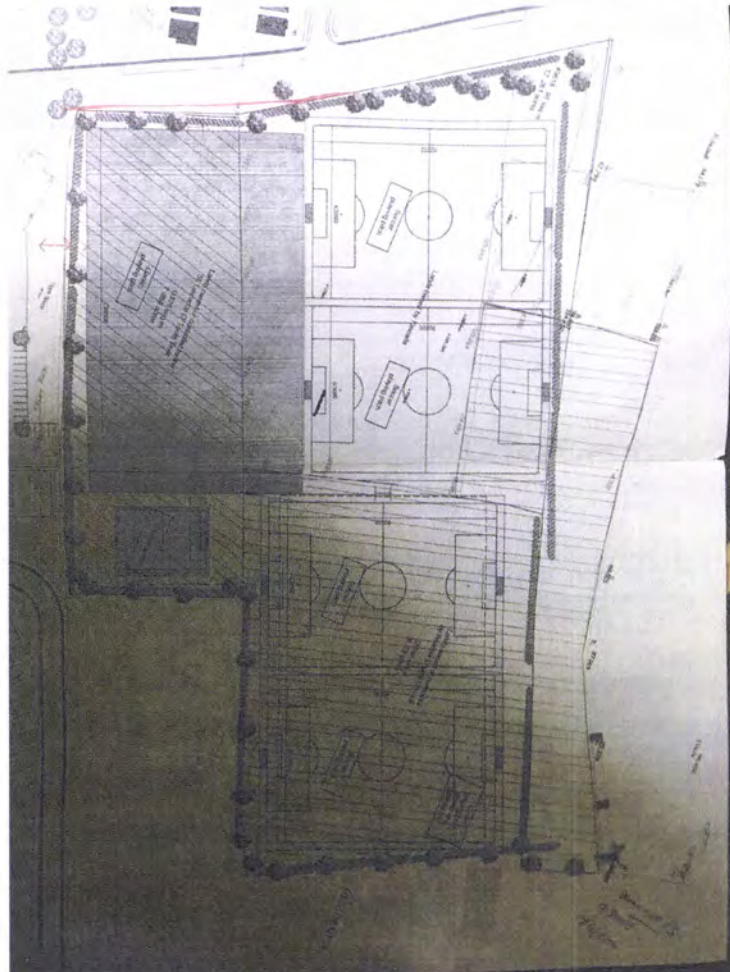


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## 8. Sports Amenities

Overall a town design plan is needed to address elements of the village and plan a successful transition town in sustainability and also the proposed growth.

During discussions with developers of Wicklow Hills the local clubs were promised extensive Sports Pitches, Not playing fields.  
See drawing below that show the extent and nature of the proposed pitches at the time and the following illustration of what was built and is now unusable.







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The next photo below illustrates what was actually built by the developer with agreement by the council of playing fields.

Not football pitches. These are not what the clubs were led to expect.

They are unusable due to bad construction and drainage.

See below the scale of what was constructed in wholly inadequate quality and size.

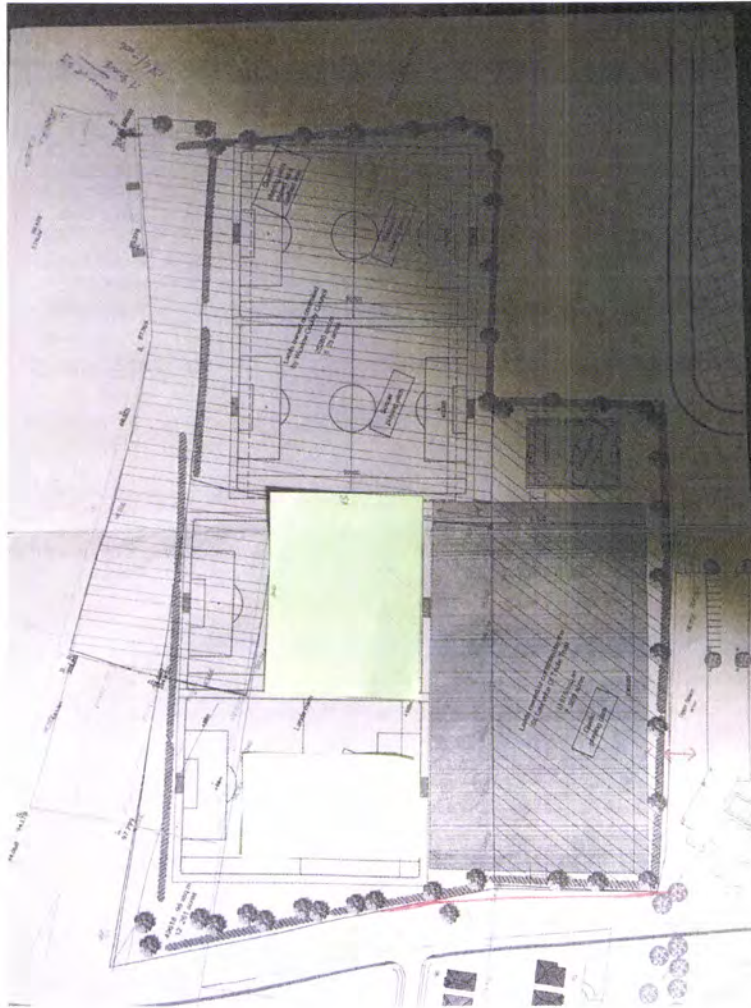
The substandard built areas are illustrated in blank paper crudely but effectively.

Where are the remainder of the pitches and facilities which were promised?

The community is not benefitting from any of this development.



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- A rent a bike scheme is currently being investigated for the town to be located close to the exit of the planned Greenway. This initiative should be progressed and space be made for a repair shed and bike storage when 1st stage of the Greenway is completed. The mill on Villa Pacis is one such possible site.
- Enhancement of sporting and play facilities can't be put off any longer. LADP has to clarify where exactly the outdoor sport, equipped play space and





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casual play area will be situated and when.

- The implementation of a plan to correct the damage done to proposed playing fields by developers and the creation of a purpose built football pitch for soccer and community use.
- Tennis club for all ages. Six courts on the rock area at Wicklow Hills development paid for by the developments.
- The provision of playing pitches needs to be addressed. The soccer currently have no space that they can call their own and are restricted in seeking out funding as a direct result.
- Scouts hall to be located at the rear of Springfield Heights with some open space.

There is an immediate need to look at the provision of a balanced allocation of playing fields for GAA & Soccer in particular. The soccer in particular need a long term fix for their facilities which is currently not here. The community grounds could be brought into play as a designated soccer space.

## **9. Parking**

Overall a town design plan is needed to address elements of the village and plan a successful transition town in sustainability and also the proposed growth.

Provide off street parking close to main street to accommodate church goers, school children drop off, short term stays.

Off Main Street parking should be the rule. A town like Westport benefited greatly from transforming parking spaces into community space (park benches, plants etc.) and it would assist in making the town more wheelchair and cycle friendly.



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## 10 Infrastructure and transport

Again an overall a town design plan is needed to address elements of the village and plan a successful transition town in sustainability and also the proposed growth.

Solar bins could be rolled out at 2 per year over the life of the plan & Dog Poo bins would be a welcome addition especially at the main entrances to the forest area and 3 for the main street.

The 133 and 184 bus service are intermittent and not very reliable. There appears to be issues of no-shows and mis-information at various times. The Kilcoole linkups is deplorable for a neighbouring town where most of the college students attend.

A bridge to be provided over the valley within the western ring road. The proposed infill solution not to be considered. Access is needed back and forth to the west of the village for bicycle and foot access to the uplands and further on to the Roundwood resevoir walks. Villagers, cyclists and tourists cannot be expected to mount an embankment and cross a main road to satisfy developers cost concerns. A bridge not a culvert across this valley - In the interests of 'Inclusion' alone, expecting wheelchair users to climb up a steep embankment, cross the road and traverse down the other side is not tenable.

Newtown2050 is making strong inroads to developing a Greenway plan to link Newtownmountkennedy, Kilcoole, Newcastle and Roundwood in a National trails Greenway entitled KiNeRo.

This would have a major effect on the tourism economy of the town and the whole wider area.

Within our proposal is the creation of a 10km section of land from the uplands to the sea that has a special focus on diversity, tourism, recreation, sustainable food and culture. **KiNeRo** (Kilcoole, Newtownmountkennedy, Newcastle, Roundwood) would service this area and provide interconnectivity to villages like ours. We have no safe route to the secondary school in Kilcoole.

This proposal gives a safe cycle and walking route. We ask the council to partner with us on this and help us achieve the aims and funding of this proposal.

This is a critical piece of infrastructure. The linking of the villages would enhance tourism, inter village relationships, safety to school, improve the area's health, biodiversity and additional planting within these areas.

The town is being expanded too far to the west. We seek the rebalancing of





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the town with reduced zoning to the west and additional zoning to the east. Vested interests cannot be allowed to dictate the scale and areas of development. The Western ring road needs to terminate at the M11 or the feeder road on the north side of the village to M11.

This cannot be allowed to feed into main street as it will clog the village and ruin business opportunities and sustainable growth patterns.

The planned route past the triangle through Sunnybank to connect and drain the western ring road **MUST** not be allowed to develop.

This will cut in two an already unbalanced village and make an eyesore of one of the most attractive parts of the village.

We also propose that a town design plan consider closing the road by

St. Josephs church at the top end to stop the area becoming clogged with commuter traffic during school hours.

This is a very dangerous road for our main school area.

In order to support our expanding tourism potential the town centre needs investment of detailed design, not just broad stroke zoning.

Again, we stress the need of a town design plan that the residents, council and developers can buy into and be bound to.

It must form part of the discussions, **'who does development benefit?'**

Proper planning aims to benefit all. The village has not benefited from development since the 1970's. Rather, it has had to cope with additional development with virtually no infrastructural support apart from the building of schools from Department of Education in 1975 and 1986.

We seek partnership in planning and developing the existing cycleway and walkways within the village to enable better secure communication routes.

A small village like this would benefit from clear cycle- and pathways between main street and outlying estates and business places. These would require some restrictions to reduce burglar escape routes.

The proposed Greenway seeks to link Garden Village to the town after being stuck on the North of the town without services or shops since the 1980's.

The main street is the main transport hub for commerce and social intercourse.

We ask the council to pay close attention to how it is served and grant us

through the capital receipts received a full and informed Town Design Plan.

This was the one clear message we took away from the lectures and talks we organised in the village last year. All contributors stressed the need of this.

A village health plan is a poor substitute.

We also ask that you fully support Newtownmountkennedy and District Forum Newtownmountkennedy and District Tidy Towns and Newtown 2050.

The Forum is acting as a village council and is being asked to develop



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professional like qualities on no budget and volunteer time.  
Time that is very precious and a scarce resource.  
All voluntary groups including ourselves are passionate about their villages  
and environment. We need better support from the council by means of  
funding and co-operation in getting things done effectively.

***Compiled by Paul Kavanagh S.Dip Hort. 20<sup>th</sup>. February 2018.***  
***Chairman Newtownmountkennedy & District Tidy Towns Association.***

**Submission Subject; Roads and transportation**  
**Walking & cycling**

Government Policy, as set out in "Smarter Travel - A New Transport for Ireland 2009-2020", places an emphasis on walking and cycling as alternatives to vehicular transport. The provision of walking and cycling routes within the locality forms an essential part of the linked-up transport system, involving a variety of transport modes where public transport facilities and can be availed of. While the land-use plan cannot influence whether members of the public will walk or cycle to a destination, it can include objectives that would promote these forms of transport.

Generally the built up parts of Newtownmountkennedy are well served by footpaths but there are areas where footpaths require significant improvement, in particular along the Main Street and in the town centre in general, the layout and design is disjointed and no tree planting along the main open spaces is in need of careful consideration. Any new planning applications need to have street planting included as part of permission granted. Also the footpath from Ann Gregory Design to the top of Murrays Hill near Coillte needs to be upgraded as in some instances, the path is not safe to most users owing to its width in places and surfaces too.

Footpaths are lacking in some peripheral areas of the town and towards and along the Kiladreenan area to Timmore. A footpath from Gregory's Garage to Timmore will become an important link into the community and allow people to walk with a greater degree of safety and allow people to access the Timmore lane which feeds to Glen Mill Golf Club too. This path could be considered to serve the Men's Shed access and also the Chapel River Mass Rock heritage site and would become a new walking route for all. In relation to lighting, the upgrading of lighting could be considered as part of this item.

Also a link path from the entrance of Newcastle Hospital to Kiladreenan Church Ruin is needed. For tourism interests, and as we are working on portraying Newtownmountkennedy as a Heritage town, it is currently not safe to walk in this area.

There are no designated cycle ways in Newtownmountkennedy other than along the newly constructed Ring Road. The Pathway from Rossmore to Newcastle Hospital Entrance is wide enough to consider a cycle lane. The cycle linkage from Newtownmountkennedy to Kilpedder/ Greystones is





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achieved by travelling onto the N11 and taking the exits. This is a deadly dangerous action to consider.

#### **Targets to be achieved;**

1. Establishment of a greenway corridor to link Newtownmountkennedy to the surrounding villages with a tourism aspect in connectivity -KiNeRo (Kilcoole/Newtownmountkennedy/Roundwood), to make access to Colaisate Chraobh Abhann Secondary where 90% of all children from Newtownmountkennedy currently attend, and for a healthier lifestyle & living. The idea will bring walking and cycling into the hearth of our community and bring about new possibilities for tourism, day trippers and residents alike, not to mention the spinoffs.
2. As part of the establishment of the Ring road around the western side of the village, to have the provision of walking and cycling as per the current planning permission of Kineada.
3. The link road from South of the Coillte Offices to pass through the Mountkennedy Woodland to link up with the end of the Ring Road with full planning permission to be documented/ planned for completion in the current plan. This road could be funded by Wicklow County Council as a part of strategic infrastructure and the locally collected planning levies part fund its design & construction. See attached Map of outline
4. The provision of new footpaths is one element needed but also bike racks for 2 or 3 areas along the main street with the consideration for an electric bike for hire scheme to be considered to be run in conjunction with the Greenway Project rollout.

#### **Roads**

##### **National roads:**

Access is into Newtownmountkennedy from the north (Dublin Road) and the south via (Ashford/ Coyne's Cross). The N11 passes east of the Town and is currently part of the TII Corridor study. The addition of a toll should be considered possibly north of Bray. This could be Toll free for all non-Petrol/Diesel vehicles. This can only be done when adequate provision is in place for park and ride facilities are in place and will encourage drivers to consider car-pooling and will have a positive effect on the environment with fewer cars commuting with the same number of people commuting.

The TII National Roads Design Office are currently working on resolving direct access problems on and off the N11 which has implications for Newtownmountkennedy and I am supplying a map showing a link from the Roundabout to facilitate the Data Centre which could become a direct link to Kilpedder and giving us a safe route to walk or cycle to Greystones.

The N11 planting scheme carried out in the early 90's was inferior when it comes to consideration of Native Species Planting. The Use of *Pinus Radiata* (Monterey Pine) was a very poor choice of tree for selection which are



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currently planted on the off ramp on the N11 at Ballyronan, and further down the N11 in various places and as part of any upgrade works with TII, we can't emphasise heavily enough of their inappropriate planting in close proximity to walls, houses, pathways and in particular passing traffic as these non-native trees are not compatible with urban planting schemes such as we have in our community.

The lighting here needs to be changed to LED or similar with a focus on energy reduction and less impact on the curtilage of our town.

#### **Regional roads:**

An indicative road line is shown in the plan to facilitate the Ring Road running from Rossmore through Season Park and to finish south of the Coillte Headquarters, Newtownmountkennedy & is indicated on the accompanying map. The land uses around this route is crafted so as to not conflict with its implementation. The suggestion is to replace these trees with native species suitable to the soil type.

On the south-west (Roundwood Road) is via the R765, which is designated a regional road. This road is the main connection route to Roundwood, Glendalough and is a feeder route to the National Mountains Park from Greystones, Kilcoole and any tourists that may be staying in Druids Resort with 160 beds and The Park View Hotel with 60 beds. Its condition is an ongoing cause for concern with the maintenance especially with the overgrown vegetation being a big concern for many users.

The condition of Church road is a poor design and layout with 4 ramps needing to be removed. This displays a substandard method of traffic calming and will form part of new road upgrades to be rolled out for the community. Here the Pathways are in need of upgrading too.

The full length of the main street needs attention and will form part of a Town Renewal Plan. The current layout is not catering for the businesses adequately in terms of parking, design, layout etc. The inclusion of 2 electric charge points' locations is sought.

#### **Overall street improvements/ Upgrade works**

A serious level of improvement works needs to be worked on between Ann Gregory Design and The approach to the Coillte Offices. The Church Road Footpaths need attention. The whole of the main street need a proper study to determine the parking issues, traffic flow, Pedestrian crossings, Street landscaping, Street signage, Electrical and Telephone wires undergrounding, Derelict buildings and sites, Street furniture, street lighting up grade, shop signage, Security fencing, Litter Bins and Dog Litter bins, Heritage items preservation (Granite Milestone, Synnotts Restaurant and O'Byrne's Georgian buildings, The Sewer vent outside Grove Motors, Monteith Monument, Michael Neil Monument, 1798 memorial garden, etc.etc.)

Tidy Towns will be active in 2018 looking to secure the Town Renewal Scheme and will have the 10% funding requirement of matching funds.





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### **Street Traffic Management Plan.**

Owing to the greater volumes of traffic entering onto and passing through the main street area, we have had to look at safety measures to address safe crossings inadequacies taking into consideration traffic flow. It is proposed to have pedestrianised Lights at Fishers Junction, Dunnes Stores Junction, the Woodstock Road and the Wicklow Hills Entrance.

It is proposed to remove the current pedestrian lights and Zebra crossing. The implications of this plan will bring 2 new crossroads into the community and a new link road between the Woodstock Road and Wicklow Hills Entrance. The creation of a new cul-de-sac close to the junction above John Duffs House to make it more pedestrian and cycle friendly.

### **Actions Required;**

Tidy Towns will commit to the initiation process of having Newtownmountkennedy designated as a Heritage town. This will be done with the support of Wicklow County Council's Heritage officer Deidre Burns.

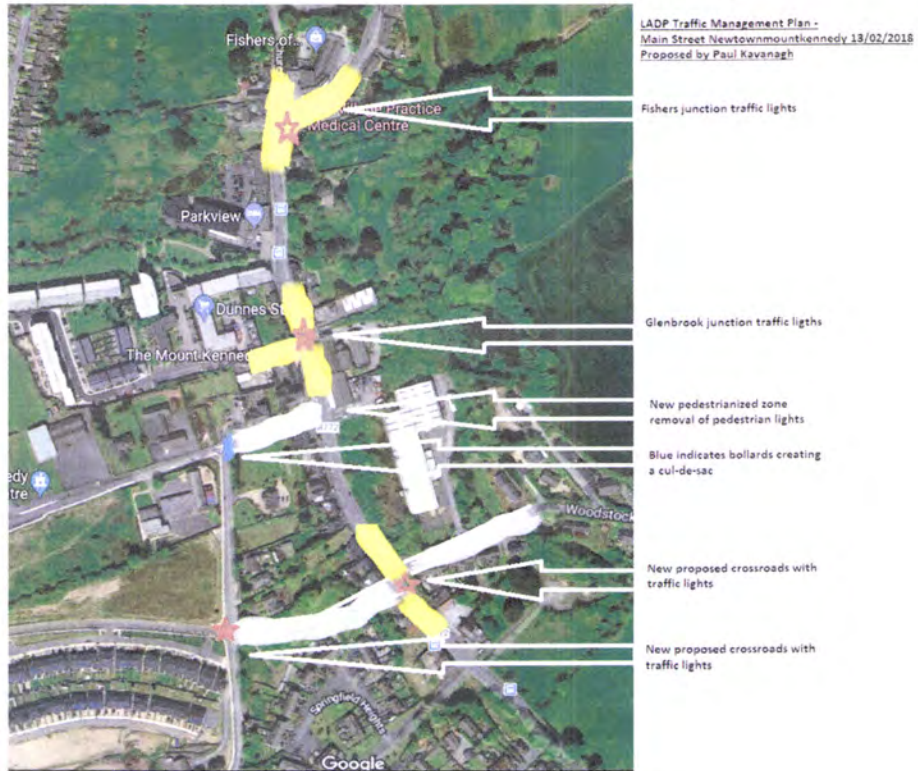
The community as a whole are in discussions to acquire a site for the development of a Heritage Centre with associated developments that could complement each other and establish a communal space for many community interactions.

A town Design Plan is necessary to establish a long-term plan for a sustainable rollout of all future development for this growing community.

The actions of TII will have implications for all of us. We need to agree a policy document with Wicklow County Council on the implications of how we can all work within the upcoming plan to



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## 11. Employment.

Development as a whole should be in a radial manner centered on the main street.

This should incorporate housing and employment opportunities.

Zoning of industrial areas on the approach into the village should be curtailed.

Ten years ago the architecture of the village was of a country village. Now it has a service station and industrial park developed on the northern and southern approaches into the village.

We propose that the land between Springmount and O'Neill Park be de-zoned.

These fields give a stunning rural quality to a beautiful village.

More industrial style development will ruin the remaining character of already crudely developed entrances to the village.

We propose that the lands zoned adjacent to the Garden Village be de-zoned and areas found within the village core up to the M11 be used to feed into the village core economy.

### *Smart Green Village*

We seek to place Newtownmountkennedy at the spearhead by developing a Smart Green Village.

We seek to facilitate villagers working in the centre if they are enabled to do so.

We seek excellent digital connections and creation of digital hubs set in a green forward looking town that has a thriving self sustaining town centre.

If the proposed DATA CENTRE goes ahead. This immediately gives us a name and credibility internationally.

It also gives us an opportunity to develop businesses that can harness the energy required to run it and the energy that is wasted.

The possibilities are greenhouse growing plants using water borne power from the cooling of the data centre.

District Heating supplies to the village using a village owned power distribution co-operative.

Technological reputation increased due to its presence.

If the technology changes and a cooling method is found we still have a sizeable reputation to develop upon provided by the siting of the Data Centre at our doorstep.

## **THE OPPORTUNITY**

We propose that Newtownmountkennedy be promoted as location for a Smart Green Village. Instead of commuting in to Dublin workers work from a



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modern hub based in the village and taking advantage of the ultrafast internet link already in place high on the electricity pylons.

Appendix 2 provides more details about this context.

## 12. In Conclusion.

Please consider the effort and time it takes for voluntary organisations such as ours, the NDF and NTT to submit responses to the LADP.

These are long documents which not everyone can understand and have a fundamental effect of our built environment.

We want our village to be respected and protected by our local authority.

We seek their knowledge and expertise to assist us in the sustainable and sound development of our village.

We do not want to end up a village that is expanded exponentially and be left to fend for ourselves with all the social and employment problems this can produce. We do not want to be a dumping ground for tenants from the council's waiting list who wash their hands once housing associations have allocated dwellings. We want to be informed of these developments and not end up with clustered social housing as has happened in Glenbrook and is now causing grave concern.

We need better facilities in Sports, Area of Open Spaces, cycle and walkways, environmental protection, progressive employment opportunities and development.

We need partnership with our council whilst we have the ambition and desire to develop our lovely village.

We are not to be taken as a tool for making profit for developers and council.

We need development, however we need it done in a manner that is considered, well informed and enhances the character and potential of the village.

We want the village to respond to new employment practices and build resilient and successful communities.

We can see by the new NDF that there is a new will and direction desired by government.

We want to benefit from this new direction and put its theories to the test.

We know that as planners and professionals you want the best for our village.

We will seek to ask our councillors to come together for the benefit of our whole area from the mountains to the sea.

We seek inter-village co-operation to help solve our problems and develop this great part of the country in a progressive and sustainable manner.

Our deepest thanks for reading our submission.

We hope to hear from you soon and engage fully in this LADP process.

See Appendices for further detailed information.





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## Appendix 1

### **Strategic Environmental Assessments**

1) The main objective of the 3 RSES will follow section 23(1) of the 2017 Amended 2000 Planning Acts

The location of development in accordance with the population and employment targets set out in the NPF.

2) *Annex 1(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme ;*

In previous SEA reports to this has largely comprised EPA data e.g. , reporting under the EU Water Framework Directive (WFD) NPWS Biodiversity Data.

3) Annex 1(c) Environmental Characteristics

*Annex 1(c) the environmental characteristics of areas likely to be significantly affected;*

**Should include :** Natura 2000 Nature conservation designations, water catchments, climate vulnerabilities, flood and coastal storm risk, water quality, areas with Habitats or water bodies in Bad or Unfavourable Status, peatland areas Landscape areas affected by sprawl housing, travel patterns modal share break down for transport, domestic heating use.

4) Annex 1 (d) Existing Environmental Problems

*Annex 1(d) any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;*

**Should include :**The extent of habitats and species with “Bad” or “Unfavourable” status, extent of agricultural activity breaching Nitrates directive or causing biodiversity loss, Afforestation impacts, peatland management, Landscape areas affected by sprawl housing, levels of car dependency and urban congestion travel patterns modal share break down for transport, domestic heating use

5) Annex 1 (e) International, Community or Member State level of



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## **Environmental Objectives**

*Annex1(e) the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programmed and the way those objectives and any environmental considerations have been taken into account during its preparation;*

Should include : Paris Agreement 2015, UN Sustainable Development Goals, UN Biodiversity Convention. EU Climate Effort Sharing, EU Directives on Water, Waste Bird Habitats, European Conventions on Landscape, Archaeology and Architectural Heritage, National Mitigation Plan (NMP) for Climate Action. Government policies

## **6. Annex 1(f) Likely Significant Effects on the Environment inc Interrelationships**

*Annex 1(f) the likely significant effects(1) on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the Interrelationship between the above factors;*

Detailed consideration is required on impacts under each of these headings including climate emission, biodiversity loss , transport generation, energy demand.

Climate will be an major consideration under interrelationships

## **7. Annex 1(g) Mitigation**

*Annex 1(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the*





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*environment of implementing the plan or programme;*

This would include need to mitigate impacts on the considerations set out in 1(f) including biodiversity, health, water, climate and land address additional population location impact, travel impact, impact of agriculture.

An example of a mitigation measure would be an exit date for peat extraction

#### **8. Annex 1 (h) Alternatives**

*Annex 1 (h) an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;*

There is a need to consider alternative e.g. alternative to continued bovine intensification

#### **9. Annex 1(i) Monitoring**

*Annex 1(i) a description of the measures envisaged concerning monitoring in accordance with Article 10;*

Monitoring along with mitigation, is the key provision of the SEA Directive.

To date Irish SEA Monitoring has been non-existent. The monitoring section of SEA reports have adopted a formulaic table “*Strategic Objective, Target, Indicator and Data source*.” based on inadequate targets.

Monitoring needs to be integrated with EU obligations on water quality and biodiversity and Paris Agreement obligations on climate mitigation

#### **10. Non-Technical Summary**

*Annex 1 (j) a non-technical summary of the information provided under the above headings.*

*(1) These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and*



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*temporary, positive and negative effects.*

**This needs to clearly communicate impacts, mitigation and monitoring measures**

## **REMEDIAL ACTION ON ADVERSE EFFECTS**

**Article 10 of the Directive requires:**

*“that monitoring be carried out in order to identify and an early stage unforeseen adverse effects due to the implementation of the draft NPF, with the view to taking remedial action where adverse effects are identified through monitoring”*

**An implementation mechanism is required to define how this monitoring is to be carried out, and what is the trigger for taking remedial action if adverse effects are identified.**

**E.g. Reducing climate, water and biodiversity impact of bovine agriculture  
Reducing car use and dependence**





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## Appendix 2

### **Smart Green Village**

The Smart Green Village is based around the benefit the location the village offers. The site is located on Junction 13 of the M11. It is 0.6km off the northbound M11 and 1.4 km from the southbound exit.

The wider hinterland of Newtownmountkennedy, Kilcoole, Ashford, Killiskey and Roundwood etc is not well served by office space. In the present CDP it makes clear that more office space is required in the Newtownmountkennedy area.

Wicklow has one of the highest rates of small self employed businesses. A village and hinterland that seeks to gather these businesses on an informal basis in a beautiful country setting would provide a very good, viable business proposition for any village and develop a long term future. The settlement population of the 15km radius area is up to 20,000 who could potentially use the village as a facility.

The need for people who travel up and down the motorway to work closer to their homes is increasing as commuting takes its toll. Working practices are developing where this type of facility will eventually appear in every town and village to enable people to come together to work, develop inter-disciplinary skills, network and cross reference work practices with others..

The Tech and Design sector is one of the main industries where this type of work takes place so we propose that we focus on attracting this business. The village's ambition should be to become part of the design centre for Wicklow and partner other surrounding villages and twin with like minded settlements in Europe to offer quality facilities while availing of the beautiful surroundings of the Wicklow Mountains. That however is dependent on how the village develops and the will of those who seek to plan our future.

This trend is quite new. However the forces that have enabled the need to emerge are not. Flexible working practices and well located places of work are now being driven by the workers themselves. The trend is to look to work in HUBS for start ups or for an enclosure where a similar approach to work and play is encouraged. That means excellent facilities and natural amenities.

The parameters that shape the trend and create the need for this business is transport. The M11 is jammed every morning from 7am. Long-term goals of



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relieving the M11 are being hampered by the need for additional housing and services, which are slow to come in the current economic environment. The ability to work remotely can now take place at home. Knowledge and information is now 'transported' digitally.

However the move to home-working as research is showing leads to slack work practices, lack of self discipline and potentially depression due to lack of communal interaction when required.

Recently both IBM and Yahoo banned working from home as it impeded collaboration and emotional intelligence.

There is nothing really new to this business. Co-working locations are popping up all over the world. Newtownmountkennedy could be the first planned village centre to facilitate workers from Gorey to Donnybrook.

We live in rural Ireland. We seek to take advantage of the effect of pushing residential and commuting locations deeper into North County Wicklow.

We seek to take advantage of the reverse traffic scenario where the southbound lanes are empty in the morning as opposed to the northbound lane.

Technology and the installation of dark fibre or at least high speed broadband service in the whole village would enable this service to be provided. HSB exists in the telephone exchange in the village centre.

It just needs the will and influence to unlock it.

Multi-disciplinary working environments are now common in all sectors of business. Remote working, video conferencing and oversight of works is a common work practice. What is not common is a facility in a rural area that focuses on facilitating persons who travel into a city to work getting them to travel 10 minutes down the road instead.

This type of business is being developed in an environment where the growth of this sector is expected to grow at a large rate. The social conditions offered by increased traffic problems, environmental concerns, child welfare and mental health all inform the basis for this growth.

The political need for this is real. This location in County Wicklow is seeing a dramatic increase in stress on parents, children and commuters alike.

The political will has to evolve to facilitate any relief on our citizens and on vital infrastructure.

The Economic and health benefit is clear. The loss of hours and stress that is added to a workers life by commuting in congested manners is a worldwide phenomenon. The effect is loss of working practices.

It includes tiredness and all of the associated health risks that this embodies.



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This creates an economic loss to the country and all businesses.  
The benefit of creating smart villages and towns to incubate and facilitate business needs is becoming increasingly clear.

The social need is also clear. One of the strongest emerging facts of human work practices is the need for human interaction. The working at home model only works for a period until motivation and well-being start to suffer. Direct commuting is not sustainable.

This project seeks to bridge these gaps and create a social bridge for existing and new residents in our villages.

The Regional Planning Guidelines are promoting their response to climate change as being;

"to promote settlement patterns which are sustainable, cognisant and respectful of their surrounding environment; maximise efficiencies in water service provision, energy supply and waste management; promote sustainable economic growth, low carbon technology and a green business focus; improve transport provision facilitating a modal change to more sustainable and climate friendly modes of transport; increase the supply and provision of renewable energies; bolster the robustness and integrity of local and regional eco-systems through a regional green infrastructure strategy"

Our village can harness these aspirations if WCC takes a leading role.  
The carbon footprint reduction due to reduced travel times to work for users will give a carbon negative balance.

We seek employment and specifically green sustainable businesses be exempt from commercial property rates for a period up to 5 years to assist in start up ventures.

This would be aimed to help generate home grown small business development as well as attracting inward investment into the village as a green sustainable town.

We seek the twining of our village with a suitable sized town in Europe that is striving to achieve energy independence and sustainable green growth patterns. Presently we are reviewing Gussing in Austria as a possible candidate.

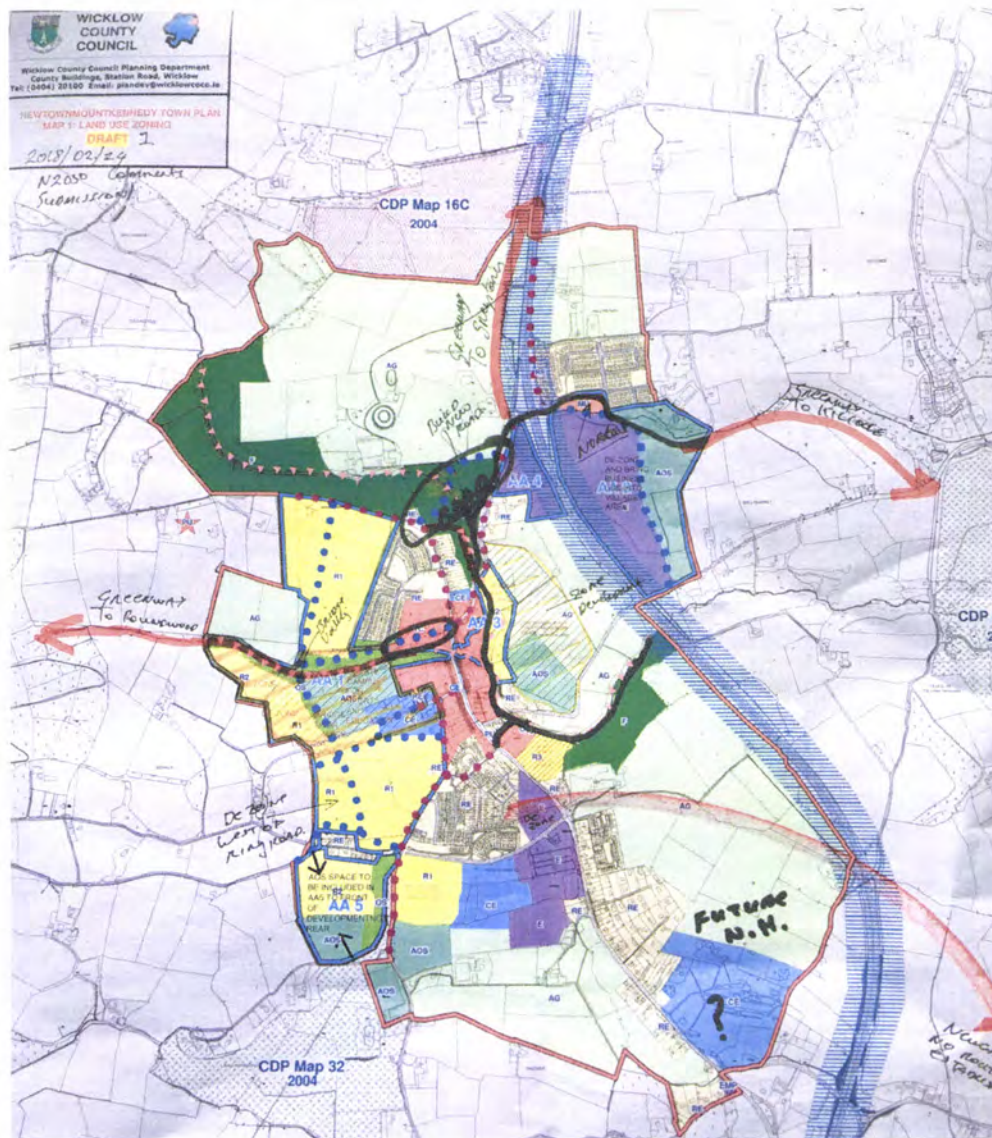
We seek WCC partnership in making these contacts.

Overall we seek positive and long term planning input from Wicklow County Council planning department.

We seek the overall raising of ambition of Newtownmountkennedy.

We seek a Town Design Plan paid for by capital contributions from our village and when complete the village, the council and developers agree to its aims and how to make it happen.





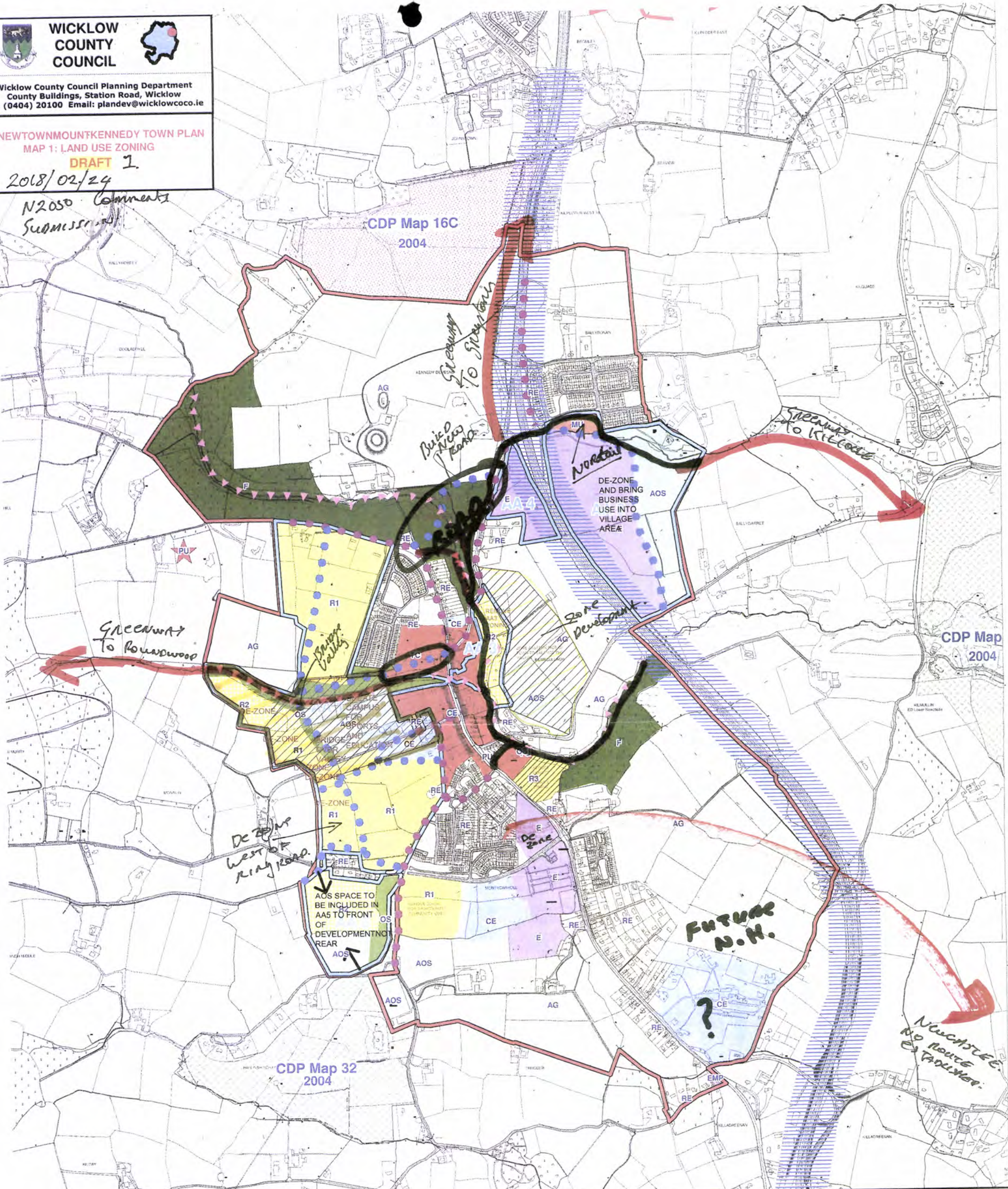




**WICKLOW  
COUNTY  
COUNCIL**

Wicklow County Council Planning Department  
County Buildings, Station Road, Wicklow  
t: (0404) 20100 Email: [plandev@wicklowcoco.ie](mailto:plandev@wicklowcoco.ie)

**NEWTOWNMOUNTKENNEDY TOWN PLAN**  
**MAP 1: LAND USE ZONING**  
**DRAFT 1**  
**2018/02/24**  
*N2050 Comments Submission*



|                                              |                         |                                                   |                                                |
|----------------------------------------------|-------------------------|---------------------------------------------------|------------------------------------------------|
| Existing Residential (RE)                    | Open Space (OS)         | Public Utility (PU)                               | Action Area                                    |
| Proposed Residential (R1)                    | Active Open Space (AOS) | N11 100m Buffer                                   | Development Boundary                           |
| Proposed Residential (R2) Low/Medium Density |                         | Proposed Distributor Roads (Indicative line only) | See County Development Plan Map 32 (2004-2010) |
| Proposed Residential (R3) High Density       |                         | Road Improvement                                  | See CDP Map 16C (2004-2010)                    |
| Town Centre Activities (TC)                  | Agricultural (AG)       | Pedestrian Walkway                                | Sewage Pumping Station                         |
| Employment (E)                               | Forestry (F)            |                                                   | Proposed site of new Reservoir                 |
| Mixed use (MU)                               |                         |                                                   |                                                |
| Community & Education (CE)                   |                         |                                                   |                                                |

Author of Services: Desmond O' Brien  
Author Planner: Patrick B. Hooper  
Scale: 1:14,000 @ A3  
Date: 12/05/2008  
Drawn By: DMcC  
Checked By: SW

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**Newtown F.C**

WICKLOW COUNTY COUNCIL

23 FEB 2018

PLANNING DEPT.

Administrative Officer,  
Planning Department,  
Wicklow County Council,  
Wicklow Town

Hughie Nolan  
Hon. Secretary,  
Newtown F.C.,  
27 Sycamore Drive,  
Newtown-Mt-Kdy,  
Co. Wicklow

Friday 23<sup>rd</sup> February 2018

**RE: Issues Paper – Newtownmountkennedy Local Area Plan 2018-2024**

Dear Sir/Madam,

Following on from a meeting with Bernadette Harvey (W.C.C.) during the public information day on the 1st February 2018, Newtown F.C. wish to submit the following comments and observations.

As a sports club we have endeavoured for the past 20+ years to engage with Wicklow Co Co in locating a suitable venue that will provide the club with "fixture of tenure" in the form of a sporting lease from the council. We would expect that the new local plan would accommodate for the future needs of all sporting clubs in the town.

Newtownmountkennedy is designated under the Regional Planning Guidelines for The Greater Dublin Area 2010-2022 to be a Moderate Growth Town. Accelerated development in the Town has already happened! Our existing location is not suitable to cater for the existing membership. How can Wicklow Co Co expect the club to cope with the ever expanding population?

In 2005 and 2006 the club met with the Kineada Limited development team in the offices of BBA architects.

The developers displayed plans of a proposed layout (2 x soccer pitches) on lands they owned and land partly owned or controlled by Wicklow Co Co. **See attached-** proposed pitch layout.

They indicated that the when the new soccer pitches were laid they would be handed over to Wicklow Co Co as part of the planning process and that Newtown FC could then lease the land from the council.



The Kineada development team asked that we would support their Planning Application, number 06-6101. The club signed the letter of support which the development team provided. **See attached.**

Kineada (Wicklow Hills) has progressed with the development however Newtown FC has not seen any new soccer pitches being built.

Condition 17 of Planning Permission 06/6101 states "No occupation of Estates 1, 2 or 7 shall occur until the section of the central greenway including all playing pitches ..... is completed to the written satisfaction of the Planning authority".

The houses are occupied and we have no new playing pitches or Lease. See attached pitch proposal with indicators of actual areas.

We have asked to meet with the Kineada development team again however we have been unsuccessful to date.

It would appear that the development company is in breach of the Planning Conditions set by Wicklow County Council and those conditions upheld by An Bord Pleanála in Ref. PL27.227704 and in Ref. PL27.241521. Is Wicklow Co Co aware of this breach?

Newtown FC was informed at the public information day that these lands have not been handed over to the Planning Authority (W.C.C.).

It was suggested at the information day that we engage with local land owners and developers to source land that would be suitable as active open space.

Given the above observations we respectfully submit the following.

The managers, mentors and facilitators of Newtown Football Club give all of our time, **free of charge**, to run a soccer club in a town which is designated Moderate Growth. The existing facilities are totally unsuitable for what we will need in the future. The club needs 4 full sized soccer pitches with run-off areas. Training pitch- all weather. A clubhouse with 8 team changing rooms plus shower rooms. Referees changing rooms and a car-park. Minimum 10 acres (c.4 ha.)

The Regional Planning Guidelines for The Greater Dublin Area 2004-2016 Chapter 9 states that Planning Authorities should;

- Have a presumption in favour of the retention of existing sports and recreation facilities
- Have proposals for the enhancement of such facilities and the provision of new facilities in all major residential developments

The Regional Planning Guidelines for The Greater Dublin Area 2010-2022 Chapter 8. states that Planning Authorities should;

- Provide a good range of community and support facilities where and when they are needed and that are easily accessible

It states the importance of the Local Authority to put in place in Development Plans clear policies regarding the provision of open space.

It also states that it is important that local authorities carry out a formal audit of recreational spaces, to identify the quality and type of existing spaces and facilities and from this identify gaps in provision and future needs. This is particularly important in areas and towns which have in recent times or are planned to experience population growth in coming years.

Please give us the facilities to look after all of the people you are sending to Newtownmountkennedy.

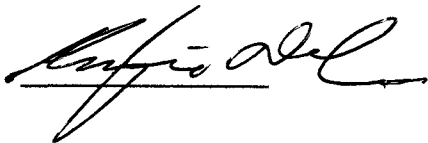
Also attached our previous submission 29th November 2007 and copy of presentation to County Councillors dated 28th January 2008.

Thank you.

Yours Sincerely,

Hughie Nolan  
Hon. Secretary  
Newtown Football Club  
Mob: 0876987653  
Email: [hughienolan@gmail.com](mailto:hughienolan@gmail.com)

Paul Lee  
Chairman  
Newtown Football Club  
Mob: 0868411430  
Email: [leepaul00@gmail.com](mailto:leepaul00@gmail.com)



**John Robinson  
& Company**

John Robinson <john@robinsonco.ie>

---

**Application by Kineada**

---

**Maura Flynn** <maura.flynn@bba.ie>  
To: jrobinsonandco@eircom.net

Thu, Aug 24. 2006 at 10:12 AM

John,

Please find attached letter to Wicklow County Council re the application by Kineada Ltd.,

Regards

**Michael Browne**

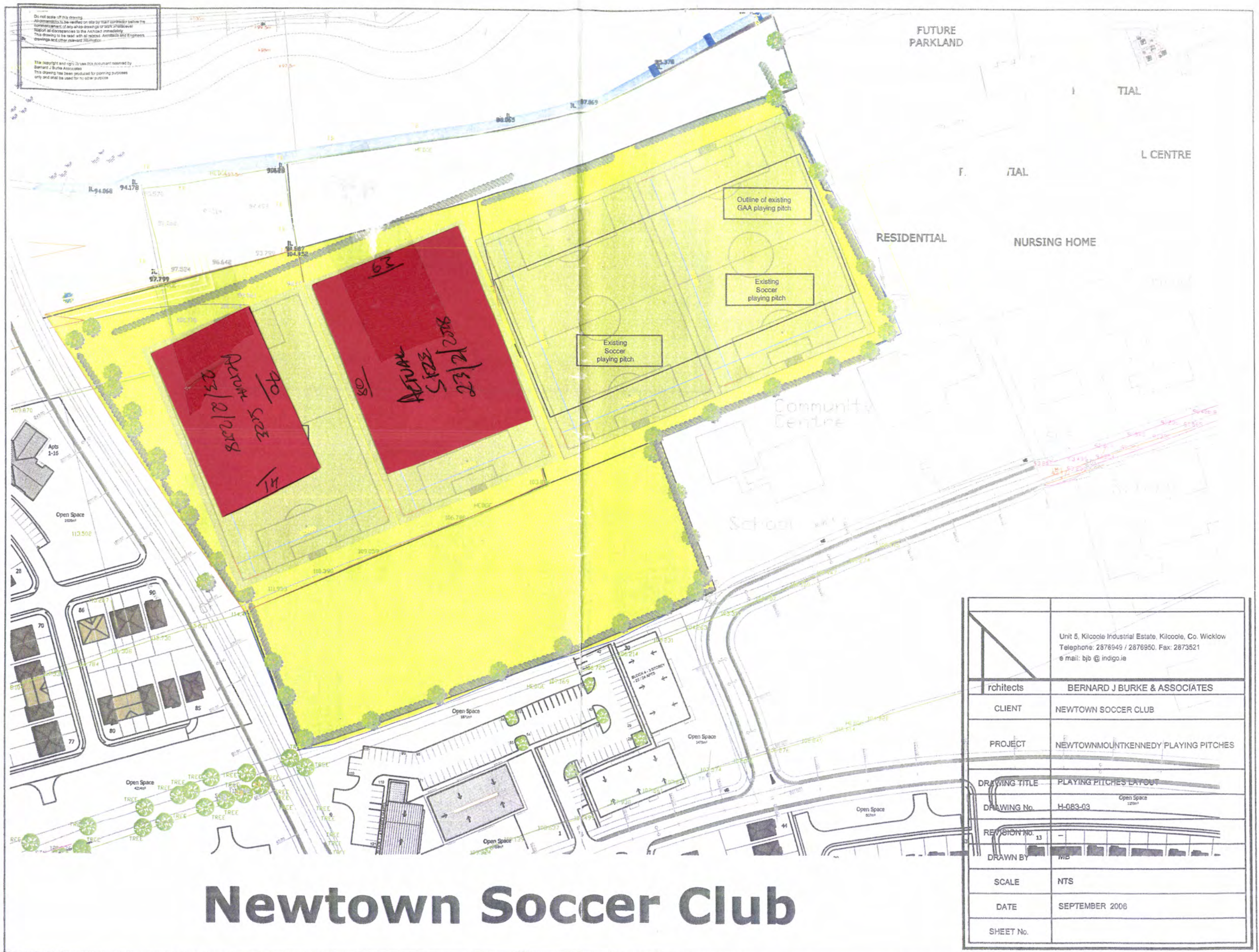
For

**Bernard J. Burke & Associates**



**Letter N U S C.doc**  
21K





# Newtown Soccer Club



**Newtown FC**

**25 Season Park  
Newtownmountkennedy  
Co Wicklow**

**30<sup>th</sup> August 2006**

**Planning Section  
Wicklow County Council  
County Buildings  
Wicklow Town**

**RE: Application by Kineada Ltd., for Action Area Lands (Z1) in  
Newtownmountkennedy Local Area Plan**

---

Dear Sir,

We Newtown FC (incorporating Newtown United and Newtown Juniors) write to support the planning application by Kineada Ltd., for the Action Area (Z1) lands in Newtownmountkennedy.

Further to our discussions with the developers, Kineada Ltd, we believe that this proposal will facilitate the development of playing pitches which are badly needed by Newtown FC and that Kineada Ltd should construct and prepare two playing pitches to seed to Wicklow County Council to lease long term to Newtown FC.

The soccer club is growing and aspire to providing a permanent base in the town for its membership. We will be making a submission to Wicklow County Council regarding the provision of lands for this purpose presently. The club require a permanent base in order to draw on funding from The Sports Body of Ireland/FAI.

We look forward to the proposal by Kineada Ltd., and to developing our club into the future.

Yours sincerely,

---

**D Greenan  
Chairperson**



**NEWTOWN FC**

Saundra Martin  
Secretary  
Newtown FC  
98 Season Park  
Newtownmountkennedy  
Co Wicklow  
Ph. 087 2666 234  
Email; saundra\_martin@hotmail.com

**PRESENTATION**  
**TO**  
**WICKLOW LOCAL AREA COUNCILLORS**  
**REGARDING**  
**THE BACKGROUND ISSUES PAPER**  
**IN PREPARATION OF**  
**THE NEWTOWNMOUNTKENNEDY**  
**DRAFT LOCAL AREA PLAN 2008-2014**

**28<sup>TH</sup> January 2008**



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## **Observations/comments on existing 2002 LAP**

One need only glance at Map No.1 from the NTK LAP April 2002 to see the dearth of Open Space currently Zoned. (See. Attached)  
Remove the OS to the south of the town (privately owned GAA grounds at Ballinahinch) and the problems become more evident. There is not enough Active Open Space.

This issue has not been addressed in the 2002 plan and although Newtown FC raised the difficulties at submission level in July 2001, (See. Oral Hearing 10<sup>th</sup> July 2001) nothing has changed in 15 years.

Section 2.6 and 2.10 of the L.A.P. 2002 stated that facilities "including additional playing pitches...will be required".

Section 3.5 of the L.A.P. states that it is an objective "to reserve lands within these developments for open space expansion".

The LAP states in section 3.12. Open Space, that "it is the policy of the Council to facilitate, where possible and appropriate, the objectives of private sporting and recreational clubs..... for the continued use of the land as recreational open space".

LAP 2002 1.3 (a) "...social imbalance created by past overdevelopment of Local Authority housing".

**The LAP 2002 proposed to increase the population by 2000 (two thousand) persons by 2006/7 with residential development of 1,665 housing units on 115 acres. (See. Section 2.1.2. paragraph 4).**

**The LAP 2002 did not zone any extra land as open space.**

During the past 10 years Newtown FC has had discussions, submissions and correspondence with Wicklow County Council, Local Area Councillors, TDs and Ministers regarding the complete lack of Active Open Space in our town. (See. Att. correspondence)  
The responses to the above all indicated that the lack of Active Open Space would be addressed in the 2002 LAP.

**This did not happen.**

This has added to the mounting difficulties at Newtown FC. (See. Playing Pitches/Facilities).  
The Club currently uses 2 pitches (3.6 acres approx) which adjoin the Community Centre albeit that these pitches are not identified on the 2002 Map.

**The County Dev. Plan 1999 to 2004 stated a provision for 5 acres per 1,000 people. This would have required over 12 acres to be zoned Open Space in 1999 !!!!!.**

### **WHY WAS THIS LAND NOT ZONED IN 1999 ?**

We do not want the label of "THE FORGOTTEN TOWN" as one Councillor was quoted recently.

In 2002 Newtownmountkennedy was recognised by the RPG as a moderate growth area because of its proximity to Dublin.

Newtownmountkennedy is designated as a Level 4 – Moderate Growth Town in the Wicklow CDP 2004.

## **Population/Planning/Standards/Guidelines.**

### **Population**

The 4 main residential areas have 724 dwellings (Background Issues Paper, Newtown. Draft LAP)

**Say 800 existing dwellings in total.**

The Grant of Planning to Kineada (14/1/08) on lands Zoned AAP Z1 is for 865 dwellings.

There is potential for a further development to the west of AAP Z1 for up to 500 dwellings. Add the planning applications currently in the planning process, approx. 300 dwellings

The average household size(AHS) (RPG review group) is estimated at 2.56 AHS.

2.56 AHS X **1,665 dwellings will increase the population by 4,262** persons.

Add existing population of 2,548 (06 census) (currently 2,900 appr.) and the town could have a population in excess of **7,000+** persons over the lifetime of the 2008 – 2014 LAP. This is an **increase 285%** approx. and is likely to happen.

Newtown FC welcomes this growth but will not be able to cope with it, unless the Active Open Space is increased to the **recommended** levels as per the guidelines. Our Club, which currently manages 15 teams (See. Attached Membership) could be expected to accommodate up to 40 teams. Whilst the Club is up to the task, the **infrastructure must be in place**, and we ask **you**, the Elected Representatives, to ensure that the Policies in the County Development Plan are adopted into the Newtown LAP.

### **Planning**

**The DoELG Guidelines for Planning Authorities on Residential Density states in Section 5.7.1 "that public open space is one of the key elements in defining the quality of the residential environment".**

*5.7.3 of the Guidelines deals with the design of open space. "In new development areas, Local or Action Area Plans should identify at an early stage the preferred location of larger open spaces including, if considered appropriate, locations in the non development areas adjoining the development areas. This may allow playing pitches and larger recreational facilities to be concentrated away from housing areas but easily accessible from them and allow a more flexible approach to open space requirements within residential estates by way of more casual spaces suitable for smaller children's play, informal kickabout and passive amenity".*

*5.7.4 Recommended Quantitative Standards, states that "Most planning authorities include quantitative standards for open space in their Development Plans. These are represented either as a requirement per person or as a percentage of site area. Most common amongst the requirements are 15/20sq.m. per person or 10-14% of site area". "In Greenfield sites or those sites for which a Local or Action Plan is appropriate, public open space should be provided at a minimum rate of 15% of the total site area. This allocation should be in the form of useful open spaces within residential developments and, where appropriate larger neighbourhood parks to serve the wider community".*

This is supported by Variation 2.2 Chapter 5 Section 7.6.2.1 Wicklow CDP 2004-2010.



## **The Regional Planning Guidelines for the Greater Dublin Area 2004-2016**

Section 9.6 – Open Spaces and Recreation, state that the Planning Authority should :

- Have a presumption in favour of the retention of existing sports and recreation facilities.
- Have proposals for the enhancement of such facilities and the provision of new facilities in all major residential developments.

## **Wicklow County Development Plan 2004-2010 Chapter 8.Community.**

### **1. Vision**

To promote ....sustainable communities... community facilities suitable for all ages.

### **2. Context**

This Chapter sets out the policies and objective.....to expand its role in community development and advance social inclusion throughout the County.

### **3. Strategy**

Recent developments at national level have resulted in all local authorities, including Wicklow County Council, having an expanded role in Community Development...It is accepted that fair and equitable access...but also on access to social, community and cultural facilities which are fundamental to social cohesion and personal enhancement.

### **4.1 Outlook**

**Policy C1:** The plan will facilitate the provision of adequate community facilities in accordance with the strategies and recommendations set out in the County Development Board's strategy document Outlook 2002-2012.

**Policy C2:** The Council, through the Office of Community and Enterprise, will support the development of a diverse and representative range of voluntary community groups and organisations in County Wicklow.

**Policy C3:** Wicklow County Council is committed to implementing a Development Levy Scheme under Section 48 of the Planning and Development of community facilities including the provision of sport and recreation, arts and cultural facilities.

### **4.3 Community Development and Wicklow County Services**

Wicklow Co. Co. also provides directly...continues to develop a range of community related services, including:

- Recreational/play/park spaces

**Policy C5:** The Council will encourage and advance the cause of community development and community action in order to further the development of sustainable communities in County Wicklow and facilitate voluntary community organisations in improving their community's quality of life.

### **4.6 Community Facilities**

Community facilities provide the infrastructure necessary for the development of sustainable communities. Their purpose is .....combat social isolation and alienation. The term 'Community Facility' covers a variety of amenities, which are responsive to and meet the needs of communities. Essentially there are two strands to community facilities:

- **Infrastructure to facilitate community development**

**Policy C12:** The Council will recognise the division of the term and zoning objective, "Community Facilities" into four separate groups in order to provide clarity to local communities and service providers on a balanced approach to planning provision for such facilities

### **iii. Local Authority**

**The provision of these facilities are the function of the local authority which must initiate and provide the following in terms of community facilities:**

outdoor recreational spaces, playgrounds, parks/open spaces, urban woodlands/nature areas, swimming pools and libraries and graveyards.

**iv. Communities/Voluntary:**

**The initiation of these facilities falls to local community and voluntary groups.** Community halls/centres, crèches **pitches**, sheltered housing, etc...

**Policy C13:** The Council will consult with local communities to ascertain what facilities they want to provide for themselves and zone lands according to those needs within Local Area Plans.

**Policy C14:** Where the need for new community facilities arises directly as a result from new development the applicant/developer will be expected to meet the full cost of that facility.

**4.9 Sports and recreation policy**

The policy recognises the importance that sport and recreation contributes to the quality of life of individuals, communities and the county as a whole. It will be the overarching policy document that provides a strategic approach, which includes the identification of deficiencies, needs and priorities and the inclusion of underpinning principles of social inclusion and sustainable development framework. Its implementation will be carried out in equal access to sport and recreation facilities and opportunities for participating in the sport or recreation of their **choice**.

**To date Wicklow County Council's role in sport and recreation has included:**

**- The provision, by lease or sale, of grounds to sporting clubs and communities**

**Policy C21:** Wicklow County Council will work to contribute to the improvement to the health and well being of the inhabitants of County Wicklow and to facilitate participation in sport and recreation. This work will be guided by the principles of sustainable development and social inclusion.

**Policy C22:** The Council will be guided by the Sports and Recreation Policy in the provision and expansion of sport and recreation opportunities in County Wicklow for the next ten years. In addition the strategy will inform the development levy scheme for community facilities, in particular the provision of sport and recreation facilities.

**Policy C23:** Facilities for football, hurling, golf, athletic clubs, etc. should normally be located close to towns or villages, on **un-serviced agricultural land**. The Council may consider providing sites for these purposes or may be prepared to make financial or other assistance available...

**4.14 Open Space Provision Objectives**

**Policy C34: Public Open Space Provision:** The Council will make provision for a hierarchy of parks, open spaces and outdoor recreation areas within towns.....in accordance with "A Parks Policy for Local Authorities" published by the **Department of Environment, 1987**.

## **Standards/Guidelines**

### **Wicklow County Development Plan 1999-2004.**

Section 2.3.2 Public Open Space Standards. States that the Council will make provision for a **minimum** standard (2 hectares) 5 acres of Public Open Space per 1,000 pop.

**Newcastle Draft Town Plan 2006-2010.** 2.4 hectares per 1,000 pop. **6 Acres.**

The current minimum standard for Public Open Space is 2.5 hectares (6 acres) per 1,000

**Within the lifetime of the Newtown LAP 2008-2014 the population could be 7,000+**

### **The total Public Open Space Zoned in this LAP using current minimum standards and guidelines must be 42 acres.**

These are the Guidelines, Recommendations and Objectives of Department of the Environment and Local Government, Regional Planning Guidelines for the Greater Dublin Area and Wicklow County Council.

**There is no reason why 50 or 100 acres** could not be zoned. This would facilitate future LAPs. Newtownmountkennedy is in the "Garden of Ireland" surrounded by 1,000s of acres of agricultural land. **Why wait until it's all built on.**

### **Policy C23: Facilities for football, hurling, golf, athletic clubs, etc. should normally be located close to towns or villages, on un-serviced agricultural land.**

The Council may consider providing sites for these purposes or may be prepared to make financial or other assistance available..... being made available to the public and to reasonable..... safeguards for the continued use of the land as Open Space.

### **Policy C13: The Council will consult with local communities to ascertain what facilities they want to provide for themselves and zone lands according to those needs within Local Area Plans.**

Newtown FC will ultimately need approximately **23 acres** to facilitate the increase in population which is proposed in The LAP 2008-2014.

We ask that you implement the Planning Guidelines, Objectives and Policies as required with particular emphasis regarding **Policy C13.**

**You, the Elected Representatives in Wicklow are the people who can zone these lands for the town now.**

**Newtown FC is up to the task.**  
**Give us the tools to do the work.**

**Zone 42 acres Active Open Space for the town.**

**Implement the Policies contained in the  
County Development Plan.**



## **SPORTING LEASE**

The Executive Committee of Newtown FC is committed to strengthening the Club into the future by ensuring that facilities and pitches are adequate to deal with the increasing numbers in population and to this end seek to lease land immediately, from Wicklow County Council.

It is an objective of Newtown FC to obtain its own sporting lease from Wicklow County Council so that the club can meet the criteria to enable it to draw down funding and grants, which are available from The National Lottery, The Sports Council of Ireland and The Dept. of Tourism, Sport and Recreation in conjunction with the FAI and others.

**Funding is not available unless the club owns or has a long term lease on the facility it uses.**

Better facilities are needed in Newtownmountkennedy and are long overdue. We need to act now so the children have a future in sport locally.  
Newtown FC needs to cater for its existing 200+ members.

### **NOTE:**

**Wicklow Co. Co. recently agreed a 25 year lease with Ashford Rovers Football Club. (Wicklow People 8 Nov. 2007). The lease on 3.58 acres at Ballinalea is to cost €250 per year subject to a review every 5 years.**

The 2002 population in Ashford was 1,356 persons (CDP 2004-2010 Table 3.3)

## **THE FUTURE**

Newtown FC plans to make progress on and off the pitch. With the proposed and expected increase of population in the area we will have more players/teams/coaches and we need to have more and improved facilities to cater for this, the present situation will not suffice.

The Senior Teams could have 4-5 teams including a youths team, the Junior teams could have from under 8-16's (some age groups with an A and B team), Ladies soccer could have 2 teams and girls soccer might need to cater for teams at under 10's, 12's 14's and 16's. This would make a total of 30+ teams minimum, and we all need to be prepared for this.

**We estimate the need for extra facilities to include car parking, total of 4 11-a-side pitches, 2 7-a-side pitches, an indoor and an outdoor training area, a clubhouse to include a minimum of 6 dressing rooms + ladies changing areas, complete with shower rooms, a kitchen, meeting room, function room, referees changing room, toilets, and a large storage room for Club equipment.**

**Under the planning guidelines provision must be made for this.**

**These facilities must be provided now, not later.**

## **EXISTING PLAYING PITCHES/FACILITIES**

### **FACILITIES**

Changing took place at the side of the pitch prior to the building of the Community Centre. Two dressing rooms at the back of the Community Centre then became available. The two dressing rooms complete with showers are fine, but on days when both under age and senior teams are playing, two is not enough. The changing rooms are now also required for use by other organisations using/renting the new indoor hall in the Community centre thus putting even more pressure on the facilities.

We give preference to the senior teams when there are two or more teams playing.

Unfortunately, we can have children as young as 6 or 7 changing at the side of the 7-a-side pitch and also a few yards away on the other pitch we are expecting young men aged 15 or 16 to do likewise.

We are asking travelling teams to change on the side of the pitch in front of their moms, dads and other supporters because we have no room. We have girls on all our under age teams up to the age of 13.

**This outdoor changing predicament should not be happening in 2008 particularly with children involved.**

**Do the Council expect to ignore the lack of facilities available to our Club forever?**

A shed beside the pitches was built by the Council/FÁS when the Community Centre was being revamped and is used to store all equipment belonging to the club. Unfortunately, it is too small for goalposts, lawnmowers etc. and a larger building is needed immediately.

### **PITCHES**

Matt Kelly Community Grounds – 2 pitches – poorly drained.

Parish Field – 7-a-side size pitch - privately owned by The Laurence O'Toole Trust – used by schools & Newtown FC development teams.

The need for all-weather facilities is never more evident than in the months November to March when the weather is unpredictable to say the least. Newtown FC are a difficult team to beat at our home grounds, like most teams home advantage counts for a lot, however both Leagues (Wicklow League and the WDSL) are getting even more stringent and with the abandonment of games, because of our pitches we are sometimes forced to play most of our senior games away from home in winter months. This is due to the simple fact of poor pitch drainage on the community ground, despite several concentrated efforts by Newtown FC to address the problem.

The grounds have twice been dug up and pipes laid to assist in the drainage, countless trailer loads of sand have been spread onto this and yet this has not sorted the problem.

The Community field is built on an old landfill, which was used for household rubbish, cars and any other waste that could be dumped there. One only has to look across the two pitches to see the subsidence that has taken place over the years.

**We get no funding from any organisation and are not entitled to apply for any because we do not own or have a long-term lease on our pitches/facilities.**

Newtown FC has physically and financially looked after the Community Grounds in Newtownmountkenedy for the past 15 years (approx). The Grounds are kept to a high standard for everyone to see. No other Club, Organisation or Authority has contributed to the upkeep of the Community Grounds which is of great pride and credit to Newtown FC.

## **KINEADA Ltd DEVELOPMENT**

This is an enormous undertaking by Kineada to literally double the size of Newtownmountkennedy with the building of 865 houses under one Planning Permission.

Newtown FC submitted an observation to Wicklow County Council with regard to the Kineada Ltd Planning Application.

**In early 2006 the club arranged to meet with the developers (Kineada Ltd).** Newtown FC was keen to ascertain the amount of useable active open space that would be provided in the plan. It was indicated that 2no.new full-size soccer pitches could fit beside the existing Community Centre leased land and the proposed Western ring road. The developers stated that all of the Open Space lands in their Planning Application would eventually be ceded to Wicklow County Council.

For clarity, the developer's agents provided plans of land ownership and a possible playing pitch layout. **The attached Drawing No.H-083-03 indicates a possible Playing Pitch Layout.**

**These lands are currently owned by Kineada Ltd and by Wicklow County Council.**

**Whilst the layout looks great on paper, albeit, that run-off space at the sidelines of pitches is tight, it is clear that there is still not enough room to also accommodate changing facilities, training areas, 7-a-side, clubhouse etc....**

The green space to the South is currently owned by the St. Laurence O'Toole Trust.

**If it were possible for Newtown FC to lease all of the green space shown on the Drawing it could enable the Club to plan for the future.**



## **MEMBERSHIP**

We have approximately 160 junior members (under 16 yrs) and 50 adult members. We cater for people in Newtownmountkennedy, Kilpedder, Willow Grove, Kilquade, Newcastle and Roundwood. At present we have 12 under age teams with over 160 children playing soccer. We have 5. 7-a-side teams (10-14 in each team) and 6.11-a-side teams (all underage) and 3 senior teams, all of these teams train and play football on the Community Grounds.

A development squad session is held on Saturday mornings for 5-7 year olds, all eager to play football but too young as yet.

|                           |                   |              |
|---------------------------|-------------------|--------------|
| Under 6-development squad | Under 9           | Under 13     |
| Under 8A                  | Under 10          | Under 14     |
| Under 8B                  | Under 11          | Under 15     |
| Under 8C                  | Under 12          | Under 16     |
| Youths (under 17)         | Premiership team. | Div. 1 team. |

Although the Club has no fixture of tenure, the commitment of a totally voluntary management team to the development of the club, especially its youth, continues to grow steadily. We are pro-active on coaching and insist that all our Managers undergo coaching courses organised by the FAI. Every year we allocate funds towards improvements in our coaching and coaching staff. At present we have 13 Level 1 coaches and one UEFA B/Level 2 coach and in 2007 four more people, including two 15 year olds completed the new "Kick Start 1" coaching course as presented by the FAI under their new FAI Development Plan. The two are currently playing on the U.16 team and are also giving of their time to manage some of our 7-a-side teams. We are glad to have helped instil a "sense of Community" into these young men.

## **PROMINENT PLAYERS**

Over the years the average number of members in the Club has grown by up to 20%. The success of our club over the years can be measured, in part, by the following prominent players from our Club currently playing at International level and English Club football include:

**Clive Clarke** – Sunderland - 1<sup>st</sup> Senior Ireland Cap from Wicklow for over thirty years

**Paul Heffernan** – Doncaster

**Paul McShane** – Sunderland & regular current Senior International

**Niamh Kearny** represented Leinster Ladies at under 14 level in 2005

**Katie Taylor** – St James Gate/ Senior Women's Soccer International. Awarded Wicklow league Player of the Year in 2000 and represented our Club at the Kennedy Cup the same year, the first girl to play in the All Ireland Tournament. **Katie** Taylor has since become an International Star and household name.

The progress and achievements of these players gives everyone in the Club a lift and a feeling of immense pride. Countless players from the Club have represented Wicklow at inter-county level, most notably the prestigious Kennedy Cup which, is held in Limerick University every year.

Over the years the Club has lost players to other clubs, usually in Dublin. These players are usually pursuing their "dream of getting to the top" and in some cases the dream becomes a reality.

**Paul Heffernan** played all his underage football with Newtown and has shown that players do not need to be tempted to other clubs to "get to the top".

At Newtown FC we coach and train these young children, not only soccer skills but also life skills that will stay with them forever.

## **CLUB HISTORY**

Newtown United was established in 1970 in the Wicklow League and in 1980 Newtown Juniors was set-up as a separate club in the WDSL. In the summer of 2006 both Clubs amalgamated and are now called Newtown FC.

Newtown FC has a long history of commitment to the youth and adult population of Newtownmountkennedy and it's environs, catering for young people from the age of 5 – 16 and progressing into our senior teams. It is the philosophy of the club that by participating in local activities, be it as a footballer, manager or helper, it is hoped to foster a greater sense of community.

We are very aware of our responsibilities to the young people of Newtownmountkennedy and we take them very seriously, we keep ourselves up to date in all aspects of good practice for children's sports. In 1999 the FAI published its Code of Ethics for under age soccer. These policies have been written into our own Club Constitution. A new FAI directive has come into place since 2005 insisting that all Clubs appoint a Children's Liaison Officer to monitor Child issues. We have appointed Sandra Martin as our Children's Liaison Officer.

To:  
Administrative Officer  
Planning Department  
Wicklow County Council  
County Buildings  
Wicklow



**NEWTOWN FC**

From: Hughie Nolan  
Hon. Secretary  
Newtown FC  
27 Sycamore Drive,  
Newtownmountkennedy  
Co Wicklow

**(PREVIOUS)  
SUBMISSION**

**TO**

**WICKLOW COUNTY COUNCIL  
REGARDING  
THE BACKGROUND ISSUES PAPER  
IN PREPARATION OF  
THE NEWTOWNMOUNTKENNEDY  
DRAFT LOCAL AREA PLAN 2008-2014  
29<sup>th</sup> November 2007**



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**Submission Form  
Pre-Draft NMT LAP 2008**

**Name:** Newtown FC  
**Address:** C/o Sandra Martin  
98 Season Park  
Newtownmountkennedy  
Co Wicklow

**Brief of Submission regarding the Background Issues Paper  
in Preparation of Draft NTK LAP 2008**

**Observations/comments on existing Plan**

One need only glance at Map No.1 from the NTK LAP April 2002 to see the dearth of Open Space currently Zoned. (See. Attached Map No.1)  
Remove the OS to the south of the town (privately owned GAA grounds at Ballinahinch) and the problems become more evident.  
It is clear to see that there is not enough Active Open Space in Newtownmountkennedy.

This issue has not been addressed at all in the 2002 plan and although Newtown FC raised the difficulties at submission level in July 2001, (See. Attached Oral Hearing 10<sup>th</sup> July 2001) nothing has changed in 15 years.

**The LAP 2002 proposed to increase the population by 2000 (two thousand) persons by 2006/7 with residential development of 1,665 housing units on 115 acres. (See. Section 2.1.2. paragraph 4). The LAP 2002 did not zone any extra land as open space.**

Section 2.6 LAP 2002 stated that facilities "*including additional playing pitches...will be required*".

During the past 10 years Newtown FC has had discussions, submissions and correspondence with Wicklow County Council, Local Area Councillors, TDs and Ministers regarding the complete lack of Active Open Space in our town. (See. Attached correspondence)  
The responses to the above all indicated that the lack of Active Open Space would be addressed in the 2002 LAP. **This did not happen.**  
This has added to the mounting difficulties at Newtown FC. (See. Playing pitches/Facilities).

Newtown FC have major concerns about the lack of Active Open Space in our town.  
The Club currently uses 2 pitches (3.6 acres approx) which adjoin the Community Centre albeit that these pitches are not identified on the 2002 Map. (See. Attached Facilities/changing rooms).

The population in 1996 was 2,528 (LAP 2002 Section 2.1 Table 1)  
**The County Dev. Plan up to 2004 stated a provision for 5 acres per 1,000 people.**  
This would have allowed **over 12 acres** to be zoned Open Space in 1999 !!!!!.

**WHY WAS THIS LAND NOT ZONED OPEN SPACE IN 1999**

## **Population/Planning/Standards/Guidelines.**

### **Population**

The 4 main residential areas have 724 dwellings (Background Issues Paper).  
**Say 800 existing dwellings in total.**

The planning application by Kineada on lands Zoned AAP Z1 is for 850 dwellings approx. There is potential for a development to the west of AAP Z1 for up to 500 dwellings approx. Add the planning applications currently in the planning process, say 300 dwellings approx. The average household size (RPG review group) is estimated at 2.56 AHS. Therefore 2.56 AHS by **1,650 dwellings will increase the population by 4,224** persons approx.

Add this to the existing population of **2,548** (06 census) and the town could potentially have a population in excess of 6,700 persons over the lifetime of the 2008 – 2014 LAP.  
**This is an increase of 265% approx. and a possibility of what will happen.**

Newtown FC welcomes this growth but will not be able to cope with it unless the Active Open Space is increased to the recommended levels. Our Club, which currently manages 15 teams (See. Attached Membership) could be expected to accommodate up to 40 teams. Whilst the Club is up to the task, the **infrastructure must be in place, and it is up to you, the planners in Wicklow County Council to give us the tools to do the job.**

### **Planning**

**The DoELG Guidelines for Planning Authorities on Residential Density** states in Section 5.7.1 *“that public open space is one of the key elements in defining the quality of the residential environment”*.

Section 5.7.3 of the Guidelines deals with the design of open space. *“In new development areas, Local or Action Area Plans should identify at an early stage the preferred location of larger open spaces including, if considered appropriate, locations in the non development areas adjoining the development areas. This may allow playing pitches and larger recreational facilities to be concentrated away from housing areas but easily accessible from them and allow a more flexible approach to open space requirements within residential estates by way of more casual spaces suitable for smaller children’s play, informal kickabout and passive amenity”*.

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**The Regional Planning Guidelines for the Greater Dublin Area 2004-2016** Section 9.6 – Open Spaces and Recreation, state that the Planning Authority should :

- Have a presumption in favour of the retention of existing sports and recreation facilities.
- Have proposals for the enhancement of such facilities and the provision of new facilities in all major residential developments.

### **Wicklow County Development Plan 1999-2004.**

Section 2.3.2 Public Open Space Standards. States that the Council will make provision for a minimum standard (2 hectares) 5 acres of Public Open Space per 1,000 population.



**1. Vision**

To promote the development of sustainable communities...range of community facilities suitable for all ages.

**2. Context**

This Chapter sets out the policies and objective.....to expand its role in community development and advance social inclusion throughout the County.

**3. Strategy**

Recent developments at national level have resulted in all local authorities, including Wicklow County Council, having an expanded role in Community Development...It is accepted that fair and equitable access...but also on access to social, community and cultural facilities which are fundamental to social cohesion and personal enhancement.

**4.1 Outlook**

**Policy C1:** The plan will facilitate the provision of adequate community facilities in accordance with the strategies and recommendations set out in the County Development Board's strategy document Outlook 2002-2012.

**Policy C2:** The Council, through the Office of Community and Enterprise, will support the development of a diverse and representative range of voluntary community groups and organisations in County Wicklow.

**Policy C3:** Wicklow County Council is committed to implementing a Development Levy Scheme under Section 48 of the Planning and Development of community facilities including the provision of sport and recreation, arts and cultural facilities.

**4.3 Community Development and Wicklow County Services**

**Wicklow County Council also provides directly and continues to develop a range of community related services, including:**

- **Recreational/play/park spaces**

**Policy C4:** The Council will ensure that Wicklow Communities Networking and Wicklow Community Platform are recognised and supported as the key activity in County Wicklow as identified in Action 31 of Sustainable Communities in "Outlook".

**Policy C5:** The Council will encourage and advance the cause of community development and community action in order to further the development of sustainable communities in County Wicklow and facilitate voluntary community organisations in improving their community's quality of life.

**4.6 Community Facilities**

Community facilities provide the infrastructure necessary for the development of sustainable communities. Their purpose is .....combat social isolation and alienation.

The term 'Community Facility' covers a variety of amenities, which are responsive to and meet the needs of communities. Essentially there are two strands to community facilities:

- **Infrastructure to facilitate community development**

**Policy C12:** The Council will recognise the division of the term and zoning objective, "Community Facilities" into four separate groups in order to provide clarity to local communities and service providers on a balanced approach to planning provision for such facilities

- I. State Community Facilities
- II. Private Community Facilities
- III. Local Authority Community Facilities**
- IV. Community/Voluntary Community Facilities

**iii. Local Authority**

**The provision of these facilities are the function of the local authority which must initiate and provide the following in terms of community facilities: outdoor**



recreational spaces, playgrounds, parks/open spaces, urban woodlands/nature areas, swimming pools and libraries and graveyards.

#### **iv. Communities/Voluntary:**

**The initiation of these facilities falls to local community and voluntary groups.** Community halls/centres, crèches, pitches, sheltered housing, sports and special interest clubs, youth clubs, Churches, religious order and non-denominational run schools, community cultural and art centres.

**Policy C13:** The Council will consult with local communities to ascertain what facilities they want to provide for themselves and zone lands according to those needs within Local Area Plans.

**Policy C14:** Where the need for new community facilities arises directly as a result from new development the applicant/developer will be expected to meet the full cost of that facility.

#### **4.9 Sports and recreation policy**

In addition to the Play Policy, Wicklow County Council has also developed a Sports and Recreation Policy. The implementation of this policy.....offers a variety of opportunities for youth to participate in community life in County Wicklow.

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

#### **To date Wicklow County Council's role in sport and recreation has included:**

- Planning provision for sport and recreation facilities, both open space and built facilities
- **The provision, by lease or sale, of grounds to sporting clubs and communities**
- Sports grant allocation in the County Council Community Grants scheme

**Policy C21:** Wicklow County Council will work to contribute to the improvement to the health and well being of the inhabitants of County Wicklow and to facilitate participation in sport and recreation. This work will be guided by the principles of sustainable development and social inclusion.

**Policy C22:** The Council will be guided by the Sports and Recreation Policy in the provision and expansion of sport and recreation opportunities in County Wicklow for the next ten years. In addition the strategy will inform the development levy scheme for community facilities, in particular the provision of sport and recreation facilities.

**Policy C23:** Facilities for football, hurling, golf, athletic clubs, etc. should normally be located close to towns or villages, on **un-serviced agricultural land**. The Council may consider providing sites for these purposes or may be prepared to make financial or other assistance available, subject to reasonable access being made available to the public and to reasonable safeguards for the continued use of the land as open space.

#### **4.14 Open Space Provision Objectives**

**Policy C34 Public Open Space Provision:** The Council will make provision for a hierarchy of parks, open spaces and outdoor recreation areas **within towns**.....in accordance with "A Parks Policy for Local Authorities" published by the Department of Environment, 1987.

The highlighted areas above are not intended to "cherry-pick" parts of the CDP but if they are not included we would feel that they should have been.



**Newcastle Draft Town Plan 2006-2010.**

Community and Play. The Plan allows for 2.4 hectares per 1,000 pop. **Approx. 6 Acres.**

Standards/Guidelines

**The current standard for Public Open Space is 2.5 hectares (6 acres) per 1,000 persons**

The current population is 2,548 (06 census)

**Within the lifetime of the LAP 2008-2014 the population should be 6,000 or more.**

The total Public Open Space Zoned in this LAP using current **minimum standards and guidelines must be a minimum, 36 acres.**

These are the Guidelines, Recommendations and Objectives of Department of the Environment and Local Government, Regional Planning Guidelines for the Greater Dublin Area and Wicklow County Council.

**Policy C23:** Facilities for football, hurling, golf, athletic clubs, etc. should normally be located close to towns or villages, on un-serviced agricultural land. The Council may consider providing sites for these purposes or may be prepared to make financial or other assistance available, subject to reasonable access being made available to the public and to reasonable safeguards for the continued use of the land as O.S.

**There is no reason why 50 or 100 acres** could not be zoned. This would facilitate future LAPs in the future. Newtownmountkennedy is in the "Garden of Ireland" surrounded by 1,000s of acres of agricultural land. **Why wait until it's all built on.**

The lands for residential development we expect are zoned in line with the County Development Plan and the Local Area Plan. **We also expect that Wicklow County Council will zone the open space required, in line with the County Development Plan and LAP.**

**Policy C13:** The Council will consult with local communities to ascertain what facilities they want to provide for themselves and zone lands according to those needs within Local Area Plans.

Newtown FC will ultimately need approximately **23 acres** to facilitate the increase in population which is proposed in The LAP 2008-2014.

We ask that you implement the Planning Guidelines, Objectives and Policies as required with particular emphasis regarding **Policy C13.**

**You, the Planners in Wicklow are the people who can zone these lands for the town now.**

**We do not want the label of "THE FORGOTTEN TOWN" as one Local Councillor was quoted recently.**

**Newtown FC is up to the task.**  
**Give us the tools to do the work.**

**Zone 36 acres Active Open Space for the town.**

**Implement the Policies contained in the  
County Development Plan**



## **CLUB HISTORY**

Newtown United was established in 1970 in the Wicklow League and in 1980 Newtown Juniors was set-up as a separate club in the WDSL. In the summer of 2006 both Clubs amalgamated and are now called Newtown FC.

The Executive Committee of Newtown FC is committed to strengthening the Club into the future by ensuring that facilities and pitches are adequate to deal with the increasing numbers in population and to this end will be seeking to lease land immediately, from Wicklow County Council.

Newtown FC has a long history of commitment to the youth and adult population of Newtownmountkenedy and it's environs, catering for young people from the age of 5 – 16 and progressing into our senior teams. It is the philosophy of the club that by participating in local activities, be it as a footballer, manager or helper, it is hoped to foster a greater sense of community.

We are very aware of our responsibilities to the young people of Newtownmountkenedy and we take them very seriously, we keep ourselves up to date in all aspects of good practice for children's sports. In 1999 the FAI published its Code of Ethics for under age soccer. These policies have been written into our own Club Constitution. A new FAI directive has come into place since 2005 insisting that all Clubs appoint a Children's Liaison Officer to monitor Child issues. We have appointed Sandra Martin as our Children's Liaison Officer.

## **MEMBERSHIP AND PROMINENT PLAYERS**

### **MEMBERSHIP**

We have approximately 160 junior members (under 16 yrs) and 50 adult members. We cater for people in Newtownmountkenedy, Kilpedder, Willow Grove, Kilquade, Newcastle and Roundwood. At present we have 12 under age teams with over 160 children playing soccer. We have 5. 7-a-side teams (10-14 in each team) and 6.11-a-side teams (all underage) and 3 senior teams, all of these teams train and play football on the Community Grounds.

A development squad session is held on Saturday mornings for 5-7 year olds, all eager to play football but too young as yet.

|                           |                  |                 |
|---------------------------|------------------|-----------------|
| Under 6-development squad | Under 9          | Under 13        |
| Under 8A                  | Under 10         | Under 14        |
| Under 8B                  | Under 11         | Under 15        |
| Under 8C                  | Under 12         | Under 16        |
| Youths (under 17)         | Premiership team | Division 1 team |

Although the Club has no fixture of tenure, the commitment of a totally voluntary management team to the development of the club, especially its youth, continues to grow steadily. We are pro-active on coaching and insist on all our Managers undergo coaching courses organised by the FAI. Every year we allocate funds towards improvements in our coaching and coaching members. At present we have 13 Level 1 coaches and one UEFA B/Level 2 coach and in 2007 four more people, including two 15 year olds completed the new "Kick Start 1" coaching course as presented by the FAI under their new FAI Development Plan. The two are currently playing on the under 16 team and are also giving of their time to manage some of our 7-a-side teams. We are glad to have helped instil a "sense of Community" into these young men.

### **PROMINENT PLAYERS**

Over the years the average number of members in the Club has grown between 15 & 20%. The success of our club at present and the past years can be measured by the following. Prominent players from our Club currently playing at International level and English Club football include:

Clive Clarke – Sunderland - 1<sup>st</sup> Senior Ireland Cap from Wicklow for over thirty years  
Paul Heffernan – Doncaster  
Paul McShane – Sunderland & regular current Senior International  
Katie Taylor – St James Gate/ Senior Women's International

The progress and achievements of these players gives everyone in the Club a lift and a feeling of immense pride. Countless players from the Club have represented Co Wicklow at inter-county level, most notably the prestigious Kennedy Cup which, is held in Limerick University every year.

Niamh Kearny represented Lenister Ladies at under 14 level in 2005. Katie Taylor was awarded Wicklow league Player of the Year in 2000 and represented our Club at the Kennedy Cup the same year, the first girl to play in the All Ireland Tournament.

Over the years the Club has lost players to other Clubs. These players are pursuing a "DREAM" ie. Stardom, and in some cases the dream becomes a reality. For every Paul McShane there are hundreds more who don't achieve their goal. This is where our Club comes in. We coach and train these young children, not only soccer skills but also life skills that will stay with them forever.

In recent years the age in which players are leaving to play in Dublin has dropped to youngsters of 8 and 9 (far too young). To use an example the name of Paul Heffernan springs to mind. Paul played all his underage football with Newtown Juniors although he was tempted by other Clubs since the age of 10. The transition of players from under age to senior soccer can be improved and will be monitored closely by the Newtown FC Committee.

## **PLAYING PITCHES/FACILITIES:**

The facilities we currently use are completely inadequate and we do not have exclusivity rights to the grounds. Any organisation in Newtownmountkennedy can use these grounds. Changing facilities were at the side of the pitch prior to the opening of the Community Centre. Two dressing rooms at the back of the Community Centre became available. The two dressing rooms complete with showers are second to none but on days when under age and senior teams are playing, two is not enough. We give preference to the senior teams when there are two or more teams playing. Unfortunately, we can have children as young as 6 or 7 changing at the side of the 7-a-side pitch and also a few yards away on the other pitch we are expecting young men aged 15 or 16 to do likewise. We are asking travelling teams to change on the side of the pitch in front of their moms, dads and other supporters because we have no room. We have girls on all our under age teams up to the age of 13, this outdoor changing predicament should not be happening in 2007. The two changing rooms in the Community Centre are now also required for use by other organisations using/renting the new indoor hall in the Community centre thus putting even more pressure on the changing rooms. The shed beside the pitches was built by the Council/FÁS when the Community Centre was being revamped and is used to store all equipment belonging to the clubs. Unfortunately, it is not big enough to store goalposts, lawnmowers etc. and a larger building is needed immediately.

### **Newtownmountkennedy has grown in population but our facilities have not.**

**Surely the Council do not expect to ignore the lack of facilities available to our Club forever?**

**At present we have the use of the following sporting facilities: (no lease)**

**Matt Kelly Community Grounds** – 2 pitches – poorly drained - maintained in the past and present by Newtown FC – used at present by Newtown FC and also both local schools use it occasionally.

**Parish Field** – 7-a-side size pitch - privately owned by The Laurence O'Toole Trust – used by schools & Newtown FC development teams.

We play and train on the Community Field. ***WE NEED OUR OWN PLAYING PITCHES***, so we can draw down funding exclusive of Wicklow County Council. The need for all-weather facilities is never more evident than in the months November to March when the weather is unpredictable to say the least. Newtown FC are a difficult team to beat at our home grounds, like most teams home advantage counts for a lot, however both Leagues (Wicklow League and the WDSL) are getting even more stringent and with the abandonment of games, because of our pitches we are sometimes forced to play most of our senior games away from home in winter months. This is due to the simple fact that the drainage or lack of, on the community ground is basically non-existing, this despite several concentrated efforts by Newtown FC to address the problem.

The grounds have twice been dug up and pipes laid to assist in the drainage, countless trailer loads of sand have been spread onto this and yet this has not sorted the problem.

The Community field is built on an old landfill, which was used for household rubbish, cars and any other waste that could be dumped there. One only has to look at the bottom goals on the top half of the field, to see how much it has dropped over the last number of years.

25 yards out from the goal line, there is a very visible drop down.

Newtown FC has physically and financially looked after the Community Grounds in Newtownmountkennedy for the past 15 years (approx). The Grounds are kept to a high standard for everyone to see. No other Club, Organisation or Authority has contributed to the upkeep of the Community Grounds which is of great pride and credit to Newtown FC.

**We get no funding from any organisation, as we are not entitled to apply for any because we do not own or have a long-term lease on our own permanent pitches/facilities.**



## THE FUTURE

In sections 2.6 and 2.10. of the 2002 LAP it is recognised that additional playing pitches would be required.

In section 3.5. of the LAP regarding Residential Development, it is an Objective (b) to reserve lands within these developments for open space expansion.

The LAP states in section 3.12. Open Space, that *“it is the policy of the Council to facilitate, where possible and appropriate, the objectives of private sporting and recreational clubs..... for the continued use of the land as recreational open space”*.

The main aim for the future of Newtown FC is to make progress on and off the pitch. With the proposed and expected increase of population in the area we will have more players/teams and we need to have more and improved facilities to cater for this, the present situation will not suffice. In the summer of 2006 both Newtown Utd FC and Newtown Juniors FC voted unanimously to amalgamate under the name of Newtown FC. This process will take a while to be fully implemented but the process has started, a committee has been formed and has had consultations with the FAI representative.

In the future the Senior Teams could have 4-5 teams including a youths team, the Junior teams could have from under 8-16's (some age groups with an A and B team), Ladies soccer could have 2 teams and girls soccer might need to cater for teams at under 10's, 12's 14's and 16's. This would make a total of 30+ teams minimum, and we all need to be prepared for this.

We estimate the need for extra facilities to include car parking, total of 4 11-a-side pitches, 2 7-a-side pitches, an indoor and an outdoor training area, a clubhouse to include a minimum of 6 dressing rooms complete with shower rooms, a kitchen, meeting room, function room, referees changing room, toilets, a large storage room for Club equipment. Under the planning guidelines provision must be made for this. The facilities must be provided now, not later.

**Better facilities in the Newtownmountkennedy area are long overdue and we need to act now so the children of Newtownmountkennedy have a future in sport.**

## POPULATION

The population of Newtownmountkennedy is 2,548 (2006 census) this figure is nearer 2,900 at present. In 2002 Newtownmountkennedy & Blessington was recognised by the RPG as a moderate growth area because of its proximity to Dublin. As we grow our sporting facilities need to grow.

The population of the town is expected to increase to 4,510 by 2010 and 6,000 by 2016. At present we have over 900 houses in the town stretching from Kiladreenan in the south to the Garden village in the north.

With the Kineada Development a planning stage for 869 houses, we are looking at doubling the size of OUR town. At present the only active open space in the town is the Community Fields of approximately 3.6 acres. For a population of 2,548 the current active open space is totally inappropriate, where will we be in under three years time when the population forecast is to be 4,510?

We have apartments popping up all over the town, in every little corner. In the last year 35 apartments approx. have been built on the main street of Newtownmountkennedy, this is not including the building of new apartments by the Dywer Nolan Development beside the new hotel. Hopefully all these little developments have been taken into consideration at the time the projected population was decided.

## KINEADA DEVELOPMENT

At the present time Kineada Ltd have submitted their planning application to Wicklow County Council. This is an enormous undertaking by Kineada to literally double the size of Newtownmountkennedy with the building of 869 houses.

Within these plans there is a site south of Season Park called "the Valley" the plan is to transform this "valley" into a walkway with seating, green area with planting and a man made reservoir. This green area is a large sloping decline. This is what Kineada have as "open space". But what Newtownmountkennedy needs is **"active open space"**.

In early 2006 the club arranged to meet with the developers (Kineada Ltd). Newtown FC was keen to ascertain the amount of useable active open space that would be provided in the plan. It was indicated that 2 new full-size soccer pitches could fit between the existing Community Centre leased land and the proposed western ring road. The developers stated that all of the Open Space lands in their Planning Application would eventually be ceded to Wicklow County Council.

For clarity, the developer's agents provided plans of land ownership and a possible playing pitch layout. (See attached A3 plans).

It is clear from the layouts that a small portion of one of the possible playing pitches is currently owned by Wicklow County Council.

**The attached Drawing No.H-083-03 indicates a possible Playing Pitch Layout.**

**These lands are currently owned by Kineada and by Wicklow County Council.**

**Whilst the layout looks great on paper, albeit run-off space at the sidelines of pitches is too narrow, it is clear that there is not enough room to also accommodate changing facilities, training areas, 7-a-side, clubhouse etc....**

**The green space to the South is currently owned by the St. Laurence O'Toole Trust.**

**If it were possible for Newtown FC to lease all of the green space shown on the Drawing it could enable the Club to plan for the future.**

When Kineada submitted their planning application in 2006 Newtown FC submitted an observation to Wicklow County Council in regard to this area of land.

The guidelines for the amount of "active open space" per 1,000 population are 6 acres. At present the population is 2,548 therefore the amount of "active open space" in Newtownmountkennedy should be 15 acres approx. and at present there is an enormous gap between the present 3.6 acres and what should be there. If the projected population of Newtownmountkennedy for 2010 (2 years) is 4,510 where is Wicklow County Council going to find a further 21 acres of "active open space" for our community?

"Open Space" is not "active open space" and Newtownmountkennedy does not need inactive "open space" for groups to assemble and have nothing to do.

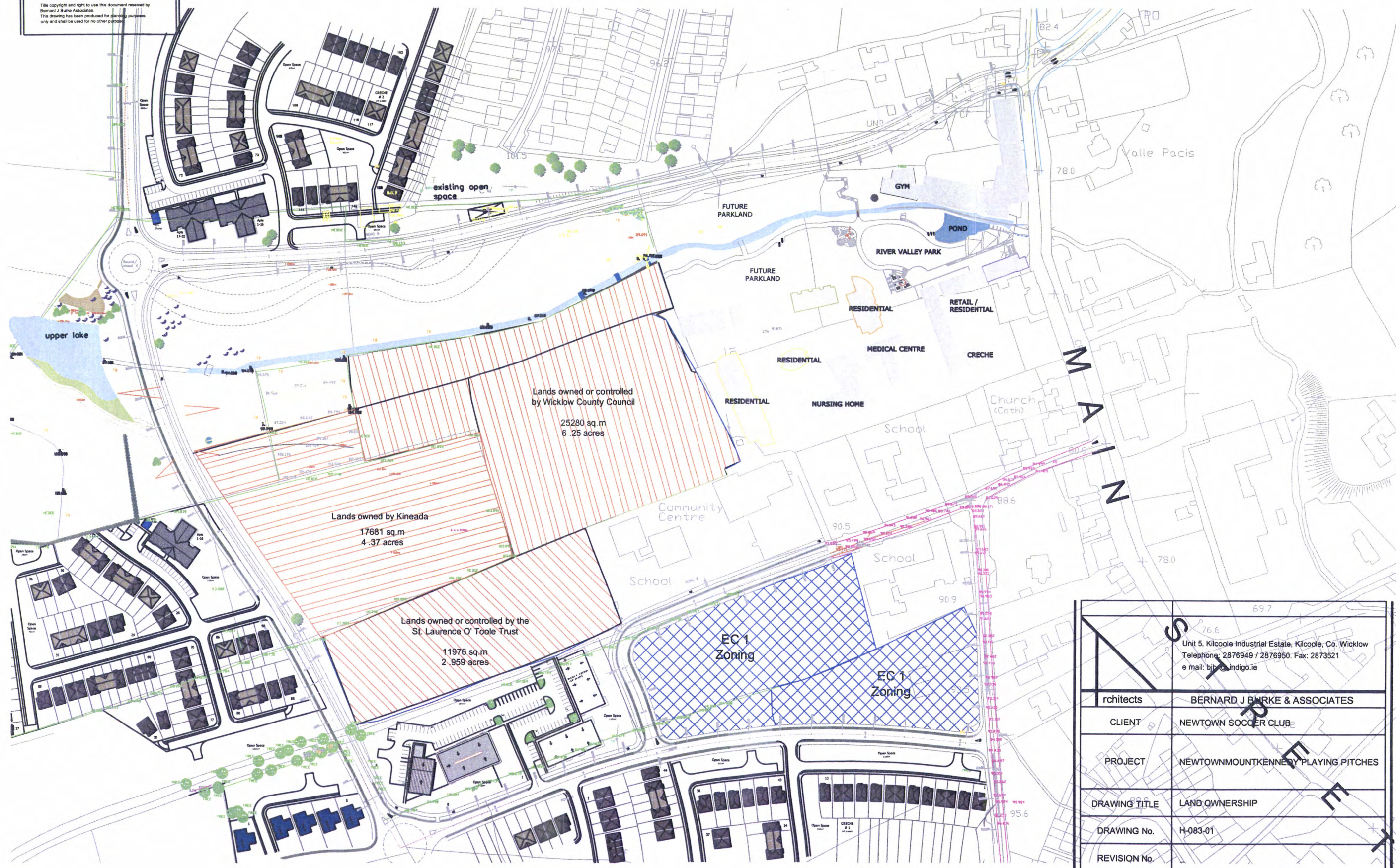
When Kineada Ltd get their planning permission, where are the occupants of the 869 houses going to play any kind of sport? because the present 3.6 acres won't facilitate them. There are a few sporting organisations in Newtownmountkennedy, Tak-won-do indoor sport taking place in the community centre, Newtown GAA taking place at Trudder Road, privately owned by Newtown GAA and Newtown FC taking place at the Community Fields.

# **Newtown Soccer Club**



Do not scale off this drawing.  
All dimensions to be verified on site by main contractor before the commencement of any shop drawings or work whatsoever.  
Report all discrepancies to the Architect immediately.  
This drawing to be read with all related Architects and Engineers drawings and other relevant information.

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This drawing has been produced for planning purposes  
only and shall be used for no other purpose.



# Newtown Soccer Club

|               |                                     |
|---------------|-------------------------------------|
| Architects    | BERNARD J BURKE & ASSOCIATES        |
| CLIENT        | NEWTOWN SOCCER CLUB                 |
| PROJECT       | NEWTOWNMOUNTKENNEDY PLAYING PITCHES |
| DRAWING TITLE | LAND OWNERSHIP                      |
| DRAWING No.   | H-083-01                            |
| REVISION No.  |                                     |
| DRAWN BY      | MB                                  |
| SCALE         | NTS                                 |
| DATE          | SEPTEMBER 2006                      |
| SHEET No.     |                                     |











## LEASE AGREEMENT

In line with the projected population of Newtownmountkennedy, as the committee of Newtown Football Club, we ask that we be considered for sufficient land to site our playing pitches and facilities.

It is an objective of Newtown FC to obtain its own sporting lease from Wicklow County Council so that the club can meet the criteria to enable it to draw down funding and grants, which are available from The National Lottery, The Sports Council of Ireland and The Dept. of Tourism, Sport and Recreation in conjunction with the F.A.I.. **Funding is not available unless the club owns or has a long term lease on the facility it uses.**

Better facilities are needed in Newtownmountkennedy and are long overdue. We need to act now so the children of Newtownmountkennedy have a future in sport.

Newtown FC needs its own permanent playing fields to cater for its 200+ members.

**It was noted recently that Wicklow Co. Co. agreed a 25 year lease with Ashford Rovers Football Club. (Wicklow People 8 Nov. 2007). The lease on 3.58 acres at Ballinalea is to cost €250 per year subject to a review every 5 years. The 2002 population in Ashford was 1,356 persons (CDP 2004-2010 Table 3.3)**

29<sup>th</sup> June 01

**Newton Juniors Football Club**

c/o Jimmy Lott,

15 Garden Village Avenue,

Kilpedder,

Co. Wicklow.

**Re: Newtownmountkennedy Draft Development Plan, 2000**

***Oral Hearing Appointment***

Dear Jimmy,

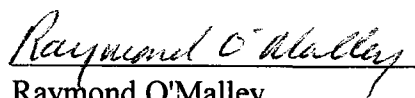
I refer to your letter of the 12<sup>th</sup> November 2000 and your request for an oral hearing.

All oral hearings are being held at the Planning Department, Wicklow County Council, County Buildings, Wicklow, Co. Wicklow on the **10<sup>th</sup> July 2001**. Your oral hearing is scheduled to begin at **11.30** and will last for approximately 20 minutes.

Please phone (086 8315700) or write to confirm your attendance.

Thank you.

Yours,



Raymond O'Malley

Kiaran O'Malley & Co. Ltd.

ROM: rom

# **Newtown Juniors Football Club**

C/o 15 Garden Village Avenue,  
Kilpedder.  
Co. Wicklow.

## **Re: Newtownmountkennedy Draft Development Plan 2000 Oral Hearing 10<sup>th</sup> July 2001**

### **Presented by:**

**Jimmy Lott: Chairman Newtown Juniors F.C.**

**Hugh Nolan: Secretary Newtown Juniors F.C.**

*Newtown Juniors Football Club welcome the commitment of Wicklow County Council, as per 2.6 of the Newtownmountkennedy Draft Development Plan 2000, to the recognition of the need for the provision of additional playing pitches and indoor sports as recreational facilities in the area.*

*In line with the projected increase in population, as the committee of Newtown Juniors football Club, we ask that we be considered for sufficient land to site three full size pitches.*

### **WHO WE ARE**

*Newtown Juniors Football club has a long history of commitment to the young people of Newtownmountkennedy and it's environs, catering for young people from under 8 to under 18 years. It is the philosophy of the club that by participating in local activities, be it as a footballer, manager or helper, it is hoped to foster a greater sense of community. We are very aware of our responsibilities to the young people of Newtown and we take them very seriously, we keep ourselves up to date in all aspects of good practice for children's sports.*

*The Irish Sports Council recently launched their Code of Ethics and Good Practice for Children's Sport in Ireland. An implementation workshop for the Wicklow area was held in the Glenview Hotel on 21<sup>st</sup> February 2001. The workshop consisted of presentations by experts from the Eastern Regional Health Authority, Irish Sports Council, and F.A.I. technical director Brian Kerr. Our club was represented four committee members, Jimmy Lott (chairman) Hugh Nolan (secretary) Dave McGuirk (treasurer) and Tim Topham. We followed this up by inviting Mr. Paul Temple of Bray Youth Services to facilitate a workshop on good youth work practice that all our managers attended.*

*In August 1999 the F.A.I. published its Code of Ethics for under age soccer. It is the policy of our club to implement and abide by all its recommendations; copies of this publication are freely available and are distributed at all meetings.*

*The success of the club at present and over the past years can be measured by the following. Past members of our club from Newtown currently playing soccer at International and Premiership*



# **Newtown Juniors Football Club**

level include local lad Paul Heffernan (19yrs) at this time with Notts County and Clive Clarke (20yrs) also from Newtown and now with Stoke City and a regular with the Irish under 21s. Katie Taylor who currently plays for our under 15s is to make her International debut when she lines out for Ireland under 16s against Northern Ireland on Saturday 7<sup>th</sup> July, 2001. Katie was also the first girl in Ireland ever to play in the Kennedy Cup, an All-Ireland competition. We are very proud of their exploits, but non-more so than our youngsters from under 5s to under 10s, they look up to them as role models and follow the national papers for news of their exploits. Our trips to England to partake in soccer tournaments have now become an annual event. These improvements have not gone unnoticed and you can see from above some of the features that make our club so attractive.

## **FACILITIES AT PRESENT**

During the 2000/2001-football season we had 125 schoolboys/girls in our club. The facilities that we have at present is far from adequate to deal with such numbers. For example, our U11s to U18s play at the Matt Kelly Community Grounds located beside Newtown community center. These grounds are also used extensively by other clubs including: Senior soccer (3 teams), Womens' soccer, Juvenile GAA and any other sporting organizations within the Newtown area which meet the criteria of the Sports Field Committee. No teams are allowed to use the Matt Kelly Community Grounds for training purposes.

All our other teams use the parish field, which is located beside St. Joseph's Boys's School; our U8s to U10s together with our development squad, catering for 5 to 7year olds, play all their matches there. However, as you might imagine, with no other training facilities available, the parish field is also used for training by the senior soccer team, the Womens' team, GAA Athletic club and the boys' national school on an almost daily basis during the school year. There are no changing rooms or toilet facilities the only shelter available during heavy showers is under the nearest bush. We have no fixture of tenure on this field and it can be withdrawn from us at any time, in fact a scenario which very nearly happened during the past season.

Without financial assistance from any other organization, for the past five years the parish field has been maintained by Newtown Juniors Football Club. Among the work done has been the installation of additional drains, regular fertilizing and cutting of the grass to a high standard.

# **Newtown Juniors Football Club**

*Without financial assistance from any other organization, for the past five years the parish field has been maintained by Newtown Juniors Football Club. Among the work done has been the installation of additional drains, regular fertilizing and cutting of the grass to a high standard.*

*In looking at the proposed draft development plan it is quite clear that this field is a prime and valuable piece of land, and it is our opinion that it is only a matter of time before it is acquired especially given its prime location and proximity to all schools and the development that is envisaged for the schools and the development that is envisaged for the schools.*

*Despite the fact that the club has no fixture of tenure for the training grounds our commitment by a totally voluntary management team to the development of the club and it's youngsters, continues steadily. For example, the standard of coaching within our club continues to be of a high level. This year alone has seen the introduction of five level one coaches. It is our intention to send managers and some of our mature players on coaching and any other course that the club deem beneficial, e.g. first aid, child protection.*

*As mentioned in our letter of 12/11/2000 to Mr. Brian Doyle regarding the Draft Development Plan, our aim is to secure land to site our own pitches. This would allow us to avail of development and coaching grants which are available from a number both private and public organizations. The great success of Newtown GAA in the past few years would appear in no small way to be the result of their having their own pitch at Ballinahinch. While it is obvious that this has allowed them to avail of GAA funding, more importantly, it has resulted in their establishing a local LOTTO. Such regular finance allows the club to continue on with their development of facilities. However, despite the wisdom of adopting that model of financing, it seems pointless for our football club as we currently have no grounds of our own to develop.*

*According to the Draft Plan, in the near future, it is estimated that primary school places for 1080 children will be required. With these figures in mind, we calculate that we will be expected to cater for up to 400 young people in the same time period, this justifies our original request of three full-size pitches.*

*At the moment 25% of the population is under 14 years of age, based on a target population of 6000, and the assumption that approximately 18% of the population will be of primary school age, it is estimated that primary school places for approximately 1080 children will be required. There are no youth clubs, or scouts in existence in Newtown. Newtown Juniors offers one of the few social and sporting outlets available to both boys and girls. Our aim is to encourage the participation of the youth of Newtown and its surrounds in soccer, and also to facilitate the personal development and leadership skills of our youth.*

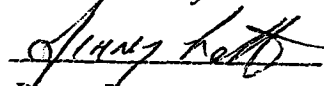
*The rapid growth in the population of the locality in recent years, {and making no allowances for the contents of the development plan}, has meant that we are finding it increasingly difficult to cater for the growing number of youth, as we lack suitable training and playing facilities.*

*Our ambition for the future is that we secure land to site our own pitches. This would allow us to avail of development and coaching grants which are available from the Schoolboy Association of Ireland, the National Lottery, Dept. of Tourism, Sport and Recreation, etc. We are unable to benefit from these at present as we have no pitch of our own*

*No doubt, you, like us, are concerned that proper facilities be available as an incentive toward making the area more attractive to possible future residents.*

*The committee of Newtown Juniors F.C. would welcome the opportunity to meet you to make our concerns known to you.*

*Yours sincerely*

  
*Jimmy Lott*





  
**Labour**

Woodside,

Rathdrum,

Co. Wicklow

T: 0404 46844

M: 086 8492910

Cllr. Jimmy O'Shaughnessy, PC, MCC

22/11/07

Dear Sandra,

THANK you for your letter re.  
the need for extra playing facilities  
for your club in New Town.  
I have been in contact with Wicklow Co Council  
on your behalf.

I will also be requesting at our meeting  
on the New Town Local Area plan to  
insure that LA's be included for  
all clubs in the New Town Area.  
I will be in contact with you again on  
this matter

Your issues are my issues, tackle them with me

 You're in power

**Liz McManus TD**

*Deputy Leader and Spokesperson on Health*

15 September 2006

Ref. BRY/AF

Ms. Sandra Martin  
98 Season Park  
Newtownmountkennedy  
Co. Wicklow.

Dear Sandra

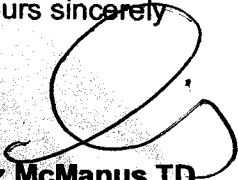
Following on our conversation I want to formally express my very strong support for the Newtownmountkennedy Football Club.

I am aware of the fine contribution made by this club over the years to the local community. The fact that the club now caters for approximately 120 juniors and 60 seniors shows how committed and active this club is.

The submission from the Newtownmountkennedy Football Club in relation to leasing land for two pitches in the new lands near the Community Centre has my support. I believe it will provide an opportunity for the club to attract resources to develop this amenity and for the local community as a whole to benefit as a result.

With every good wish,

Yours sincerely

  
**Liz McManus TD**  
Deputy Leader of the Labour Party.



**Labour**

**Constituency Office**

2 Belton House,  
Castle Street,  
Bray, Co. Wicklow  
**T:** 01 276 0583  
**F:** 01 276 0584

**Dáil Office**

Dáil Éireann,  
Dublin 2, Ireland  
**T:** 01 6183131  
**F:** 01 6184591  
**E:** [liz.mcmanus@oireachtas.ie](mailto:liz.mcmanus@oireachtas.ie)  
**W:** [labour.ie/lizmcmanus](http://labour.ie/lizmcmanus)



# Comhairle Chontae Chill Mhantáin

WICKLOW COUNTY COUNCIL

Your Ref:

Our Ref: **TO'N/PO'R**

Aras An Chontae

Cill Mhantáin

Telefón : (0404) 20148

Fax No : (0404) 69462

Intl VPN : 181 2100

E-Mail: [plandev@wicklow.co.ie](mailto:plandev@wicklow.co.ie)

Web: [www.wicklow.ie](http://www.wicklow.ie)

11<sup>th</sup> March 2003.

**Mr. Jimmy Lott  
Newtown Juniors FC  
15 Garden Village Avenue  
Kilpedder  
Co. Wicklow**

Dear Jimmy

Further to your letter dated the 2<sup>nd</sup> inst., my understanding is the present playing fields are held / owned by the community and as such will always remain in community control. However, as part of the Newtown Development Plan it is intended to provide a wide range of leisure and sporting facilities which hopefully will be funded from new developments and in particular planning levies. I further understand that discussions are ongoing with developers and obviously it will take time to meet the objectives of the Plan. I would expect that as new residential, industrial and commercial developments take place, playing facilities will also be provided.

Yours sincerely

**Tony O'Neill  
Economic Development Executive.**





OIFIG AN AIRE STÁIT AG AN ROINN GNÓTHAÍ EACHTRACHA  
(Office of the Minister of State at the Department of Foreign Affairs)

BAILE ÁTHA CLIATH 2  
(Dublin 2)

18 March, 2003

Mr. Jimmy Lott,  
Newtown Junior F.C.,  
15 Garden Village Avenue,  
Kilpedder,  
Co. Wicklow.

Please quote our ref: IH 02/ 14

**Re: Allocation of Land to Newtown Juniors F.C.**

Dear Jimmy ,

Thank you for your recent letter.

I have drawn your concern in this matter to the attention of Wicklow County Council.

I will contact you again as soon as I have any further news.

All the best for the present,

Yours sincerely,

---

Dick Roche, T.D.,  
Minister of State for European Affairs

# **Newtown Juniors F.C.**

**15 Garden Village Ave.,  
Kilpedder,  
Co. Wicklow.**

**2<sup>nd</sup> March ~~2002~~  
2003**

**Mr. Dick Roche.  
Minister of State for European Affairs,  
Office of the Minister of State at the  
Department of Foreign Affairs,  
Dublin 2.**

**Dear Minister,**

**Thank you for arranging a meeting between Mr. Tony O'Neill  
of Wicklow County Council and myself, to discuss the allocation of lands to  
Newtown Juniors F.C..**

**I met with Tony in September 2002 and explained our situation  
to him. I asked him to try and find a long term solution to our problem of  
securing fixture of tenure. I am still waiting for a reply from him.**

**I would be grateful if you could make representation on our  
behalf, and find out what the current situation is.**

**Yours sincerely**

**Jimmy Lott  
Jimmy Lott**

# *Newtown Juniors F.C.*

*15 Garden Village Ave.,  
Kilpedder,  
Co. Wicklow.  
2<sup>nd</sup> March 2003.*

*Mr. Tony O'Neill.  
Economic Development Executive,  
Wicklow County Council,  
County Buildings,  
Wicklow Town.*

*Dear Tony,*

*Thank you for meeting me in Newtown in September 2002 to discuss  
the situation as regards Newtown Juniors securing fixture of tenure.*

*Could you please let me know me if there has been any developments  
on this front and what the current situation is.*

*Yours sincerely*

*Jimmy Lott*  
-----  
*Jimmy Lott*





OIFIG AN AIRE STÁIT AG AN ROINN GNÓTHAÍ EACHTRACHA  
(Office of the Minister of State at the Department of Foreign Affairs)

BAILE ÁTHA CLIATH 2  
(Dublin 2)

26 September, 2002

Mr. Jimmy Lott,  
Newtown Junior F.C  
15 Garden Village Avenue  
Kilpedder  
Co. Wicklow

Our Ref: IH 02/ 14

Dear Jimmy ,

Just a few lines to enquire about the current situation regarding the allocation of land to Newtown Junior Football Club from Wicklow County Council.

I trust that this matter has been dealt with to your satisfaction. If I can be of further assistance on this or any other matter please do not hesitate to contact me

Yours sincerely,

---

Dick Roche, T.D.,  
Minister of State for European Affairs



OIFIG AN AIRE STÁIT AG AN ROINN GNÓTHAÍ EACHTRACHA  
(Office of the Minister of State at the Department of Foreign Affairs)

BAILE ÁTHA CLIATH 2  
(Dublin 2)

**Mr Jimmy Lott  
Newtown Junior F.C.  
15 Garden Village Avenue  
Kilpeddar  
Co. Wicklow**

**Dear Jimmy,**

**I am enclosing for your information a letter, which I have received in response to representations, which I made on your behalf.**

**You can be assured that I will continue to press this matter on your behalf. I will contact you again when I have any further news.**

**Yours sincerely,**

A handwritten signature in black ink, appearing to be 'Dick Roche', written over a horizontal line.

**Dick Roche, TD.  
Minister of State for European Affairs,  
15 August 2002**

**Ref B1 /IH88**



# Comhairle Chontae Chill Mhantáin

WICKLOW COUNTY COUNCIL

Aras An Chontae  
Cill Mhantáin  
Telefón : (0404) 20148  
Fax No : (0404) 69462  
Intl VPN : 181 2100  
E-Mail: [plandev@wicklowcoco.ie](mailto:plandev@wicklowcoco.ie)  
Web: [www.wicklow.ie](http://www.wicklow.ie)

Your Ref:

Our Ref: TO'N/PO'R

13<sup>th</sup> August, 2002.

Mr. Dick Roche, T.D.,  
Minister of State for European Affairs  
Office of the Minister of State at the  
Department of Foreign Affairs  
Dublin 2

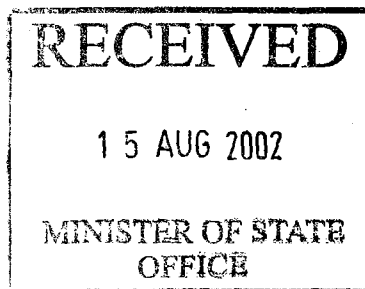
RE:- Jimmy Lott, Newtown Junior FC.

Dear Minister

Further to your letter of the 3<sup>rd</sup> July, 2002, I confirm that I have made contact with Mrs. Lott and that I have arranged to meet with Jimmy on my return from holidays in early September.

Yours sincerely

  
Tony O'Neill  
Economic Development Executive.







OIFIG AN AIRE STÁIT AG ROINN AN TAOISIGH  
OFFICE OF THE MINISTER OF STATE AT THE DEPARTMENT OF THE TAOISEACH

BAILE ÁTHA CLIATH 2  
DUBLIN 2

9th August, 2002

Newtown Junior F.C.,  
C/O Mr. Jimmy Lott,  
15 Garden Village Avenue,  
Kilpedder,  
Co. Wicklow.

Our Ref: GB 02/ 200

Dear Jimmy,

Thank you very much for your letter dated 10th August. As I mentioned in my previous letter, you have my full support in your efforts on behalf of Newtown Juniors F.C. I would be delighted to make representations on behalf of yourself and the club at any time. Do please keep in contact with me and with regard to any projects which the club have under way.

All the best for the present.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Dick Roche'.

Dick Roche, T.D.,  
Minister of State for European Affairs.



OIFIG AN AIRE STÁIT AG AN ROINN GNÓTHAÍ EACHTRACHA  
(Office of the Minister of State at the Department of Foreign Affairs)

BAILE ÁTHA CLIATH 2  
(Dublin 2)

**Mr Jimmy Lott  
Newtown Junior F.C.  
15 Garden Village Avenue  
Kilpeddar  
Co. Wicklow**

**Dear Jimmy,**

**I am enclosing for your information a letter, which I have received in response to representations, which I made on your behalf.**

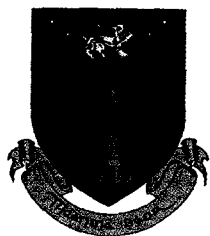
**You can be assured that I will continue to press this matter on your behalf. I will contact you again when I have any further news.**

**Yours sincerely,**

A handwritten signature in dark ink, appearing to be 'DR', written over a horizontal line.

**Dick Roche, TD.  
Minister of State for European Affairs,  
29 July, 2002**

**Ref B1 /IH88**



# Comhairle Chontae Chill Mhantáin

WICKLOW COUNTY COUNCIL

Aras An Chontae  
Cill Mhantáin  
Telefón : (0404) 20158  
Fax No : (0404) 20112  
Intl VPN : 181 2100  
E-Mail: cosec@wicklowcoco.ie  
Web: www.wicklow.ie

Your Ref:

Our Ref:

TM/DQ

23<sup>rd</sup> July, 2002

**RECEIVED**

**25 JUL 2002**

**MINISTER OF STATE'S OFFICE**

Deputy Dick Roche,  
Minister for State for European Affairs,  
Office of the Minister of State at the Department of Foreign Affairs  
Dublin 2.

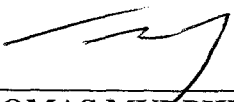
**Re: Jimmy Lott, Newtown Junior F.C., 15 Garden Village Avenue, Kilpeddar,  
Co. Wicklow**

Dear Deputy,

I wish to acknowledge receipt of your correspondence dated 3<sup>rd</sup> July 2002 in the above connection and am to advise you that same is currently being examined. I will revert back to you on this matter in early course.

I trust this is of some assistance to you.

Yours sincerely,

  
**THOMAS MURPHY**  
**SENIOR EXECUTIVE OFFICER**  
**CORPORATE AFFAIRS**





OIFIG AN AIRE STÁIT AG AN ROINN GNÓTHAÍ EACHTRACHA  
(Office of the Minister of State at the Department of Foreign Affairs)

BAILE ÁTHA CLIATH 2  
(Dublin 2)

Mr. Jimmy Lott  
Newtown Junior F.C.  
15 Garden Village Avenue  
Kilpedder  
Newtownmountkennedy

Dear Jimmy,

Just a few lines to let you know that I have been in contact with the County Secretary regarding the possibility of the Council allocating land in Newtown to Newtown Junior F.C. I have pointed out that in the context of the implementation of the draft Development Plan I would see the allocation of land for playing fields in Newtown to be an absolute pre-requisite. I have also pointed out to the Council that during the course of discussions on the County Development Plan I proposed that the Council should "ring fence" some of the development levies for use in the creation of recreational facilities and other social development. My proposal in this regard was unanimously supported by the counsellors and is now Council policy.

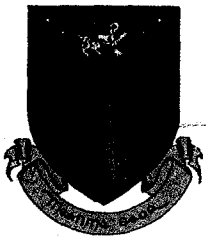
When I hear from the Council I will be in touch with you again.

All the very best for the present

Yours sincerely,

Dick Roche T.D.  
Minister of State for European Affairs  
3 July 2002

Ref A1/IH88



# Comhairle Chontae Chill Mhantáin

## WICKLOW COUNTY COUNCIL



Members' Room,  
County Buildings,  
Wicklow.  
Telephone: (0404) 20100  
Fax No: (0404) 67792  
Telephone: (Home)

Home Address

Your Ref:

Our Ref:

**CLLR. NICKY KELLY MCC & ATC**  
**GENERAL ELECTION CANDIDATE**  
**TEL/FAX 0402 32385**

Mr. Jimmy Lott,  
Chairperson,  
Newtown Juniors FC,  
15 Garden Village Avenue,  
Kilpedder,  
Co. Wicklow.

February 22, 2002

**Re: Land Application**

Dear Jimmy,

Find enclosed a copy of correspondence that I have issued to The County Manager, Mr. Eddie Sheehy, Mr. Bryan Doyle, Director of Services, Planning, and Community Development Officer, Ms. Deirdre Whitfield on behalf of Newtown Juniors FC.

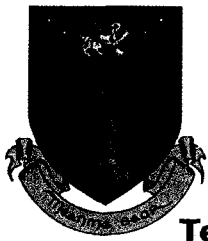
In further discussions' I have impressed upon County Officials that the Club's application and project must be prioritised.

I continue to make strong representations on behalf of Newtown Juniors and I look forward to a satisfactory outcome.

Please do not hesitate to contact me regards this or any other matter.

Kind regards  
Yours sincerely.

**Cllr. Nicky Kelly**  
Member of Wicklow Co. Council



# Comhairle Chontae Chill Mhantáin

## WICKLOW COUNTY COUNCIL

**Templeraíne, Arklow, Co. Wicklow. Tel/Fax 0402 32385**

Home Address

Members' Room,  
County Buildings,  
Arklow.

Telephone: (0404) 20100

Fax No: (0404) 67792

Telephone: (Home)

Your Ref:

Our Ref:

Mr. Bryan Doyle,  
Director of Services, Planning,  
Wicklow Co. Council,  
County Buildings  
Wicklow,  
Co. Wicklow.

February '02

### **Re: Application by Newtown Juniors Football Club**

Dear Mr. Doyle,

I write in support of Newtown Juniors Football Club and to endorse its application for the acquisition of land at Newtownmountkennedy.

As you are aware, Newtown Juniors FC for many years has fulfilled a crucial role and provided essential services on a voluntary basis for the community, and especially for the children and young people of the area.

To continue and advance the clubs services and activities it is imperative that Newtown Juniors FC is provided with proper grounds in order to develop its programmes and facilitate the needs of the current (and predicted increase) population of children and young people availing of this vital community resource.

As you know, the Club Officials have actively engaged since an early phase of the Newtownmountkennedy Development Plan and have made serious representations outlining their case to the Co. Council and to the Developers.

I believe that under the criteria of County Development, Newtown Juniors FC fulfill many roles within their own community and extend their capacity through sports, cultural, youth and social inclusion programmes to involve others throughout the county.

Therefore, the development of Newtown Juniors FC by gaining this ground will be considered an achievement and real practical support by Wicklow Co. Council.

Thank you for your attention to this matter and I trust in the influence of your good office.

Yours sincerely

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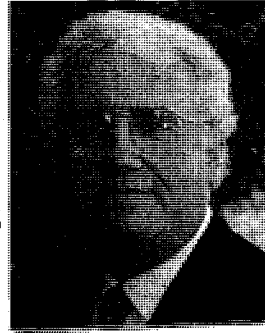
**Cllr. Nicky Kelly MCC**

(cc)





Dick Roche, TD, MCC, TC  
2 Herbert Terrace  
Herbert Road, Bray, Co. Wicklow  
Phone: - (01) 2863211 Fax: - (01) 2867666  
E-mail: - dick.roche@oireachtas.irlgov.ie  
Website: www.dickroche.com



DÁIL ÉIREANN  
BAILE ÁTHA CLIATH, 2.  
(Dublin, 2).

14 December 2001

Newtown Juniors Schoolboy FC  
Jimmy Lott  
15 Garden Village Avenue  
Kilpedder  
Co. Wicklow

**Re: 2002 Sports Capital Programme**

Dear Jimmy

The Minister for Tourism, Sport and Recreation, Dr. James McDaid has recently advertised the 2002 Sports Capital Programme.

Under the Programme applications for grant assistance are invited from Sporting Organisations, Clubs and Community Groups.

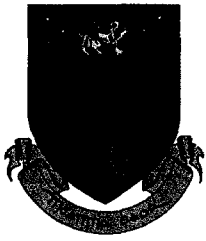
In recent years Wicklow has done very well under this particular Programme. Details of the Programme and application forms are available from the Department of Tourism, Sport and Recreation, Sports Unit, Frederick Buildings, South Frederick Street, Dublin 2, telephone no. 6313914. The date for completed application forms is Friday, 4 January, 2002. Application forms must be with the Department by 5pm on that day. If your club is considering lodging a Sports Capital Grant application, I would urge that you do everything possible to get the application to the Department at the earliest possible date. If I can be of assistance in any way please do not hesitate to contact me. Indeed if and when your Club lodges an application please let me know and I will do everything that I possibly can to support it.

Finally, as we approach the end of another year may I wish you, all the officers of your club and all members a very happy Christmas and a bright, prosperous and sporting New Year.

Go nEiri libh!

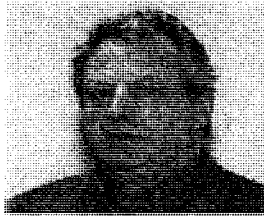
Yours sincerely

Dick Roche TD, MCC, TC



# Comhairle Chontae Chill Mhantáin

## WICKLOW COUNTY COUNCIL



Home Address

Your Ref:

Our Ref:

Members' Room,  
County Buildings,  
Wicklow.  
Telephone: (0404) 20100  
Fax No: (0404) 67792  
Telephone: (Home)

**'Always Available & Accessible'**

Cllr. Nicky Kelly, MCC, AUDC,  
Arklow, Co. Wicklow.

Tel/Fax 0402 32385 email: [nkelly@wicklowcoco.ie](mailto:nkelly@wicklowcoco.ie)

30<sup>th</sup> November 2001.

CC. Club Members

Re: **2002 Sports Capital Programme**

**For Attention: Newtown Juniors Schoolboy Football Club**

I wish to bring to your attention the publication of the Grant Scheme under the National Lottery funded 2002 Sports Capital Programme. I enclose a copy of the recent newspaper advertisement for your convenience.

You will note that the closing date for receipt of completed application forms from sports clubs and community groups is January 4<sup>th</sup> 2002.

I will be pleased to lend my assistance should you wish to submit a proposal for the development of your organisation. In particular, to support how your club can facilitate opportunities for widespread participation from within the community.

Please do not hesitate to contact me at anytime. I list my home telephone number above should you wish to speak to me on this or any other matter.

Kind Regards

Yours sincerely

  
Cllr. Nicky Kelly.

*May I take this opportunity to wish all  
the members a peaceful Christmas and all  
the best for 2002*



19 Nov 01

Dear Jimmy,

Following our conversation  
I spoke to George  
McGarry and I  
explained your situation  
and the good work  
you are doing.

I explained that I felt you  
should talk to him yourself  
because George will be  
developing a Newtown and  
will have to assist in  
providing community facilities  
He suggested that you  
phone him tel. 086-2511607 and  
you could arrange to meet him  
Best wishes Liz McManus T.I.





*LIZ McMANUS T.D.*

EMAIL: [liz\\_mcmanus@oireachtas.irlgov.ie](mailto:liz_mcmanus@oireachtas.irlgov.ie)

TELEPHONE 2760583

FAX 2760584

DÁIL ÉIREANN

BAILE ÁTHA CLIATH, 2.

4 April 2002

Mr Jimmy Lott,  
Newtown Juniors F.C.,  
15 Garden Village Avenue,  
Kilpedder,  
Co Wicklow.

Dear Jimmy,

Congratulations on your latest newsletter. It is a credit to you and to all the Newtown Juniors.

Please be assured of my continuing support.

With every good wish,

Yours sincerely

Cllr. Liz McManus T.D.  
The Labour Party.



# Comhairle Chontae Chill Mhantáin

## WICKLOW COUNTY COUNCIL

Aras An Chontae,  
Cill Mhantáin.  
Telefón : (0404) 20100  
Fax No : (0404) 67792  
E-Mail: [cosec@wicklowcoco.ie](mailto:cosec@wicklowcoco.ie)  
Web: [www.wicklow.ie](http://www.wicklow.ie)

Your Ref:

Our Ref: 23<sup>rd</sup> February 2001

### Re: Sub-group of County Development Board on Community Development

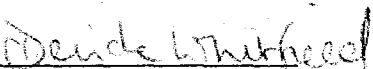
A Chara,

At the February meeting of Wicklow County Development Board (CDB) the draft paper on Community Development/Youth was circulated. The Board made a number of amendments, as well as assigning responsibility for each action and indicating a proposed timescale within which each action is to happen. I am therefore enclosing a draft of the proposed changes for your attention.

As this sub-groups focused on youth it was decided to change the name of the Community Development/youth paper to 'Youth and Children' and to form another Sub-group to focus on actions on community development. Because of this, the actions from the Education and Training sub-group that deal with 'Youth at Risk' were incorporated into the Community Development/youth paper.

These papers will be going before the CDB Meeting of March 6<sup>th</sup>. Should you wish any further information, or have any comments to make please contact me before March 6<sup>th</sup>.

Thanking you,

  
Deirdre Whitfield  
Community Enterprise and Development Officer  
Direct Line 0404 20204  
E-mail [dwhitfie@wicklowcoco.ie](mailto:dwhitfie@wicklowcoco.ie)  
Fax 0404 20192

This report concerns a meeting held in Newtownmountkennedy on January 15<sup>th</sup> 2001 between Deirdre Whitfield of the County Development Board and members of the community in Newtownmountkennedy.

The meeting was called as a preliminary step to further meetings to discuss the best possible use of potential funding for community facilities. Section 48 of the Planning and Development Act, 2000 provides that when a planning authority grants a planning permission it may attach a condition requiring a development contribution. This payment goes toward public infrastructure (such as roads, watermains, open spaces) and facilities (including recreational and community facilities) which will be provided by the planning authority but will be of benefit to the development. This section will shortly become law as part of the new planning regulations, which are currently being drafted, and which will have to go before both Houses of the Oireachtas and the Oireachtas Committee on Environment and Local Government. The important point here is that part of this development levy may now be used as a contribution towards the provision of a community facility.

The purpose of the meeting was to take the first step in the process of consulting with the community in determining a) what type of community facilities are required in the area b) how to manage, operate and use these facilities c) the best way to use this funding and other funding initiatives for the area and it's people.

The following tables are a recording of all comments, observations and suggestions that were made at the meeting. The purpose of this report is to act as a discussion base which will lead to the next stage in this process – that is to finalise a list of facilities required and to prioritise this list. It is essential that as much feedback as possible from the local community goes into this process. I would be grateful if you or your group could discuss this and bring your observations to a further meeting. Please distribute this document to anybody or group that in your opinion would have an interest in it. Suggestions could also be sent to me if you cannot make the meeting.

I will be in touch with you with the date of the next meeting.

Regards

---

Deirdre Whitfield  
Community Development Officer  
Wicklow County Council  
County Buildings  
0404 20204  
e-mail: dwhitfie@wicklowcoco.ie



### CURRENT COMMUNITY FACILITIES

- A Community Centre
  - IT Centre
  - Community Grounds for soccer/gaelic
  - GAA Grounds with clubhouse
  - Forest Walk
  - Community Playgroup
- note: this playgroup takes place in a room in the girl's school thus the room could be lost if there were pressure for space.

### GAPS – FACILITIES NOT AVAILABLE

- No Mother & Toddler group
- No Youth Clubs – Leisure Facilities
- No Library
- No Health Centre
- No Resource Centre
- No All-Weather Facilities for football and other sports
- No “centre” of village – a focal point
- No Play Area or Nature Parks
- No Cinema
- Nothing for the Elderly
- No ATM machine
- No Multi-Purpose Central Meeting Place
- No Police Presence in Village
- Inadequate Transport
- No Hostel for the Homeless

## ADDITIONAL POINTS THAT WERE MADE

- Is this a village?
- 'Sharing' facilities among Kilcoole/Newtownmountkennedy/Newcastle
- Will it be sustainable or sufficient in 10 years?
- 24% of the population are under 14 – we must look to the future
- Are the facilities in the National School sufficient?
- Accessibility – disabled
- Work together for the community

## MANAGEMENT OF PROJECT

Should be:

- Broadly Representative
- Time is an important Consideration
- Revolving roles and representation
- All sectors represented
- Elections to ensure a mandate
- Youth representation

## **MISSION STATEMENT**

Our aim is to develop a society in which young people are valued citizens and are encouraged and facilitated to make a meaningful contribution to their community.



## COMMUNITY DEVELOPMENT – YOUTH (DRAFT)

### **THEME:     DISENGAGED YOUTH**

#### **Disengaged Youth**

Children over 10 years who are not engaged in educational, social or cultural activities, including young Travellers and young people with disabilities. These young people are characteristically early school leavers and marginalised from community activities. Typically these young people are barred from local organised youth activities (youth clubs, football teams, cultural events). Young Travellers and young people with disabilities are currently not included in mainstream activities for youth.

#### **Strategic Objective**

To facilitate all voluntary and statutory organisations and groups to actively put in place specific mechanisms to integrate disengaged young people in all youth activities and programmes in County Wicklow.

| <b>Theme</b> | <b>Disengaged Youth</b>                                                                                                                                                                                                                                                                     | <b>Agency</b>                                                                    | <b>Time</b> |  |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-------------|--|
| <b>No.</b>   | <b>Strategic Objective</b>                                                                                                                                                                                                                                                                  |                                                                                  |             |  |
| 1.           | Engage in a research project to<br>a) Draw up an audit in order to establish the numbers and locations of disengaged young people in County Wicklow.<br>b) Directly consult with young people to ascertain their needs.<br>c) Draw out lessons from models of good practice in other areas. | Traveller groups, social workers, HSLO/JLO, ERHA, SWAHB, Gardai, ADM groups, CDB | 0-3         |  |
| 2.           | Co-ordination and Co-operation between statutory agencies and voluntary groups dealing with young people. This could be achieved by the employment of a Youth Development Officer for the County who would facilitate these links and implement agreed programmes.                          | CDB, ERHA                                                                        | 0-3         |  |

|    |                                                                                                                                                                                                                                                                                                                                                                                         |                                                      |       |  |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|-------|--|
| 3. | <p>a) Ensure all agencies responsible for young people prioritise disengaged young people and implement / pilot preventative programmes relevant to the needs identified in the research (see action 1).</p> <p>b) An information campaign to ensure that all voluntary groups dealing with young people are aware of state supported programmes targeting disengaged young people.</p> | <p>ERHA with other relevant agencies.</p> <p>CDB</p> | 0-3   |  |
| 4. | To ensure access by all disengaged young people to “drop in” social centres with particular reference to locations identified in the research (at action 1) These centres be resourced to provide activities and programmes (such as life skills) which meet the needs identified through the research. Such resources to include the employment of professional youth workers.         | Task Force to be set up                              | 5-10b |  |
|    | Resourcing and training voluntary groups involved with young people to widen the focus of programmes to include such activities as community arts, life skills, outdoor pursuits, video production and IT training.                                                                                                                                                                     | Task Force                                           | 5-10  |  |

|    |                                                                                                                                                                                                                                                                                                               |            |      |  |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------|--|
| 6. | Target "older" young people in order to equip them with the necessary skills to become positive role models for the younger disengaged age group. This involves training and supporting "older" young people to design and implement relevant needs based programmes and activities in hobbies and interests. | Task Force | 5-10 |  |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------|--|



## THEME: YOUTH NEEDS AND FACILITIES

### Strategic Objective

To provide facilities, support and personal development opportunities for the youth of the county.

| Theme | Youth Needs and Facilities                                                                                                                                                                                                                                     |                              |      |  |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|------|--|
| No.   | Strategy Objectives                                                                                                                                                                                                                                            | Agency                       | Time |  |
| 1.    | Produce an audit of all youth groups agencies, services and facilities for youth in the county                                                                                                                                                                 | CDB                          | 0-3  |  |
| 2.    | Following consultation with youth, to provide and support 'drop-in' centres for youth. These centres should be run in participation with young people and with the support of a youth worker. Training to be provided in activities such as music, drama, art. | Task Force?<br>DSFCA and FAS | 5-10 |  |
| 4.    | Train and provide professional youth development facilitators.                                                                                                                                                                                                 | WRP, BP, ACE, WWT            | 0-3  |  |
| 5.    | Set up and support a youth activity group, representative of the county to organise Youth Needs and Culture Day with a calendar of events to determine the needs of youth and celebrate youth culture                                                          | Schools, LCG's               | 0-3  |  |
| 6     | Provide and develop green areas and public parks/playgrounds                                                                                                                                                                                                   | WCC                          | 0-3  |  |

**THEME: TRAINING NEEDS FOR YOUTH AND ADULTS WORKING WITH YOUTH**

**Strategic Objective**

To develop, promote and sustain the concept of youth community development countywide through providing appropriate training opportunities which will enable young people to become more involved in their community an

| Theme | Training                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                |      |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|------|
| No.   | Strategy                                                                                                                                                                                                                                                                                                                                                                                                             | Agency                                                         | Time |
| 1.    | To provide a Community Technical Aid Service for the county which would offer support and assistance to local groups to access funding, volunteers, training and other relevant information including child protection procedures                                                                                                                                                                                    | BP, WRP, ACE, WWT                                              | 0-3  |
| 2.    | <p>Promote the coordination of the main agencies dealing with and providing services to young people in County Wicklow</p> <ul style="list-style-type: none"> <li>- identify models of good practice in other areas for services dealing with youth problems and their prevention</li> <li>- set up appropriate pilot projects to assess the effectiveness of models put into practice in County Wicklow.</li> </ul> | Community gardaí, probation service, partnership groups, LCG's | 0-3  |



## THEME: CHILDREN AT RISK

### Strategic Objective:

To co-ordinate the approach of the main agencies in terms of identifying the range of services available to children at risk and promote the efficient use of resources for children with respect to new programmes, staffing and funding in this area. To do this in an integrated approach to tackle the recurring problem of poverty and social exclusion.

| Theme | Children at risk                                                                                                                            |                                                     |      |                       |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|------|-----------------------|
| No.   | Strategic Objective                                                                                                                         | Agency *                                            | Time |                       |
| 1     | Develop an integrated approach to identify and meet the needs of children at risk (0-18) in a comprehensive and integrated manner.          | Task Force                                          | 3-5  | *Recommended agencies |
| 2     | Develop a forum on early school leaving in Wicklow.                                                                                         | Task Force                                          | 0-3  |                       |
| 3     | Commission research on the prevalence and profiles of early school leavers in the county.                                                   | VEC, FAS, Dept. of Education and Science            | 0-3  |                       |
| 4     | Support initiatives to deal with the very basic elements, which may prevent children from achieving in school, e.g. lack of breakfasts etc. | ECAHB, WRP, ACE, WWT, BP, JLO, HLO                  | 0-3  |                       |
| 5     | Introduce a mentoring and tracking system within the school system.                                                                         | Dept. Education and Science VEC.                    | 0-3  |                       |
| 6     | Review current practices of dealing with early school leavers and children with difficulties.                                               | Task Force                                          | 0-3  |                       |
| 7     | Opportunities for 2 <sup>nd</sup> chance education to be available.                                                                         | VEC, FAS                                            | 0-3  |                       |
| 8     | Support initiatives that ease the transition from primary to post primary education.                                                        |                                                     | 3-5  |                       |
| 9     | Support Traveller children and those from other minority ethnic groups to participate fully in education and society.                       | Travellers groups, WCC, BP, ACE, WWT, WRP, VEC, FAS | 0-3  |                       |
| 10    | Support children and young people with disabilities to                                                                                      | Disability groups                                   | 0-3  |                       |

|    |                                                                                                                                                                                                           |       |     |  |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----|--|
|    | participate fully in education and society.                                                                                                                                                               |       |     |  |
| 11 | Continued research into the nature and extent of substance misuse in Co. Wicklow.                                                                                                                         | ECAHB | 0-3 |  |
| 12 | Further research into experimental and recreational substance misuse, as these areas are virtually ignored within the national drug reporting system.                                                     | ECAHB | 3-5 |  |
| 13 | Support the development of policies and services targeted at working with children and siblings of substance misusers, recognising in the context of addiction, that children are the significant losers. | ECAHB | 0-3 |  |



# Comhairle Chontae Chill Mhantáin

WICKLOW COUNTY COUNCIL

Aras An Chontae,  
Cill Mhantáin.  
Telefón : (0404) 20100  
Fax No : (0404) 67792  
E-Mail: cosec@wicklowcoco.ie  
Web: www.wicklow.ie

Your Ref:

Our Ref:

BD/AW

24<sup>th</sup> November, 2000.

Mr. Jimmy Lott,  
c/o 15, Garden Village Avenue,  
Kilpedder,  
CO. WICKLOW.

**Re: Newtown Junior's F.C. – Submission Newtown Draft  
Development Plan.**

Dear Jimmy,

I wish to acknowledge receipt of your correspondence dated 12<sup>th</sup> November, 2000 in relation to the proposed Newtown Draft Development Plan.

Please note that I have arranged to pass on this correspondence to our Planning Section who are dealing with this matter.

This issue will be considered during the Draft Development Plan process and you will be kept fully informed of developments.

Yours sincerely,

**BRYAN DOYLE,**  
**A/ASSISTANT COUNTY MANAGER.**





# Comhairle Chontae Chill Mhantáin

## WICKLOW COUNTY COUNCIL

Aras An Chontae,  
Cill Mhantáin.  
Telefón : (0404) 20100  
Fax No : (0404) 67792  
E-Mail : cosec@wicklowcoco.ie  
Web : www.wicklow.ie

Your Ref: SC/PR

Our Ref: 24<sup>TH</sup> OCTOBER, 2000

JIMMY LOTT, HUGH NOLAN & TIM TOPHAM  
NEWTOWN JUNIORS SCHOOLBOY FOOTBALL CLUB  
15 GARDEN VILLAGE AVENUE  
KILPEDDER  
CO WICKLOW

### Re: Community Development S.W.O.T. Workshop

A Chara,

Thank you for your interest in the County Development Board Working Group on Community Development.

The Sub-Group of the County Development Board on Community Development has decided to concentrate on the Youth element of Community Development. This decision is based on the fact that this is an area, which is not specifically targeted by any of the main agencies. The participation by the youth in their community at an early stage will address a number of the issues raised under community development such as, "encouraging a sense of community", "respecting people and property" and addressing the void left by the "commuter syndrome", helping to ensure that the participation by all in their community will continue into the future.

It is hoped that the Workshop will be in a position to address these concerns and in particular, the Workshop will focus on the following issues.

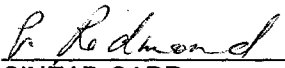
1. Youth Community Needs.
2. Youth Training Needs.
3. Capacity Building for Youth.
4. Adult Involvement in Youth Activities.

Your attendance at and participation in this workshop would be greatly appreciated. If you know of any other groups who have a particular focus on youth in the 10 - 18 year old group, it would be appreciated if you could contact the same and invite them along on our behalf.

**The Workshop will be held in the Royal Hotel, Glendalough on Wednesday 22<sup>nd</sup> November, 2000 at 7.00 P.M.**

If you have any further queries please do not hesitate to contact me at 0404 20207.

Mise le Meas,

PP   
SINEAD CARR  
DIRECTOR OF COMMUNITY & ENTERPRISE

All correspondence should be addressed to the County Secretary, Bryan Doyle.  
Seoltar freagraí go dtí an Rúnaí Chontae, Brian Ó Dúill.

**BALLYDUFF,  
Arklow,  
Co. Wicklow.**

**Mr Jimmy Lott,  
Newtown Juniors Football Club,  
C/o 15 Garden Village Avenue,  
Kilpedder,  
Co Wicklow.**

**16.10.00.**

**RE: Allocation of Playing Facilities.**

**Jimmy A Chara,**

***I am in receipt of your correspondence dated October 2<sup>nd</sup> in connection with the above.***

***Be assured that I will bring this matter to the attention of the County S.P.C. at its next meeting.***

***I would like to commend you on your excellent newsletter which is most informative and progressive.***

***Yours in sport,***

**Seamus O' Duinn.**



*Newtown Mount Kennedy Club*

*C/o 15 Garden Village Avenue,  
Kilpedder,  
Co. Wicklow.*

*2<sup>nd</sup> October 2000*

*Mr. Jimmy Dunne  
Co. Wicklow G.A.A.  
Ballyduff  
Arklow.*

*Dear Jimmy*

*I have been notified by Wicklow County Council that the Sporting and Cultural element on the S.P.C.s has been allocated to An Cumann Luthcleas Ghaeil, and the contact person in this regard is yourself.*

*We are a schoolboy football club, playing in the Wicklow League; please find enclosed a copy of our latest newsletter and some back issues, which will give you some background on the club.*

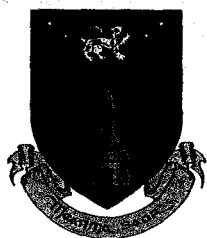
*The draft development plan for NewtownMountKennedy was recently unveiled. Among the proposals within it, is that the town will double in size over the next 5 years. Currently 25% of the population is under 14. We have very limited facilities as a youth soccer club, having no pitches of our own and with the planned increase in population, we will be unable to cope efficiently with the demands placed upon us. Perhaps you could convey our concerns to Wicklow County Council.*

*Yours sincerely,*

*Jimmy Lott.*

*Copy only = Sent 6th - 10th - 2000*





# Comhairle Chontae Chill Mhantáin

## WICKLOW COUNTY COUNCIL

Aras An Chontae,  
Cill Mhantáin.  
Telefón : (0404) 20100  
Fax No : (0404) 67792  
E-Mail : wicklowcoco.ie  
Web : www.wicklow.ie

Your Ref: BD/AM

Our Ref:

9 June, 2000

Mr. Jimmy Lott,  
Newtown Junior Schoolboy,  
15, Garden Village Avenue,  
Kilpedder,  
Co. Wicklow.

A Chara,

I wish to refer to the setting up of the Strategic Policy Committees by Wicklow County Council.

Please note that the Sporting and Cultural element of the Local Authorities activities on the SPC's has been allocated to An Cumann Luthcleas Ghaeil.

I set out, hereunder the details of the contact person in this regard .

- Mr. Jimmy Dunne, County Wicklow GAA, Ballyduff, Arklow, Co. Wicklow.

Please note that Mr. Jimmy Dunne has been informed that the G.A.A. will be required to perform a representative role in relation to sporting and cultural activities as part of their brief on the SPC's. It will not be totally aligned to their own interests in the Gaelic Athletic Association.

It would be appropriate if you would arrange to discuss issues of concern with Mr. Dunne to ensure that your concerns are raised at meetings of the Strategic Policy Committees.

Mr. Dunne is required to report back to sporting organisations such as yourselves who have expressed interest in participating.

Should you require any further information on this matter please do not hesitate to contact the undersigned.

Mise, le meas,

B. DOYLE  
A/ASSISTANT COUNTY MANAGER

# *Newtown Juniors Football Club*

*C/o 15 Garden Village Avenue,  
Kilpedder,  
Co. Wicklow.*

*24<sup>th</sup> October 2000*

*Sinead Carr  
Director of Community & Enterprise,  
Wicklow County Council,  
County Buildings,  
Co. Wicklow.*

*Dear Sinead,*

*Please find enclosed a copy of our latest newsletter which might be of interest to you. If you require any further information on our club, please do not hesitate to contact me.*

*Yours sincerely,*

*Jimmy Lott.*



# Wicklow Rural Partnership Limited

Promoting Integrated Rural Development

The Anne Devlin Annex,  
Fairgreen,  
Rathdrum,  
Co. Wicklow.

Tel: (0404) 46977

Fax: (0404) 46978

email: wrp@iol.ie

<http://www.wicklow.ie>

Jimmy Lott  
Newtown Juniors Schoolboy Football Club  
15 Garden Village Avenue  
Kilpedder  
Co. Wicklow

30<sup>th</sup> August 2000

## Re: Affiliation Fee

Dear Jimmy

Wicklow Rural Partnership Ltd. (WRP) is the company that administers the LEADER II programme for County Wicklow and at present we are preparing the plans for our application for funding from the Department of Agriculture, Food and Rural Development to administer the new LEADER programmes, LEADER + and LEADER National. Selection of companies to administer these programmes is expected later this year with funding in place in early 2001.

The LEADER II programme in Wicklow is regarded as an outstanding success for Wicklow Rural Partnership. Many community groups, private project promoters and people who received training over the last five years benefited from LEADER support.

The main emphasis of the company has been working with communities to improve the quality of life in rural areas. Its priority was to focus on the development of community groups and community projects. In total over 66% of project funding was provided to support various community projects including the development of thirteen IT centres and twenty community halls around the County. WRP intends to continue this momentum with the two new programmes.

In order for our company to respond effectively to the needs of your community group, I would like to invite your organisation to become affiliated to Wicklow Rural Partnership Ltd.

**The affiliation fee for the year to May 2001 is £10.00.** The benefits of affiliation are:

1. Your group will be included on our mailing list and be kept up to date with funding opportunities, from community training initiatives to assistance for the establishment of community enterprises or other project activities eligible for support under the new LEADER programmes.

### Directors:

Tom Gregan  
(Chairman)

Hugh Fox  
(Vice Chairman)

Saive Coffey  
(Secretary)

Denis Carter

Clr. Pat Doyle

Jimmy Olohan

Bernerd Keating

Eamonn Doran

Bryan Sheane

John Byrne

Bloise Treacy

Gerard P. Doyle

Amanda Mooney

John O'Brien

Clr. Noel Jacob

Christopher Hill

Jack Murphy

Larry O'Loughlin

Margaret Lynott

Seamus Reynolds

Tom Clandillon

David Egar

Stephen Barrett



A Company Limited by Guarantee with Charitable Status (CHY 11399)  
Registered in Ireland No. 216464

Part funded by Department of Agriculture & the E.U.





2. Automatic affiliation to Wicklow Communities Networking (WCN) which is a new organisation – facilitated by Wicklow Rural Partnership – whose main objective is to bring community groups together to exchange information and consider policy issues affecting communities throughout the County. The group also acts as a conduit between community groups and the new local government structures; the **County Development Board** and **Strategic Policy Committees**.
3. Your organisation will have an opportunity to nominate somebody to the Board of Directors of WRP through the area panel elections. There are seven community directors on the Board. The Board decides on final project approval and on company policy and priorities for the funding available.
4. Your organisation will be invited to the company's annual general meeting at which the election of community directors takes place.
5. Wicklow Rural Partnership Ltd. will endeavour to support your group by providing information in relation to other schemes as we are informed and other assistance through our Rural Development Officers within the resources available.

Your support is very important to us as it confirms the community support for our organisation to work on your behalf to obtain funding from any programme for which we may submit applications for both now and in the future.

I would appreciate if you would write to inform us as to whether or not you wish to become affiliated. If no reply is received by 20<sup>th</sup> September we will remove your group details from our general mailing list.

Looking forward to hearing from you and working with you throughout the future LEADER Programmes.

If you require any further information, please do not hesitate to contact me.

Yours sincerely,

PP. *Daire Nic Eoin*  
JIM HEALY  
PROGRAMME MANAGER

**Monalin House**  
**Newtownmountkennedy**  
**County Wicklow, Ireland**  
**Tel: (01) 281 9439 Fax (01) 281 1040**

Mr. Jimmy Lott  
Chairman  
Newtown J.S.F.C.  
15 Garden Village Avenue  
Kilpedder  
Co. Wicklow

15 March 2000

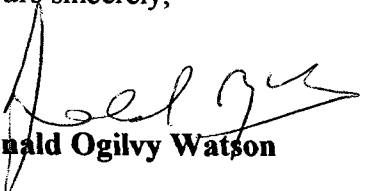
Dear Mr. Lott,

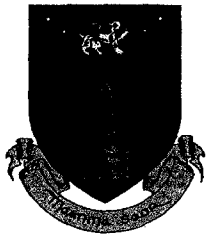
Thank your for your letter of the 14th January, 2000. I apologise for being so long in replying to it. I thoroughly understand the points you make in your letter.

From my point of view I think to date I am one of the few landowners locally who has actually done something about this, in agreeing to sell a field to the council, at way below market value, so that the pitch could be provided next to the community centre. To that extent I believe I have done my bit.

I have no doubt that during discussions on zoning and future developments, the planners will want more amenities provided. In view of the provisions I have already made, it would probably be sensible for me to suggest these amenities should be provided on some other lands. It is all probably a bit academic until the long delayed discussion on zonings commence but if you would like to meet I am very happy to do so. Just give me a ring on 281 9439

Yours sincerely,

  
**Donald Ogilvy Watson**



# Comhairle Chontae Chill Mhantáin

WICKLOW COUNTY COUNCIL

Aras An Chontae,  
Cill Mhantáin.  
Telefón : (0404) 20100  
Fax No : (0404) 67792  
E-Mail : wicklowcoco.ie  
Web : www.wicklow.ie

Your Ref:

Our Ref:

BD/PC

17<sup>th</sup> February, 2000.

**Mr. Jimmy Lott,  
Chairman,  
Newtown Juniors Schoolboy Football Club,  
15 Garden Village Avenue,  
Kilpedder,  
Co. Wicklow.**

Dear Mr. Lott,

I wish to refer to your correspondence of the 14<sup>th</sup> January, 2000, in connection with a request to meet the undersigned with a view to discussing the possibility of lands in the Newtownmountkennedy area for playing pitches during the proposed development that is envisaged will occur in the near future.

I would be extremely grateful if you could arrange to contact either the undersigned or Mr. Michael Nicholson, A/County Secretary with a view to arranging a date.

Yours sincerely,

**BRYAN DOYLE**  
**A/ASSISTANT COUNTY MANAGER.**



# ***Newtown Juniors Schoolboy Football Club***

---

*15 Garden Village Avenue,  
Kilpedder,  
Co. Wicklow.  
14<sup>th</sup> January, 2000.*

*Dear Sir/Madam,*

*Newtown Juniors Schoolboy Football Club has a long history of commitment to the young people of Newtownmountkennedy and it's environs. Over the years, we have won all awards available to football clubs in the Co. Wicklow. However, our greatest achievement, we believe, is the positive influence we have on the lives of our young people.*

*The rapid growth in the population of the locality in recent years has meant that we are finding it increasingly difficult to cater for the growing number of youth, as we lack suitable training and playing facilities.*

*Our ambition for the future is that we secure land to site our pitches, this would allow us to avail of development and coaching grants which are available from the Schoolboy Football Association of Ireland, the National Lottery, department of Tourism, Sport and recreation, etc.. as we are unable to benefit from these at present as we have no pitch of our own.*

*We are aware of your plans to develop your lands in the Newtownmountkennedy area. No doubt, you, like ourselves, are concerned that proper facilities be available as an incentive toward making the area more attractive to possible future residents.*

*Perhaps you might consider meeting a number of our committee members to discuss this matter further.*

*Yours sincerely,*

*Jimmy Lott.  
Chairman, Newtown J.S.F.C..*

*Newtown Juniors*

*Schoolboy Football Club.*

*15 Garden Village Avenue,  
Kilpedder,*

*Co. Wicklow.*

*13<sup>th</sup> December, 1999.*

*Mr. Seamus Walker.  
Administrative Officer.  
Community Enterprise,  
Wicklow County council,  
Wicklow Town.*

*Dear Mr. Walker,*

*Many thanks for accepting our late application to be  
included on the Local Voluntary/Community Groups Audit.*

*Affixed is all the relevant information.*

*Yours sincerely,*

*Jimmy Lott.*

*Copy.*

# *Newtown Juniors*

## *Schoolboy Football Club*

---

15 Garden Village Avenue,  
Kilpedder,  
Co. Wicklow.  
13<sup>th</sup> December, 1999.

Mr. Seamus Walker.  
Administrative Officer.  
Community Enterprise,  
Wicklow County council,  
Wicklow Town.

Dear Mr. Walker,

Newtown Junior Schoolboy Football Club (soccer) has a long history of commitment to the young people of Newtownmountkennedy and surrounding areas.

It has the following teams currently competing in the Wicklow and District Schoolboy Football League:

2 teams at under 8,  
1 team at under 9,  
1 team at under 10,  
1 team at under 11,  
1 team at under 12,  
1 team at under 13



*1 team at under 15 competing in the Dublin District Schoolboy League.*

*The following are the officials elected at the A.G.M. held in May 1999,:*

*Chairman: Jimmy Lott,  
15 Garden Village Ave.,  
Kilpedder, Co. Wicklow. Tel. 01-2819121.*

*Secretary: Hugh Nolan.  
27 Sycamore Drive,  
Newtownmountkennedy, Co. Wicklow. Tel. 01-2811817.*

*Treasurer: Dave McGuirk.  
36 Garden Village Drive,  
Kilpedder, Co Wicklow. Tel. 01-2819382.*

*Yours sincerely,*

*Jimmy Lott.*