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From: [redacted]
Sent: 23 February 2018 12:41
To: Planning - Plan Review
Cc: Cllr. Shay Cullen; Cllr. Daire Nolan; Lisa Rothwell
Subject: Newtownmountkennedy Town Team Submission
Attachments: Newtownmountkennedy Town Team LAP Submission.docx

Please find attached a submission for the Newtownmountkennedy LAP review on behalf of the Newtown Town Team.

If you could please confirm receipt of same.

Kind regards,

Ruth Prenderville
Secretary
Newtownmountkennedy Community Forum

Newtownmountkennedy Town Team

2018 LAP Submission

Newtownmountkennedy Community Forum Mission Statement

The **Newtownmountkennedy Community Forum** will provide a voice for the community and district of Newtownmountkennedy and guidance to its various affiliated community and voluntary groups while conducting all its business in a balanced and impartial manner and operating in a non-political and interdenominational way.

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.

The Newtownmountkennedy Town Team is a partnership between the Newtownmountkennedy Community Forum and forward planning group Newtown 2050. Through the Forum's monthly public meetings and Newtown 2050s public presentation and workshops we have established the needs of the community and are making this submission on behalf of the community. By identifying Newtownmountkennedy's strengths, weaknesses, opportunities and threats from the communities perspective we intend to give the planners an informed impression of the Town in order to compile a Local Area Plan.

Strengths

- Location and proximity to Dublin, Glendalough, National Park.
- Nature, we are surrounded by mountains, have forests in the village, sea view in some places, clean rivers going through the village, central park.
- Scenic walking routes without having to walk along main roads.
- Beautiful nature and trees central in the town.
- Village feel and strong identity. There is a thriving community in Newtown, local clubs and groups are proactive about welcoming new residents and promoting their activities and looking for new members. People know each other and support each other in times of need.
- As development was limited during the Celtic tiger we can learn from others mistakes.
- Strong heritage and unexplored history in the town.

Weaknesses

- Lack of Town Design Plan leaves Newtown vulnerable to inconsistent development especially on the main street.

- Severe shortage of community amenities – playing pitches, sports complex, scouts den, youth club, youth/community cafe, building for community playgroup, library.
- Large residential developments in all corners of the town with no interconnectivity.
- Main Street is congested, parking is causing a danger, Glenbrook/ Dunnes Junction is not fit for purpose.
- Without a link road from the distribution road planned to exit at season park linked to the N11 all traffic will feed back on to the main street and cause further congestion.
- Main Street is inconsistent from one end to the other. From beautiful protected structures to vacant sites and poor quality shop fronts, uneven paths and overhead wires.
- High level of social housing and social housing bodies buying bulk blocks of units in developments resulting in Anti Social Behaviour issues.
- The park central in the town at Glenbrook is privately owned with a soak away pit in the centre, this makes community gatherings at the request of Glenbrook and awkward to set up due to the soak away pit.
- Poor broadband.
- Need for second patronage primary school and a secondary school.
- No transport link to neighbouring villages. Bus link to Greystones can take 40 minutes.
- Limited employment opportunities, Newtown is a good location for commuters and we don't want to be a sleeper town. The industrial estate although busy provides very little local employment.

Opportunities

- The town is a blank canvas and there is a massive opportunity to develop a Town Design Plan which can establish a long term design that all developments will have to support. This will enhance the town's cosmetic appeal and functionality.
- Developing transport routes and infrastructures between our neighbouring villages will give both economic and social benefits to the communities.
- Getting fibre and high speed broadband into the town would allow more people work from home, reducing traffic on the N11 and keeping people local.
- Implementing 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.
- Creating and sustaining community amenities centrally and within walking distance from the Main Street would facilitate and encourage all of the community to get involved, be socially beneficial and inclusive.
- There is an established crafting industry in Newtown which is a good source of tourism. Apple tree Crafts and the Creation Room in Fishers are currently drawing a lot of tourism. Developing a crafting industry theme in the town centre with communal workshop space would support existing industry and enhance Newtown as a crafting destination.
- This could be additionally helped by the zoning of live/work units where small shops can have live above spaces solely for the business owner. This would need protection so that units cannot be sublet.

Threats

- Without a Town Design Statement there is a risk that future development will be inconsistent and contribute to segregating the town both socially and economically. Development is currently unbalanced with it focused on the West side of the Main Street if this continues there will be no proper town centre. This applies to commercial and residential development. There should be more emphasis on creating facilities and residence in the town centre and east side of the town and creating links between.
- Ideal location for commuters and we don't want to be a "sleeper town".
- Main Street is dysfunctional and unappealing for new businesses.
- Paths around the town are of poor quality and are incompatible for disability needs.
- Lack of community amenities will mean those that can travel will join clubs and groups outside the village. Those that can't especially children will end up hanging around the village and will miss out considerably.
- Without quality design and diversity of housing the demand for new houses in Newtown will be low making it viable for social housing bodies to continue to buy blocks of units and Newtown to face the challenges associated with this.
- As a town we need mixed use housing without segregating demographics. We would also be against the further development of gated communities such as that found in Glenbrook. This development is the result of change of use from what was given permission to what it eventually has become. We would not support such developments again.
- Without varied house sizes growing and declining families will have to move out of Newtown to have a bigger home. This will have an destabilising affect on the long term residents of the town. We seek to encourage active communities who participate in our village not move on after 5 to 10 years.
- Derelict sites and vacant sites along the main street remaining undeveloped.

Housing

In conjunction with a Town Design Statement as part of future developments we would like to see high quality developments with a varied house type and size. We don't think more land needs to be zoned for housing. We would like to see housing zoned on the East side of the Main Street and East of the Town Centre to enable interconnectivity of developments with the Town Centre as the natural gathering point. We would like to see electric charge points for electric cars being included in all developments going forward. New developments have high energy ratings and to keep all of the community on a par we would like to see the council houses in the Town upgraded to achieve a better energy rating.

Due to the high concentration of social housing in the Town we would like to see future social housing being made up of assisted living units and sheltered housing for local elderly along the main street. We feel that the Health Centre and Newcastle hospital located in the town would compliment this policy. We would like to see a policy introduced where social housing bodies have to comply with best practice guidelines and pepper units within developments and not bulk buy blocks of units. We would like to see in all future developments a policy that any individual or entity cannot block purchase a group of units to restrict housing bodies and also to keep

supply available for first time buyers/ families. We would like for future developments to have to sell a percentage of units to people from Newtownmountkennedy. This will contribute to keeping the community connected and thriving.

We don't feel the R3 high density zoned lands at the end of the Town is required nor in a suitable location. This location is in a shaded hollow, it is a difficult site to develop and is physically removed from the town. Lower density would suit the topography.

One of the benefits of living in Newtownmountkennedy is country living close to Dublin. Small houses and gardens in developments such as Wicklow Hills do not differ from developments in Dublin. In future developments we would like to see bigger houses and gardens, designs that have the ability to extend with a wider variety of house type. We would like to see life time adaptable housing designs for elderly and disabled included in all developments. The housing style developed in Newtown is suburban. We are not a suburban town.



Photos of new houses at Wicklow Hills

We would ask that a SEA be made mandatory in relation to any additional housing projects that are to be planned in the village and the overall effect of expansion of the village including the effect on the M11 be taken into consideration for all future developments. The water supply for Wicklow Hills had capacity issues and we would like an assessment of the water supply capacity completed as part of this LAP to ensure that future planned developments will not over demand on the supply available.

Community

The population of Newtownmountkennedy grew by 17% according to the most recent census. There has not been a single addition to the community amenities during this period. As part of the planning conditions in Wicklow Hills there was to be 2 community playing fields. Due to the poor specification on the conditions 2 playing fields were developed neither of which are big enough to fit a soccer pitch. Both fields are so poorly finished that they cannot even be used for training. We think all future community elements to planning applications need to have clearly defined specifications verified by the relative community group. We also seek council intervention to re-assess the completion of these sites and how to proceed in the future.

There are 3 community use buildings within the Wicklow Hills development. As part of the conditions these buildings are to be completed with phase 6. 5 phases of houses consisting of approx 500 houses are going to be built without a single building for these possible 1500-2000 residents not to mention the wider community. We would like to see all future developments have to complete the community element of the development after 20% completion of the development.

There are 2 soccer clubs in Newtownmountkennedy, neither of which owns a pitch nor have a lease on a pitch. This severely limits the funding opportunities available to them. We need a 40 acre space for *a sports campus* to hold a multi use sports facility with a community gym and clubhouse. This needs to be within walking distance from the centre of town so all can access it and enjoy the facility. We would like to see appropriate zoning that will facilitate this. Potential locations is west of the schools or south of the Rossmore or north of the village at Mountkennedy estate. This could form a centre that has a focus on sports health and education and can facilitate future needs of sports and education, not limited to Gaelic and Soccer. The argument that we should join with Greystones defeats the whole purpose of team sports in villages.



Pictures show current “playing fields” within the Wicklow Hills development which are not fit to be used in their current state. Neither of these are big enough to fit a soccer pitch.

Small open recreation spaces within developments do not hold significant benefits and always create issues over maintenance and upkeep. A large sports complex would be home to all groups which could take the responsibility for running and maintenance.



Photo showing privately owned Glenbrook park central in the town used for Community gatherings and events with soak away pit in the center.

Community amenities currently identified as needed in the town.

Note, This is not an exhaustive list but outlines some of our main concerns:

- Sports complex/ community gym/ soccer pitch / clubhouse
- Library with digital heritage centre/ study hubs for students
- Youth Club/ Youth Cafe/ Community Cafe
- Place on the Main Street for older people to meet/ community cafe
- Scouts Den
- Community playgroup building/ parents room
- Dirt bike track
- Cycle ways/ walkways and associated supporting infrastructures

Infrastructure

If a traffic management assessment of the town and Main Street was completed as part of a Town Design Statement we think this would be hugely beneficial. The main street is congested with parking and bad layout causing issues every day. The Glenbrook/ Dunnes junction has very poor sightlines when pulling out and is very dangerous for pedestrians crossing due to a high wall being constructed up to the road. HGVs have to reverse into this junction to be able to get in and out of Goods Inwards; all traffic comes to a stop on the Main Street while this is happening. It is hard to comprehend how a junction could be designed as such.



Photos showing HGV stopping traffic to reverse in to goods in and then parking on the roadway causing an obstruction while unloading

There are many paths that are uneven on the main street and around the town. You cannot fit a buggy up the steep and uneven path leading to the health centre at Glenbrook. The pathways are not viable for disabled access. There is no path that meets Part M regulations that accesses the health centre and the Glenbrook estate.

Disabled parking bays are marked but not sign posted. These parking spots are being used as standard parking spaces as without regulation signage parking cannot be enforced.



Photos showing uneven paths and overhead wires along the main street

As part of the LAP we would like to see a design for the Main Street that addresses these issues. Due to imminent growth in population, the street will become busier with traffic and on-street parking, which will make it less attractive. We would also like to see a policy that all the overhead wires will be brought underground.





Photos showing inconsistent design, style and attractiveness of the Main St

A Town design Statement would address the inconsistency of the Main Street and design a theme and specification to unify and enhance the Main Street.

We think a link road to the N11 from the future Wicklow Hills exit at Season Park is imperative and would like clarification on this within the plan. The effect of the traffic draining from the western road down Church Rd. onto the Main Street would be disastrous.



Photo showing Church Rd leading on to the Main St

As part of the LAP we would like to see all bus stops in the Town having shelters and pedestrian crossings. In particular the southbound bus stop opposite the Parkview has no pedestrian crossing. It's a busy stop and when people get off the bus they cross the road all through parked cars. As a driver on a dark winters evening it is hard to see them all trying to cross the road.

There is no safe walking or cycle route to the feeder secondary school in Kilcoole. Also the Woodstock road linking Newtown to Kilcoole has no footpath but is a beautiful walking route. We would ask that widening of the road verge and covering with lean mix would suffice for pedestrian walking routes along this road.



Photo showing people getting off the bus and crossing the road through parked cars. Over head wires clearly visible in this photo also.

Broadband service in the town is poor. There is dark fibre very close to the village and we would like to see it brought into the Town Centre with potential free access for all. Eir have high speed internet in their cabinets but are very slow to roll it out. This seriously hinders any possible diversity in employment in the town overall.

The Garden Village are still on a temporary sewerage treatment plant. As part of the LAP and any future development adjoining them they need a fully functioning sewerage solution.

Employment

There is an industrial park located on the East side of the town. This park does not offer much employment to local people. It also brings very little indirect or supporting business to existing businesses in the town or support to community events. We do not see the benefit of another industrial estate close to the town or on the site near Garden Village. The zoning of this area should be reconsidered. Most of the residents of new estates commute every day which contributes to N11 traffic and is not sustainable. More skilled work vacancies are desirable, finance, engineering, software development.



Photos of Newtown Business Park

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 north and south approaches into the village.

These fields give a stunning rural quality to a beautiful village. More industrial style development will ruin the remaining character of already badly developed entrances to the village.



Photo of field opposite Business Park at Entrance to Village currently zoned Employment

There is a thriving craft industry in Newtownmountkennedy. Apple Tree Crafts located on the Main Street are a great addition to the town, generating local employment, supporting cottage industry locally, contributing to community events. Also the creation station in Fishers brings the same benefits this is an enterprise where local crafters run the shop and take turns selling their crafts. We would like to see this type of business supported in the design of the Town Centre. A development with a communal workshop for presentations, teaching, classes, retreats for crafters/ sewers/ dress makers etc. we feel would be beneficial for the town. Also enterprise hubs or office pods that people working from home could use to avail of good broadband, printing facilities or meeting rooms would be a positive addition.

A restaurant is badly needed in the Town. The Parkview do special offers for 2 night breaks and on the second night guests want to eat somewhere else. In these cases the hotel often recommends Greystones. 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 will support the residents, council and developers to develop the town to its potential.

Tourism

Newtownmountkennedy is in a strong position to benefit from tourism both local and international. A Town Design Strategy might identify the potential tourism markets and how to develop the infrastructure to cater for them. The Parkview located on the Main Street is central within the town. It has become a great asset in both attracting tourists and both directly and indirectly supporting local businesses and community groups.

We are a good choice for International tourists as we are close to both Dublin and Glendalough. Better transport links from Newtown to the DART in Greystones and to Glendalough would make the town more attractive and accessible to tourists.

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

This would have a major effect on the tourism economy of the town and the whole wider area. Within their proposal is to create 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 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.

Joining and connecting with local greenways and having a bike hub in the town would appeal to walking and adventure tourists. We are well located in between the coast and mountains to offer different levels and different ability walking and cycling routes. We would like to see these routes defined in the LAP.

Education

Our primary school will reach its defined capacity of 16 classes by 2020. We need zoning to accommodate a second patronage primary school.

We also need the rethinking of the zoning for a secondary school which will be needed by 2022.

The town's feeder school in Kilcoole needs to extend to keep up with numbers. Kilcoole has major housing development planned and the school will not be able to continue to cater for children from Newtownmountkennedy. This must be within walking distance to the main street providing safe walking route for all ages.

The potential of an education campus covering the planned new primary school and zoned land to support a second primary school and secondary school would be truly beneficial to our community. An ideal opportunity would be to have a sports campus in the immediate vicinity also. Zoned consideration needs to be made for St Catherine's currently within Newcastle hospital grounds for disabled children. An alternative education campus location could expand the zoned space opposite Rossmore.



Photo shows current school buildings and Community Center situated around a public road lacking safety signage and pedestrian crossing from set down to senior school.

Flooding

The community would like to bring it to the planner's attention that the Irish Water mains running down the main street are in a bad state of repair and should be noted as a potential flood risk.

The repair of some older drains at the bottom of Church road has led to localised flooding. We ask that local advise be sought prior to digging up older drainage systems.

Heritage & Biodiversity

We would like to see the Mill in the Villa Pacis as well as the house and its surrounds protected and the surrounding mature trees retained. We would like to see the old mill protected. Any development of the site should incorporate the parkland offering passive surveillance and enhanced facilities for small business's and possibly sheltered housing for elderly residents that would free up larger houses in the village.

The last plan proposed the walkways and town park within this area. We applaud this and look to the council to reinforce these aspirations. We seek that the council examine means that the lands come into public ownership as an additional amenity to the town centre and any future development that may take place to the east.



Photo showing nature available on the Main St. being enjoyed by the donkey.

We also seek the listing of the village as a heritage village with this town centre as its core. The beauty and diversity of the village has been neglected over the years to such a point that people have almost become blind to it.

This jewel in the village could regenerate the town centre, give the town a core to develop a tourism and small business district and incentivise a village to develop core values on how it perceives itself and how others perceive the town.

The forested areas in the town are a highly used amenity and their proximity to the town is a great asset for our community we would like to see them made more accessible.

The Forrest entrance at Coillte HQ has very steep steps at the entrance. This is a hazard for buggys, elderly and disabled people. This is a beautiful wood with a shallow gentle stream running through it within a short walk from the Main Street. As part of the plan we would like to see a solution to this so that the small wood can be used as a loop walk for everyone. Within N2050's walking route is the access to the AA3 area through Shortts breen and through under the bridge into the Coillte woods. We seek the support for this thorough planning funding and engineering contributions.





Photos showing beautiful forest in the town and restrictive steps at entrance

Energy Reduction and Sustainability

Newtownmountkennedy is a member of the SEAI scheme Sustainable Energy Communities and as a community we are committed to lowering energy use in the town and developing in a sustainable way. As an SEC Newtownmountkennedy was assisted by the scheme in coming up with the below points to be included in the LAP. The Mid East Action Plan for Jobs document states that “local authorities are to work and promote SECs and develop willing early adopter communities to act as early exemplars”. We feel that Newtownmountkennedy would make a great and willing early exemplar.

There are no public charge points for E Cars between Bray and Coyne's Cross. As part of the LAP and any development on the Main Street we would like to see public charge points installed. Also for all future housing developments we would like electric charge points installed as standard. Electric cars will eventually be the norm and it is far cheaper to install the charge points at construction stage.

Newtownmountkennedy has 2 buildings close to the centre of town that have a constant high electricity demand, the Hotel and the Hospital. This is a key factor needed for an efficient District Heating System. This may not be realistic in the scope of this LAP but any major roadworks being completed should take the opportunity to install the insulated ducting to carry a district heating system in the future. This is something the Poolbeg development is carrying out in preparation for a district heating system.

We would like all new developments to have a renewable heating system. Any large commercial developments or apartment blocks should have rain water harvesting with a view to reducing pressure on surface water and drainage systems. We also seek the development of an alternative to hard surfaces through the town, full implementation of the SUDS directives.

We would like to see the council offering reduced development contribution fees for renewable energy systems used in new commercial and one off housing builds.

The new houses in Wicklow Hills are A rated and have solar panels. We think that all council houses in Newtownmountkennedy should be upgraded to better energy ratings to keep all dwellings consistent.



Photos of Mountain View looking directly across to Wicklow Hills

As part of the LAP we think there should be a retrofit of street lighting to upgrade to energy efficient lights and consider smart lighting in lesser footfall areas. Examples of this installed by Kerry CoCo and Kilkenny CoCo. Again a town design plan would incorporate the future proofing of the village in terms of energy consumption.

Transport

The congestion on the N11 is one of the biggest issues in Wicklow today. Commuter traffic is tailed back to Newtownmountkennedy in the mornings and the alternatives to commuting by car are poor. The 184 goes from Newtown to Greystones via Glen of the Downs, Delgany then Charlesland this journey can take 40mins and is not an option for commuters. The 133 no longer stops in Bray and is overloaded and unreliable. We need a park and ride facility with ideally an electric bus running to the Greystones Dart Station in sync with the DART timetable and another bus to get people to the Luas.

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 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 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.

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;

1. 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.
2. 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.
3. A town Design Plan is necessary to establish a long-term plan for a sustainable rollout of all future development for this growing community.
4. 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

OneDrive

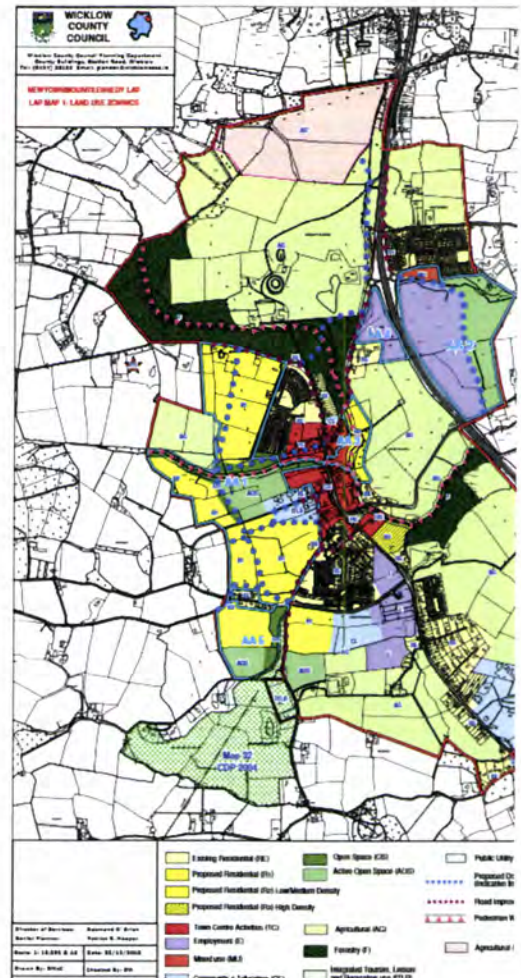
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Leonora Earls

From: Leonora Earls [mailto:leonora.earls@gmail.com]
Sent: 23 February 2018 16:21
To: Planning - Plan Review
Subject: Newtownmountkennedy Local Area Plan

To whom it concerns,

We would like to join with the submissions made regarding Newtownmountkennedy Local Area Plan 2018 - 2028.

We are a family of four living on a rural country road behind Season Park. We love living here because of the village's rural feel and getting away from the hectic pace of commuting and working in Dublin. It is very important that the rural feel of our village is retained in the midst of all the housing development that is to come in the future.

At the moment it seems as though houses are springing up all over the village, yet no real amenities have been added. The village itself is too small to accommodate the larger volumes of traffic coming through. It can be quite stressful trying to navigate around the village, be it driving, or walking. This is especially true when trying to walk with two small children and managing buggies in areas such as the junction at Dunnes Stores. I have to turn the buggy backwards and peek around the corner in order to see if it's safe, and almost run across before a car comes.

While I do think we need a solution to the traffic problem, I would really hope that the forest areas we have beside us are retained. These are so important to the community. They are brilliant areas to bring children out into nature. Around our area we have seen hedgehogs, squirrels, frogs and lots of birds. We would be heartbroken to lose this amenity.

I grew up here and I didn't move back to live in a suburb commuter town of Dublin, which is the direction it feels as though it's going at times. We would hope that the ring road planned just a few metres away from us is planned in such a way that doesn't disrupt the nature and tranquillity around us and we ask for careful planning in this regard.

Kind regards,
Sara & Damien O'Brien

**NEWTOWNMOUNTKENNEDY LOCAL AREA PLAN REVIEW
SUBMISSION**

ACTION AREA 3 KIIMACULLAGH

PAULINE SHORTT FOLEY



22nd February 2018

**FRANK O'GALLACHÓIR &
ASSOCIATES LTD.
PROFESSIONAL TOWN
PLANNING CONSULTANTS**



Our Ref: J18-017

Senior Executive Officer
Newtownmountkennedy Local Area Plan Review
Planning Department
Wicklow County Council
County Buildings, Wicklow
22nd February 2018

Newtownmountkennedy Local Area Plan Review 2018 - Kilmacullagh Action Area 3
- Ms. Pauline Shortt Foley.

Dear Madam,

We act on behalf of our client Ms. Pauline Shortt Foley of Springmount, Newtownmountkennedy, County Wicklow. We wish to make a submission regarding the Newtownmountkennedy Local Area Plan Review for the consideration of the Council. Our submission follows.

We request the Council to amend the zoning and other objectives and the boundary of Action Area 3 Kilmacullagh as follows: See Map 2 attached.

1. To provide for an eastern bypass road, relieving traffic congestion on Main Street,
2. To reserve lands on both sides of the river for a Linear Park and pathway from the R772 road north of the town centre, to the Kilcoole L1048 road.
3. To zone circa 7.45 hectares of land for residential development and include within the Action Area boundary.
4. To rezone 4.3 hectares of R2 zoned lands to public open space.
5. To replace the existing 4.3 hectares of R2 residential zoning, with circa 7 hectares of R1 residential zoning, and to expand the Action Area plan boundary these lands.

Please contact us if we can be of any further assistance on any of the matters raised. Please address all correspondence to the undersigned.

Yours sincerely,

Frank Ó'Gallachóir
Dip. T.C.P., M.Sc., M.I.P.I.

Enc: Newtownmountkennedy Local Area Plan Review Submission

WICKLOW COUNTY COUNCIL

23 FEB 2018

PLANNING DEPT.

1. INTRODUCTION AND SUBMISSION OBJECTIVE

Our client's lands are in the townland of Kilmacullagh, Newtownmountkennedy. The lands comprise of several fields, with road frontage onto the public road at the old N11 (R772) north of the town, and at Kilmacullagh, east of the town centre. These lands border Action Area 3 to the east. Action Area 3 is located on the east side of the Main Street, Newtownmountkennedy. See Map 1.

We request the Council to amend the zoning and other objectives, and the boundary of Action Area 3 Kilmacullagh, as follows: See Map 2 attached.

1. To provide for an eastern bypass road, relieving traffic congestion on Main Street,
2. To reserve lands on both sides of the river for a Linear Park and pathway from the R772 road north of the town centre, to the Kilcoole L1048 road.
3. To zone circa 7.45 hectares of land for residential development and include within the Action Area boundary.
4. To rezone 4.3 hectares of R2 zoned lands to public open space.
5. To replace the existing 4.3 hectares of R2 residential zoning, with circa 7 hectares of R1 residential zoning, and to expand the Action Area plan boundary these lands.

2. 2008 NEWTOWNMOUNTKENNEDY LOCAL AREA PLAN

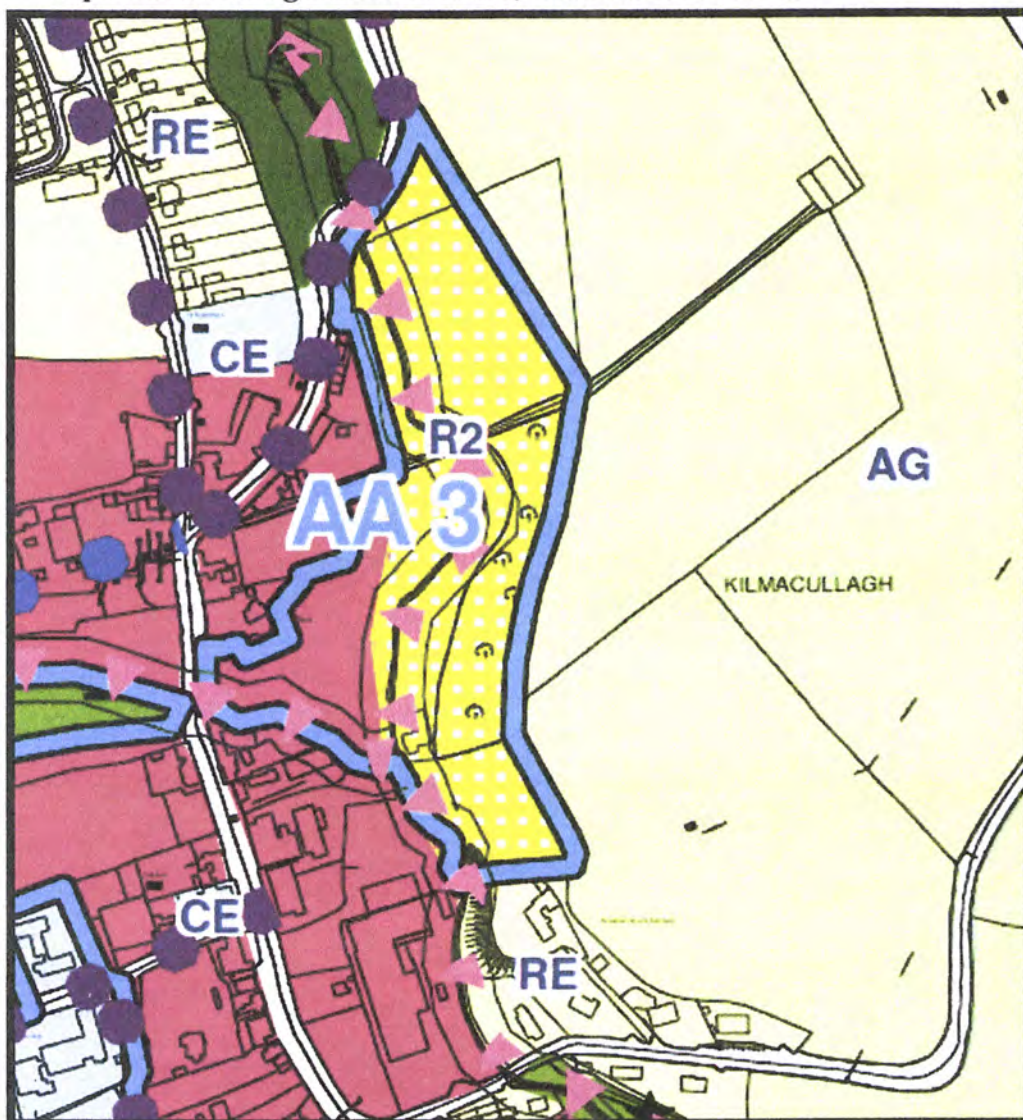
The existing Newtownmountkennedy Local Area Plan was made in 2008 for a 6-year period until 2014. This Local Area Plan has been extended until 2018.

2.1 Existing Local Area Plan Objectives & Kilmacullagh Action Area

The 2008, Newtownmountkennedy Local Area Plan designates this area as Action Area 3. It comprises circa 5 hectares, with frontage onto Main Street. It is traversed by the Newtownmountkennedy River, which flows from the Coillte Woodland Park to the north, where it joins the stream which flows from the west. The area adjacent to Main Street, including Valle Pacis House, is zoned Town Centre. Provision is made for the redevelopment of the old mill for a variety of land uses. It contains an established attractive deciduous wood. See attached photographs.

The existing Newtownmountkennedy Local Area Plan contains the following objectives for Action Area 3 - Kilmacullagh. See Map 1.

Map 1 Kilmacullagh Action Area 3, 2008 Local Area Plan



- "This Action Area is located on the east side of the Main Street, mainly following the river alley, in the townland of Kilmacullagh, as shown on Map 1. This Action Area measures c. 5ha and includes residential (c. 4.3ha) and town centre (0.7ha) zonings. This Action Area shall be developed as a town centre, residential and public open space zone in accordance with the following criteria: -
- Vehicular access shall be provided from the Main Street to the west of the Action Area, with pedestrian access being provided on the north and south sides to the R772 and Kilcoole Road (if possible).
- Lands zoned R2 in the Action Area shall be developed strictly as a low-medium density housing development, of mainly medium-large houses on generous sites (not exceeding 10/ha). Apartments shall not be considered in this zone. Higher density mixed use development shall be considered on lands designated TC in

(not exceeding 10/ha). Apartments shall not be considered in this zone. Higher density mixed use development shall be considered on lands designated TC in the Action Area.

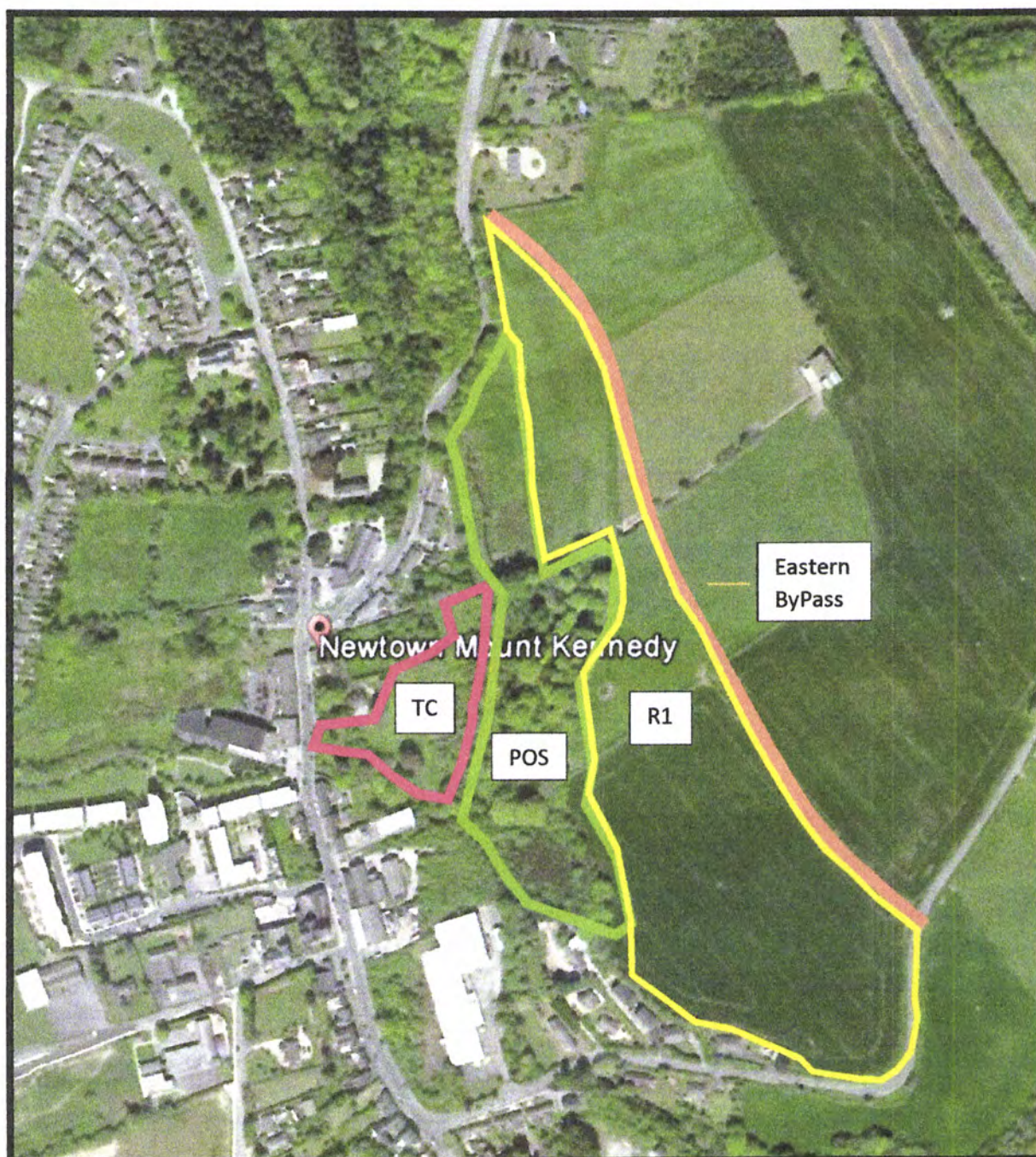
- *A public riverine park shall be provided from the bridge at Main Street, linking to the R772 at the northern side of the Action Area and to the Kilcoole road to the south (if possible). This public park shall be designated a public park, not exclusive to the residents of the development and shall be maintained open at all times. Suitable pathways and lighting / furniture shall be provided by the developer*
- *Dwellings shall be positioned and orientated to provide maximum passive surveillance of the new park.*
- *Any development proposals shall include suitable proposals for the redevelopment of the old mill and a range of uses other than residential use shall be permissible for this structure (generally those uses allowable in the TC zone), subject to the normal planning controls.*
- *Any development proposals shall have regard to the setting and curtilage of Valle Pacis, a protected structure."*

3. NEWTOWNMOUNTKENNEDY ISSUES PAPER

The following issues have been raised by Wicklow County Council in the Local Area Plan Issues Paper, recently published. This Local Area Plan submission addresses these issues.

- The town should aim to grow to a population of 4,967 persons in 2022 and 6,000 persons in 2028. To plan for the longer term, this plan will address the housing needs of the town up to 2028, which is a growth in housing units by approximately 1,456 units.
- Some of the existing zones may require modification / deletion in light of the results of the Flood Risk Assessment that will be carried out as part of the plan review process.
- Protecting the natural environment is essential for the maintenance and protection of ecological biodiversity and landscape quality, as well as meeting climate change and green infrastructure aspirations. In order to safeguard the future viability of development in the town and to ensure that the town flourishes, it is essential that the development in Newtownmountkennedy is managed in a sustainable manner into the future.
- The town centre has considerable through traffic, often moving at speed. The footpaths are also narrow with a lot of on street car parking. A combination of these issues is reducing safety and the attractiveness of the town centre as a place to shop, do business or visit.
- A Flood Risk Assessment will be carried out as part of this plan process, with the outcome integrated into plan policies and zonings.

Map 2 Proposals Action Area 3, Kilmacullagh, Newtownmountkennedy



Not to Scale

- It will provide a larger public amenity in the riverside Linear Park next to Main Street including the retention of the amenity woodland and trees on the river bank.
- It will enable the existing wood to be preserved, and more substantial public open spaces to be provided, adjacent to Main Street.
- This will permit a wide riverside corridor in the Linear Park.
- The new riverside Park will extend from the Coillte Park, north of the town centre, to the south of the Action Area. It will further extend the Linear Park, closer to the Kilcoole road, as required in the Action Area Plan objective.
- A more balanced residential neighbourhood will be possible to the east of the riverside Park.
- It will further extend the pedestrian path network from the Coillte Wood and the R772 towards the Kilcoole Road, as required by the Action Area Plan objective.
- This Action Area is adjacent to the town centre. Housing in this area is in accordance with the Sequential Approach to zoning recommended by Government's Development Plan & Sustainable Urban Housing Guidelines. These guidelines require that land closest to town centres be zoned for development.
- It will address the "lopsided" residential development of Newtownmountkennedy, where almost all the recent residential development, has occurred to the west of the town centre, on land that is further away from the town centre, than the subject lands.
- The zoning of an economic amount of land for new residential development, within Action Area 3, will ensure the speedy accomplishment of Action Area objectives. This includes the riverside Park and walkway, and the construction of the eastern bypass road, between the R722 and the Kilcoole road.

6. CONCLUSION

We request the Planning Authority to support this submission. The proposals will improve the Local Area Plan.

The changes proposed will ensure the timely implementation of the plan objectives for the riverside Park and preserve woodland close to the town centre. The changes will provide for new links between the R722 north of the town centre and the Kilcoole Road. They will extend a riverside Park and a biodiverse wildlife corridor, right into Newtownmountkennedy town centre.

Please contact us if we can be of further assistance.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Frank O'Gallachóir', written over a horizontal line.

Frank O'Gallachóir Dip. T. C. P., M. Sc., MIPI

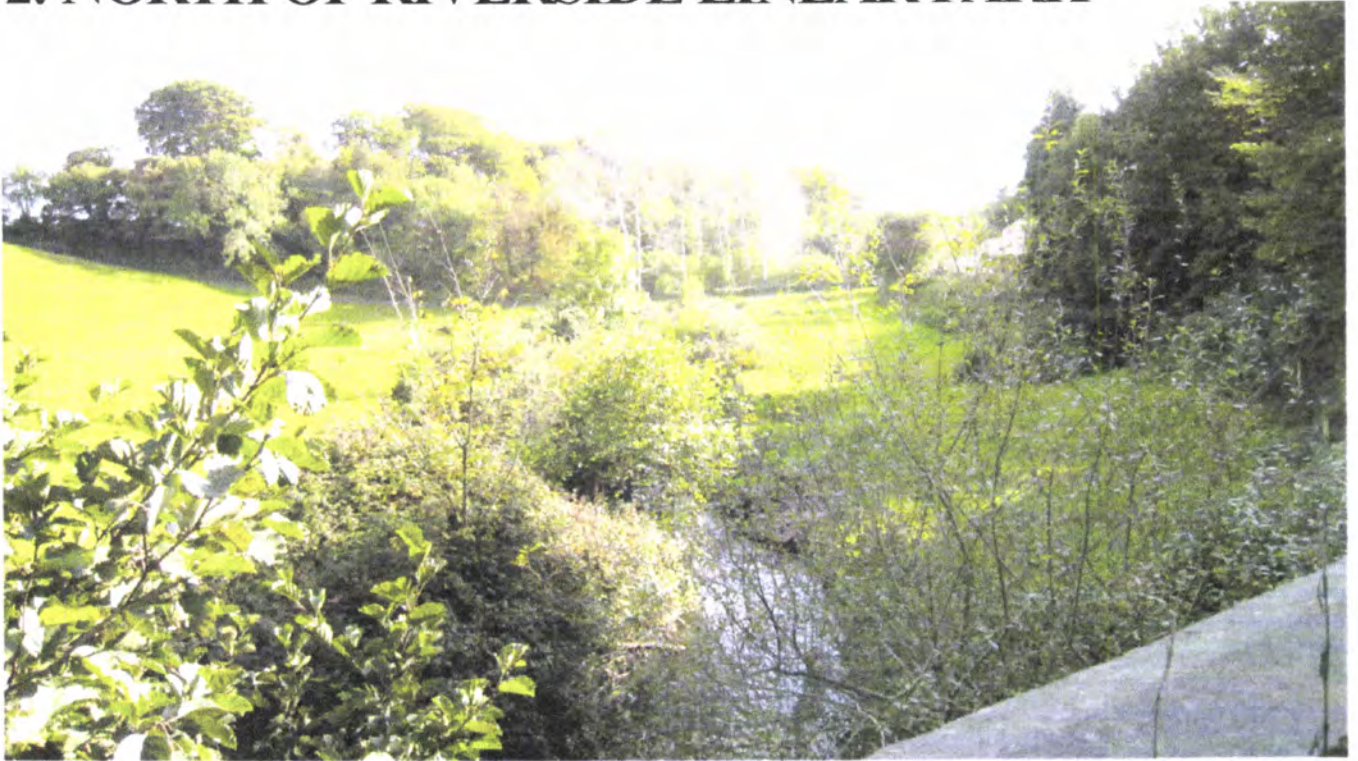
Attached:

*Map 2: Proposed Rezoning – Kilmacullagh Action Area 3
Photographs of Existing Woodland and riverside Bank.*

1. KILMACCULLAGH RIVERSIDE LINEAR PARK. NEWTOWNMOUNTKENNEDY



2. NORTH OF RIVERSIDE LINEAR PARK



3. MIDDLE RIVERSIDE PARK



4. KILMACCULLAGH WOOD FROM MAIN STREET



1. KILMACCULLAGH RIVERSIDE LINEAR PARK. NEWTOWNMOUNTKENNEDY



2. NORTH OF RIVERSIDE LINEAR PARK



3. MIDDLE RIVERSIDE PARK



4. KILMACULLAGH WOOD FROM MAIN STREET



Leonora Earls

From: [redacted]
Sent: 23 February 2016 10:03
To: Planning - Plan Review
Subject: Newtownmountkennedy Pre Draft LAP Submission Paul Stanton
Attachments: Pre Draft Submission Newtownmountkennedy Paul Stanton.pdf

Dear Sir/Madam,

Please find attached a submission on the pre-draft Newtownmountkennedy LAP on behalf of Paul Stanton, 124 Lower Baggot Street, Dublin 2.

Please acknowledge receipt by return.

Kind regards,

Blaine Cregan
John Spain Associates,
39 Fitzwilliam Place,
Dublin 2.
D02 ND61

T: +3531 6625803
M: +353 877851900
e-mail: bcregan@johnspainassociates.com
web: www.jsaplanning.ie



John Spain Associates
Planning & Development Consultants
Chartered Town Planners & Chartered Surveyors

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John Spain Associates

Planning & Development Consultants
Chartered Town Planners & Chartered Surveyors

39 Fitzwilliam Place,
Dublin 2
D02 ND61

www.jsapanning.ie

Tel 01 662 5803
info@johnspainassociates.com

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

Date: 23rd February 2018

Dear Sir / Madam,

**RE: PRE DRAFT SUBMISSION ON THE PREPARATION OF THE
NEWTOWNMOUNTKENNEDY LOCAL AREA PLAN 2018 - 2024**

1.0 INTRODUCTION

- 1.1. On behalf of our client, Paul Stanton, 124 Lower Baggot Street, Dublin 2, we wish to make a submission on the pre-draft Issues Paper for Newtownmountkenedy Local Area Plan 2018 - 2024. Submissions are welcome by Wicklow County Council up until 23rd February 2018.
- 1.2. The aim of the Newtownmountkenedy LAP 2018 - 2024 is to establish a framework for the planning, co-ordinated and sustainable development of the area. The LAP sets out a development strategy for the town, specific land use objectives which will guide the future development of the settlement and influences where new development may occur.
- 1.3. In this regard, our client wishes to make a submission on the provision for residential development in the area as it relates to our client's lands. It is considered that there is a need for additional residential zoned lands to provide for a high quality housing stock to address housing needs in the country.
- 1.4. Our client's lands comprise of approximately 31 hectares located at Ballinahinch Lower, Newtownmountkenedy. The subject lands are part zoned for integrated tourism/ leisure/ recreational complex and in part zoned to provide for new or extended residential care facility for the elderly under the Wicklow County Development Plan 2016-2022.
- 1.5. Part of the subject lands, approximately c. 28 hectares were proposed to be zoned for low density residential development as part of the Draft Wicklow County Development Plan 2016-2022. However, as part of the material amendments to the plan were re-designated to integrated tourism/ leisure/ recreational complex

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIP

Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIP Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt MIP

John Spain Associates Ltd. trading as John Spain Associates. Directors: J. Spain, S. Spain.
Registered in Ireland No. 396306. Registered Office: 39, Fitzwilliam Place, Dublin 2. VAT No. IE 6416306U

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London

Manchester

Leeds

and to provide for new or extended residential care facility for the elderly which was adopted as part of the Wicklow County Plan 2016-2022.

- 1.6. This re-designation from proposed residential zoning to tourism was agreed on the basis that the preparation of the next Local Area Plan was the more appropriate stage to incorporate this change of zoning.
- 1.7. As such this submission seeks to re-designate the zoning of the lands to provide for residential zoning, together with integrated tourism/ leisure/ recreational complex and residential care facility for the elderly under the new Local Area Plan for Newtownmountkennedy.



Figure 1: Aerial View of Lands with approximate boundary located

2.0 GROUNDS OF SUBMISSION

- 2.1. The issues paper sets out a number of categories such as housing, economic development, biodiversity, heritage, retail services and infrastructure to be considered within the preparation of the draft LAP.
- 2.2. The County Plan states that each LAP area, including Newtownmountkennedy should designate an appropriate quantum of land for residential development to ensure that the targeted population growth and housing targets are achieved within the life of each LAP.
- 2.3. The County Plan states that based on the existing zoning of lands that Newtownmountkennedy is at a deficit of zoned lands for residential development. In this context it is respectfully submitted that part of our client's lands be considered for re-zoning for residential development in the making of the Draft LAP for Newtownmountkennedy.
- 2.4. The issues paper notes that all of the existing zoned lands for residential development can be reconsidered and reviewed for the new plan and these lands can have their zoning removed, have their zoning changes to another use or a

higher/ lower density, have their lands designated as strategic land reserve, and new, previously un-zoned, land can be zoned for the first time.

- 2.5. It is respectfully submitted that a review of the zoned lands within the LAP area be undertaken and our client's lands be considered for residential zoning as per the extent of lands indicated in the Draft Wicklow County Development Plan 2016-2022 (c. 28 hectares – see attached land use map submitted as appendix 1)
- 2.6. In this context, it is respectfully submitted that the zoning of our clients lands be considered as part of the preparation of the LAP 2018 – 2024 to provide for residential zoning on c. 23 hectares, tourism/leisure/recreational use on c. 1 hectare to facilitate the development of enhanced facilities and amenities for the GAA club. The existing zoning in the Wicklow County Development Plan 2016-2022 of c. 8 hectares is proposed to be retained for new and or extended residential care facility for the elderly is sought to be retained in the new LAP.

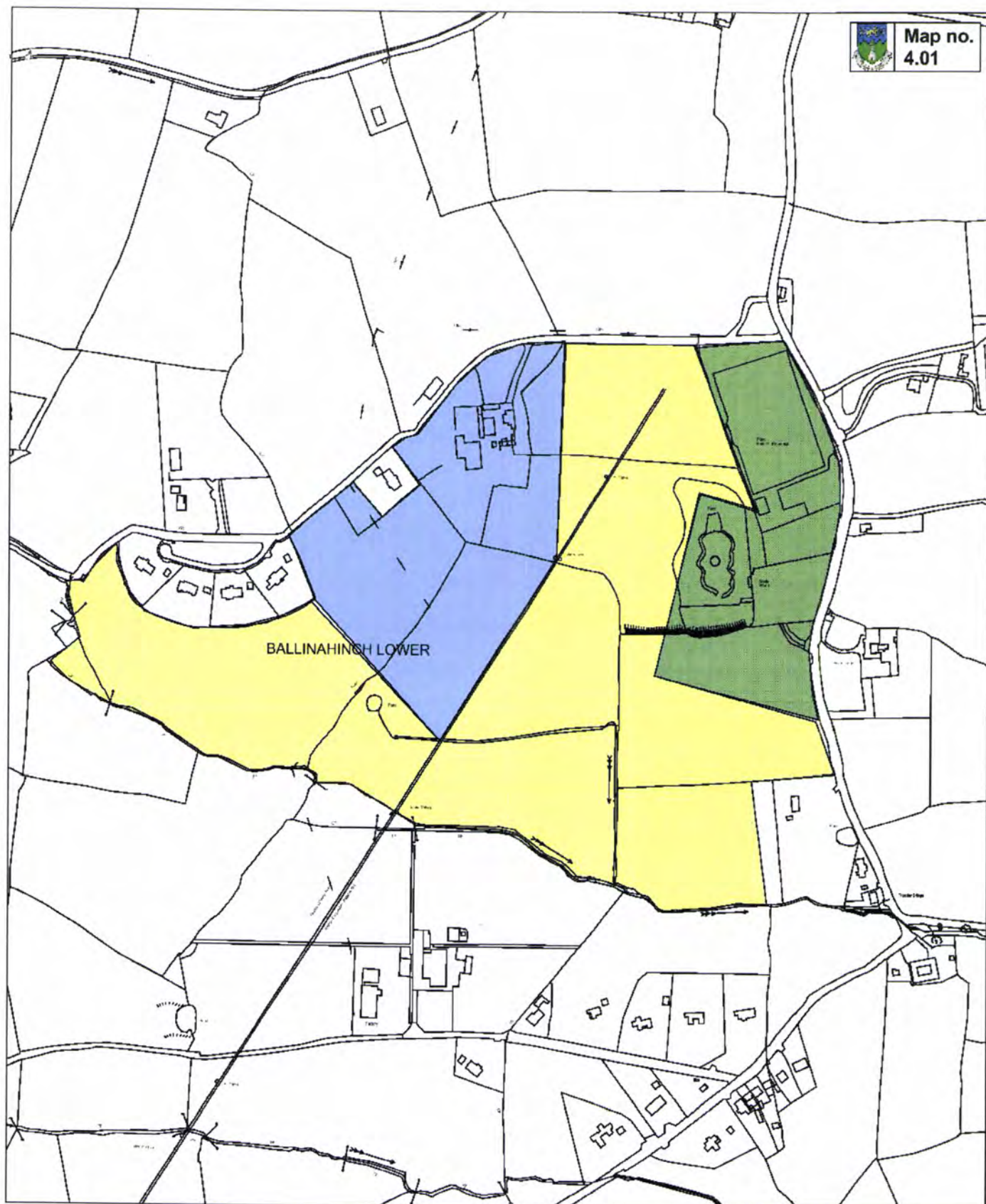
3.0 CONCLUSIONS

- 3.1. This submission is made on behalf of our client, Paul Stanton on the Issues Paper for the Draft Newtownmountkennedy Local Area Plan 2018 - 2024. We would be grateful if this submission could be given careful consideration during the preparation of the Draft LAP in the context set out above.
- 3.2. This submission has set out the relevant issues raised within the pre-draft Issues Paper, and has set out the grounds of submission for additional residential zoning on our clients lands.
- 3.3. We look forward to a favourable response from the Authority in relation to the above and if you require any further information please do not hesitate to contact us.

Yours Sincerely,


John Spain Associates




Appendix 1 – Land Use Map as proposed under the Draft Wicklow County Development Plan 2016-2022.



Special Zoning

DRAFT WICKLOW COUNTY
DEVELOPMENT PLAN 2016-2022

Special Zoning: Newtownmountkennedy

-  Low Density Housing
-  Nursing Home/Continuing Community Care
-  Integrated Tourism and Leisure Uses



Wicklow County Council
Planning Department

Maps Not To Scale

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2015/35/CCMA/Wicklow County Council

Leonora Earls

From: [redacted]
Sent: 23 February 2018 16:11
To: Planning - Plan Review
Subject: Newtownmountkennedy LAP 2018

To: Administrative Officer, Planning Department, Wicklow County Council

Re: Submission on Newtownmountkennedy LAP 2018

A Chara,

We have come late to this process, but here are some preliminary observations, to which we would like to add at a later date as the process evolves.

1. Vision/Strategy

This strategy is predicated on a number of disputable claims and projections. One is that NTMK is a 'moderate growth town'. In fact, it is little more than a village to which have been appended dormitory estates. And crucially, unlike established towns, NTMK does not have its own democratically elected council for consultation/representation.

These new housing estates don't serve the housing needs of this county, but, substantially, the greater Dublin area. Neither do they serve the economic interests of NTMK, particularly in retail. A prominent local shopkeeper has said that the new housing developments have made little difference to his business since 'They (residents) are gone for the day'.

The reference to the 'strategic location' of NTMK, coupled with housing projections, indicate that the 'town' will indeed be a dormitory town mainly servicing Dublin via an already traffic-jammed N11/M50. The presence of the N11/M50 provides a barrier to the expansion of NTMK in that direction, creating pressure on the foothills of the Wicklow Mountains to take that planned expansion, to the detriment of the environment, agriculture and leisure/tourism.

Newtownmountkennedy's main street is a disgrace. There is no evidence of it providing a link between the past and the future. Yes, there is a modern hotel and restaurant, and a shopping centre, but there are also long-derelict buildings and derelict sites. They have lain idle for years. What is the plan for proper development of the main street?

It is a narrow street. What is the plan to cope with ever-increasing traffic pressures? Where can off-street parking, which will be necessary, be sited?

What is the plan to provide a secondary school to cope with current and a projected rise in students?

2. Biodiversity & Nature conservation

As indicated above, the likelihood can only be that future housing developments can only impact on the foothills, or through linear development to the south of the village. The question that arises, given the projections for housing/population increases, is how far up the hills is Wicklow County Council going to allow – at whose cost and for whose benefit?

This is a rich farming area, including animal husbandry, agriculture and horticulture, all of which feed into the local economy. The produce is also used by craft producers to service local markets and shops. Ever hectare lost to concrete impacts on the local economy and the maintenance of local employment.

It is also an area rich in wild animal life including deer, pine martins, otters, and a host of species of birdlife, some very rare. Many of these species are protected.

There is the Coillte wood to the side of the village – unmanaged and uncared for – one of the few

amenities available to residents and visitors. Falling trees are not being made safe, some of them causing serious damage to the river-banks, and the woodland in general is allowed to be overgrown with scrub. Paths are not being maintained. But road-building plans will obliterate a significant section of the woodland, and at great cost to both residents and to wildlife. Has that been the subject of an impact statement?

3. Heritage

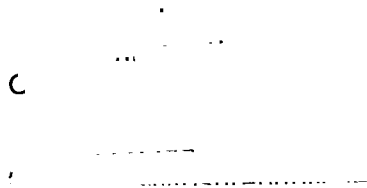
We support the protection of the 18th century Season Park Farmhouse and its walled garden – still a working kitchen-garden and an amenity for its allotment-holders.

We are very concerned that future developments will seriously impact on various heritage sites around Newtownmountkennedy.

We wish to be kept informed, and to make further submissions as the need arises.

Yours sincerely,

Tom and Ann Stokes



Leonora Earls

From:]
Sent: 19 February 2018 10:01
To: Planning - Plan Review
Cc: Oliver Synnott
Subject: Newtownmountkennedy LAP
Attachments: Ashby Newtownmountkennedy.png; Newtownmountkennedy Final Plan 2008.pdf; Newtownmountkennedy Map 1 Landuse 2008.pdf

Good afternoon,

How're you?

My name is John Synnott and I am writing in relation to changing/amending of zoning 12 in the attached 'Newtownmountkennedy Final Plan 2008' document, specifically for the site outlined in the attached images (Newtownmountkennedy Map 1 Landuse 2008.pdf and Ashby Newtownmountkennedy.jpg).

The garden adjacent to the house (Ashby, Newtownmountkennedy, Co. Wicklow, A63 VP79) were recently identified as a vacant site under the Urban Regeneration and Housing Act 2015 in Irish Legislation. As per this legislation it was deemed the site was vacant or idle and should be brought forward for development (or face the 3%, then 7% tax). Following a submission from my father, Oliver Synnott's solicitors, it was determined that the site was not vacant as it is in use as a garden and no further action was taken. The zoning of the site is still considered to be zoned as a 'Town Centre' site.

Under its current zoning of Town Centre Activities (TC), I understand that it is still permissible to build a residential property (according to email correspondence with Lisa Rothwell, Wicklow County Council - who was extremely helpful I have to add).

If Wicklow County Council are changing the zoning, I would like to submit a request that the zoning be changed to either of the following in order of preference (allowing a residential property development)...

- Preference 1. Existing Residential (RE) (as it is residential with a garden),
- Preference 2. Proposed Residential (R2) Low/Medium Density,
- Preference 3. Proposed Residential (R1).

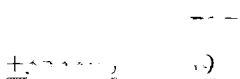
I have been planning on building a residential property in the adjacent garden on what was previously deemed a vacant site. I will not be developing this site for retail or high density residential as I cannot afford to build multiple properties.

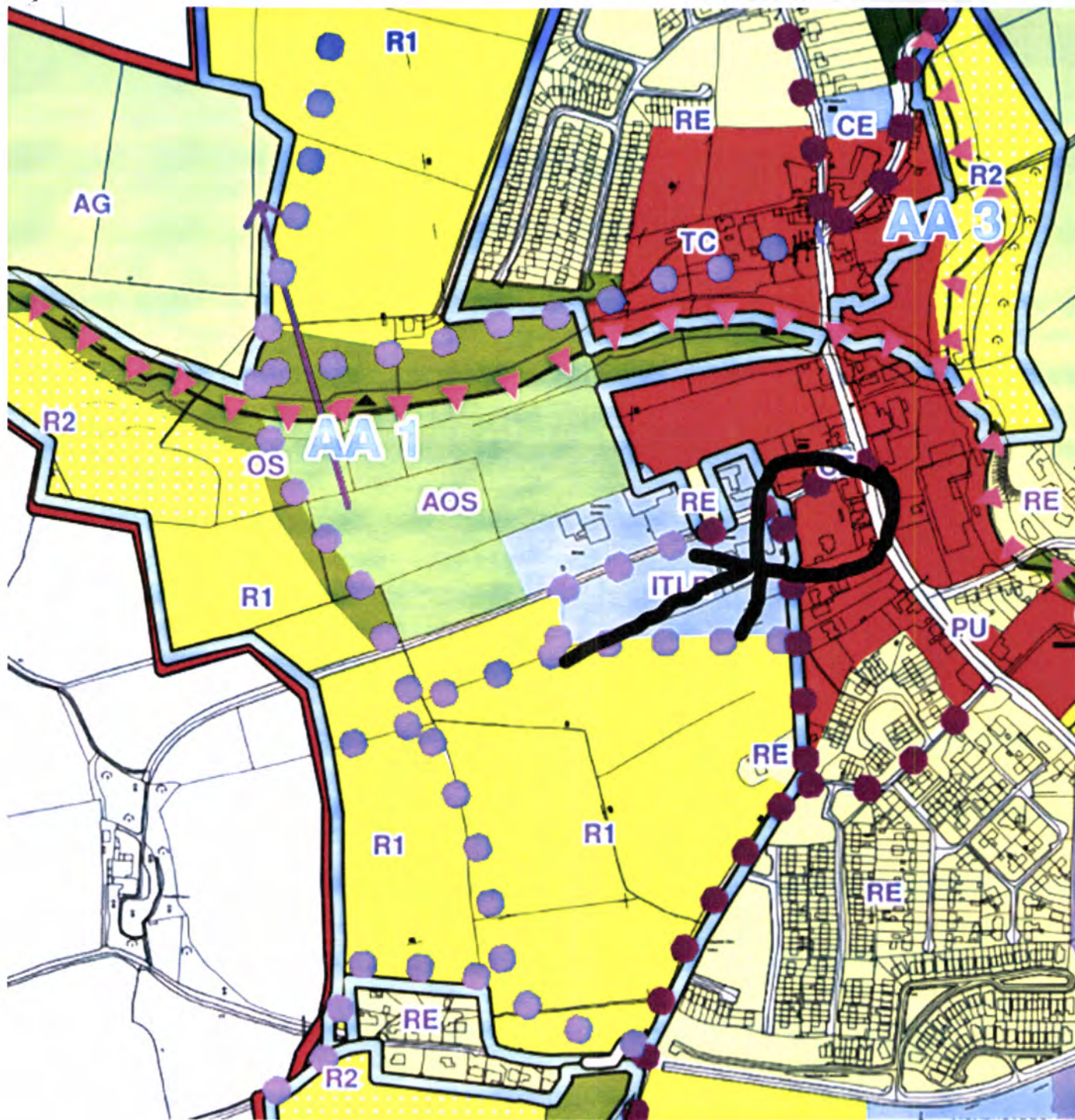
I have cc'd my father, the property owner, who will also submit a request shortly.

Can you please send acknowledgement of this email before the submission deadline of the 23rd February, 2018 at 5 pm.

All the best and I hope to hear from you soon,

John


 John Synnott



Leonora Earls

From:
Sent: 19 February 2018 17:12
To: Planning - Plan Review
Cc:
Subject: Newtownmountkennedy LAP
Attachments: Newtownmountkennedy Final Plan 2008.pdf; Newtownmountkennedy Map 1 Landuse 2008.pdf

Hello,

My name is Oliver Synnott of [REDACTED] P79.

I am writing as a follow up to my son, John's email below of which I would like to echo what is proposed/requested as the property owner.

If Wicklow County Council are changing the zoning of the property mentioned above, I would like to submit a request that the zoning be changed to either of the following in order of preference (allowing a residential property development)...

Preference 1. Existing Residential (RE) (as it is residential with a garden),

Preference 2. Proposed Residential (R2) Low/Medium Density,

Preference 3. Proposed Residential (R1).

Can you please also send an acknowledgement of this email before the stated deadline of submission, Friday 23rd February 2018.

Kindest regards,

Oliver

Oliver Synnott

[REDACTED]
 [REDACTED]
 [REDACTED]

[REDACTED]

com

Begin forwarded message:

From: John Synnott
Date: 19 February 2018 at 16:36:55 GMT
To: planreview@wicklowcoco.ie
Cc: Oliver Synnott <osynnott@newtownmountkennedy.ie>
Subject: Newtownmountkennedy LAP

Good afternoon,

How're you?

My name is John Synnott and I am writing in relation to changing/amending of zoning 12 in the attached 'Newtownmountkennedy Final Plan 2008' document, specifically for the site outlined in the attached images (Newtownmountkennedy Map 1 Landuse 2008.pdf and Ashby Newtownmountkennedy.jpg).

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Preference 2. Proposed Residential (R2) Low/Medium Density,

Preference 3. Proposed Residential (R1).

I have been planning on building a residential property in the adjacent garden on what was previously deemed a vacant site. I will not be developing this site for retail or high density residential as I cannot afford to build multiple properties.

I have cc'd my father, the property owner, who will also submit a request shortly.

Can you please send acknowledgement of this email before the submission deadline of the 23rd February, 2018 at 5 pm.

All the best and I hope to hear from you soon,

John

Jo

Leonora Earls

From: Luis Reis
Sent: 23 February 2018 17:00
To: Planning - Plan Review
Subject: Newtownmountkennedy Zoning Submission
Attachments: Tower Homes Newtownmountkennedy Zoning Submission Map - 2018.pdf

To whom it may concern,

On behalf of our clients Tower Homes 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
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Website: www.bba.ie



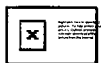
Before you print think
about the **ENVIRONMENT**

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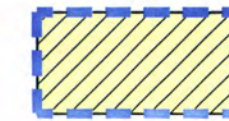
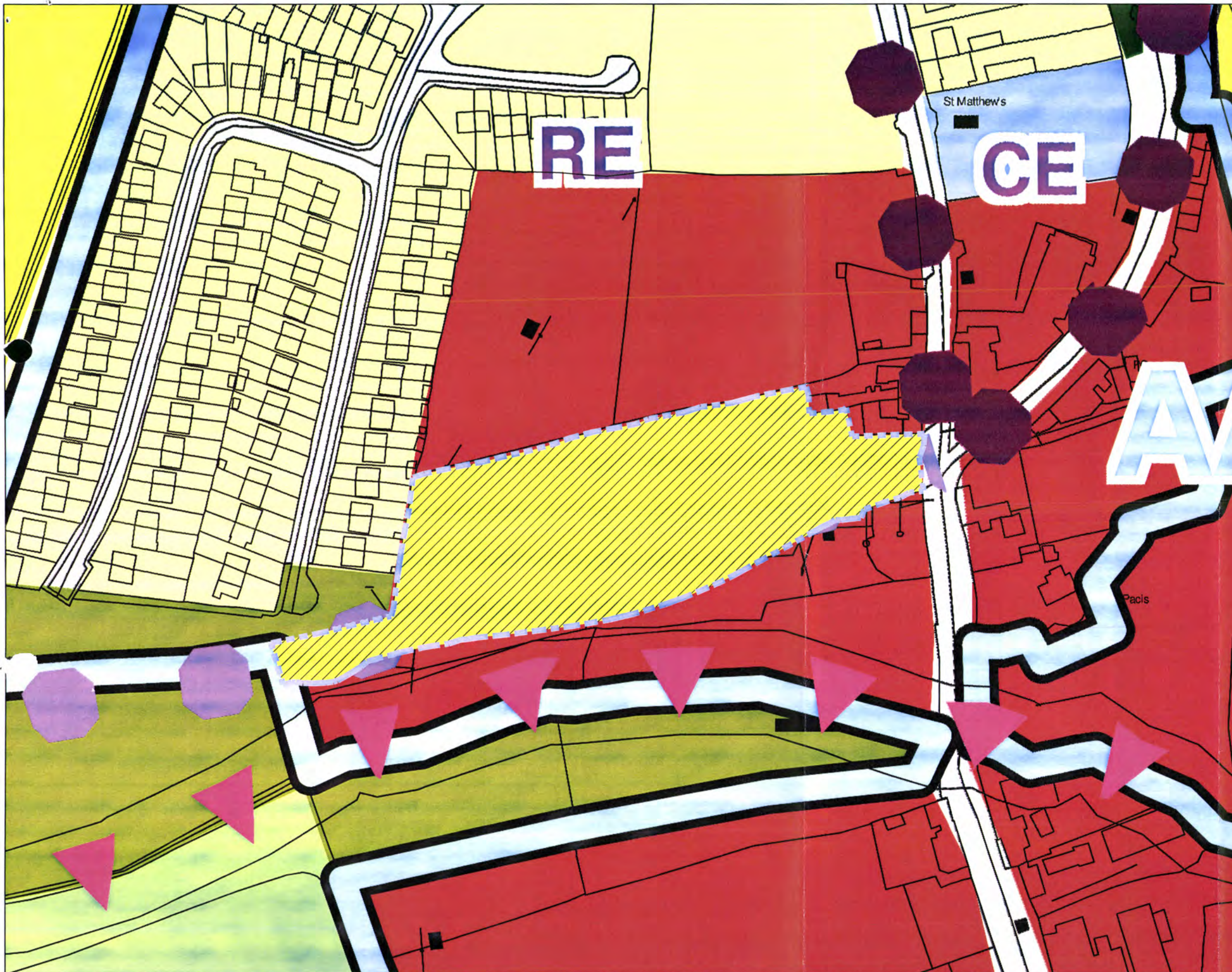
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Lands proposed to be zoned for Residential use

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 Tower Homes Developments

NOTE:

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

bba architecture



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Tel: +353(1)2876949 Fax: +353(1)2873521 Email: info@bba.ie
(bba architecture incorporating Bernard J Burke & Associates)

THEO PHELAN DESIGN LTD**PLANNING & DESIGN CONSULTANTS.****WENTWORTH PLACE, WICKLOW, CO. WICKLOW****Phone: + 353(0)404 68153****Email: info@phelandesign.ie***Theo Phelan Design Ltd.**Reg. No: 342883**VAT No. 6362883P**Ref lazloogilvy watson 12018 LAP*

Administrative officer
 Planning Department,
 Wicklow Co. Co.
 Station Road,
 Wicklow Town.

18/02/2018

Re:- Newtownmountkenedy LAP.**Our Clients:- Donald & Barbara Ogilvy Watson, Monalin House, Newtown Mt Kennedy.**

Dear Sir,

We attach a copy of drawing ref: **S-D1** which shows an extract from the current local area plan for Newtownmountkenedy upon which we have identified an area of land approximately 3.2 ha which is owned by our clients. Under the current plan this land is zoned for residential development with the annotation R2.

In the "Issues Paper" published by Wicklow Co Co there is reference under the title "New Housing in Newtownmountkenedy" to the potential for the reduction in existing zoned land or the possible re-designation for other users of existing reserved areas.

It is the intention of this submission to request the county council to maintain the existing zoning status for our client's lands.

As will be seen from the attached plan our lands are integral to the central area of residential development which is currently taking place in Newtownmountkenedy and provides a functional use for the new road and services which are presently under construction.

The lands are also within walking distance of existing schools, church, new playing fields and the community facilities which are provided for Newtown.

Given the very limited extent of residential development at low/medium density incorporated in the existing plan we maintain that the retention of our zoning is integral to a balanced density for the locality.

The lands adjoin the proposed linear park for the area and it would seem to us that there is an obvious benefit in planning for residential development as an adjunct to this linear park in the valley.

On our plan we have identified the new road which is currently under construction and due for completion in 2018 which will provide access and services to our lands thereby allowing for the development within the immediate lifespan of the new local area plan.

Our clients submitted a planning application under file ref:- 17/268 for 33 sites on these lands but because of a potential refusal, primarily based on the development being premature in advance of roads and services being available, this application was withdrawn. While in other respects the planners report was not favourable to the layout proposed it nonetheless very clearly identified a desired arrangement for the development of the site which our clients would be implementing with their next submission.

Yours,

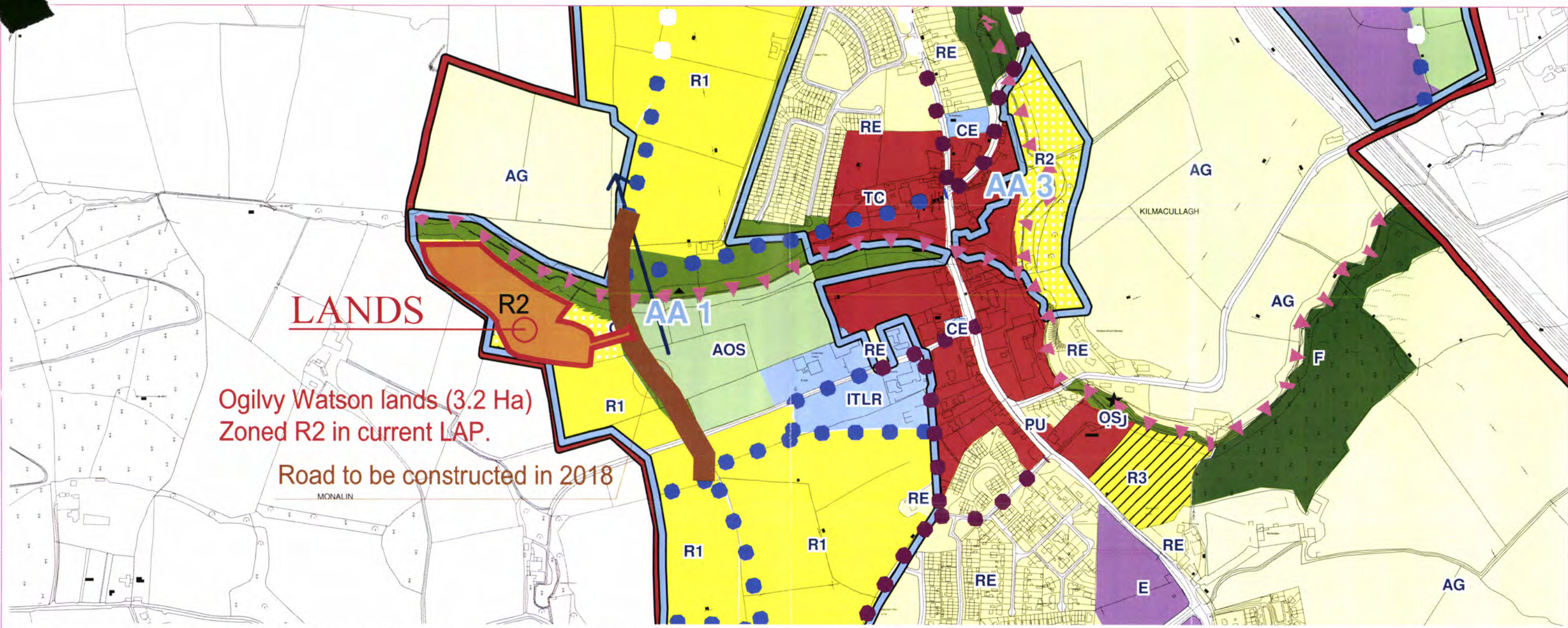


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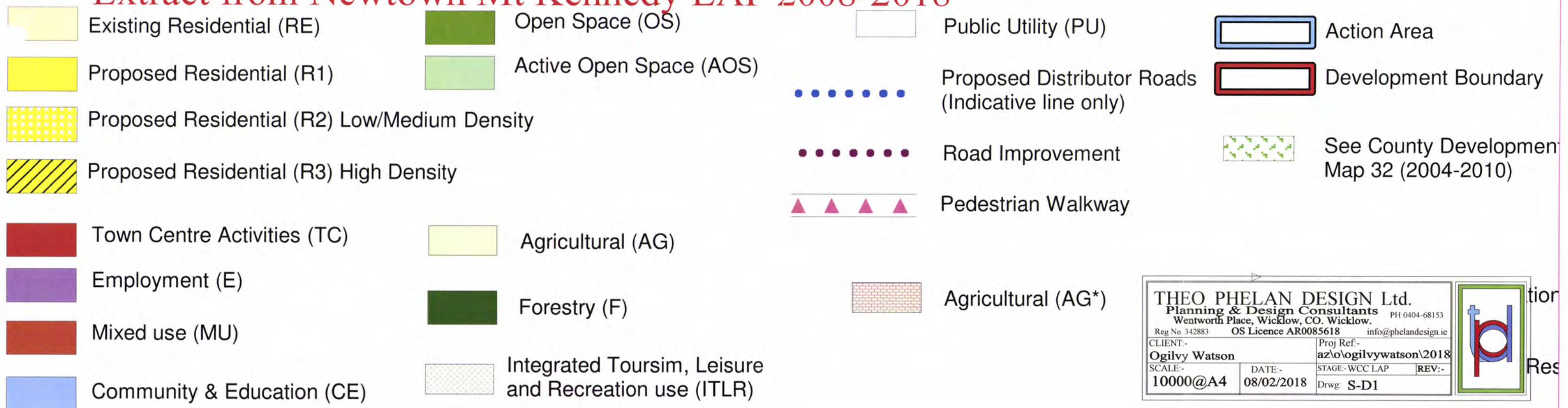
WICKLOW COUNTY COUNCIL

22 FEB 2018

PLANNING DEPT.



Extract from Newtown Mt Kennedy LAP 2008-2018

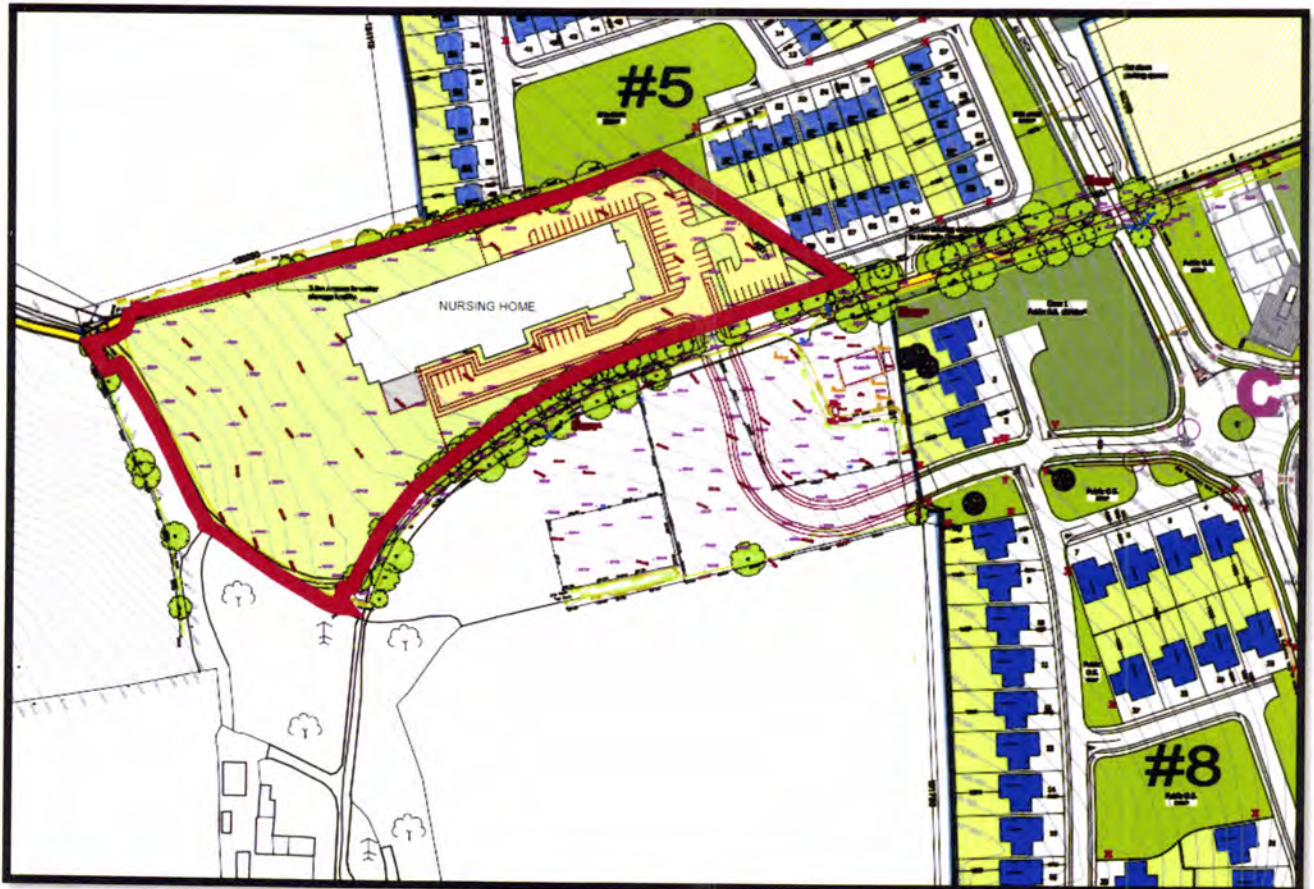


THEO PHELAN DESIGN Ltd. Planning & Design Consultants Wentworth Place, Wicklow, CO. Wicklow. PH: 0404-68153 Reg No. 342883 OS Licence AR0085618 info@phelandesign.ie			
CLIENT:- Ogilvy Watson	Proj Ref:- az/o/ogilvywatson/2018		
SCALE:- 10000@A4	DATE:- 08/02/2018	STAGE:- WCC LAP	REV:-
		Drwg: S-D1	

**NEWTOWNMOUNTKENNEDY LOCAL AREA PLAN REVIEW
SUBMISSION**

MONALIN NURSING HOME

MR & MRS DONALD OGILVY WATSON



19th February 2018

**FRANK O'GALLACHÓIR &
ASSOCIATES LTD.**

**PROFESSIONAL TOWN
PLANNING CONSULTANTS**



Our Ref: J16-038

Newtownmountkennedy Local Area Plan Review Submission
Planning Department
Wicklow County Council
County Buildings
Wicklow

February 19th, 2018


Newtownmountkennedy Local Area Plan Review Submission
Monalin Nursing Home

Dear Madam,

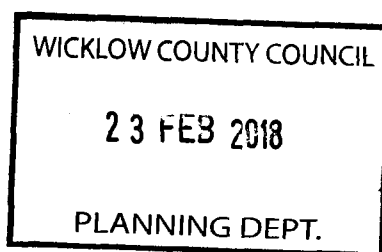
We act on behalf of our clients Mr & Mrs Donald Ogilvy Watson of Monalin House, Newtownmountkennedy, County Wicklow. We wish to make a submission regarding the Newtownmountkennedy Local Area Plan Review for the consideration of the Council. Our submission follows.

Please contact us if we can be of any further assistance on any of the matters raised. Please address all correspondence to the undersigned.

Yours sincerely,


Frank Ó'Gallachóir
Dip. T.C.P., M.Sc., M.I.P.I.

Enc: Newtownmountkennedy Local Area Plan Review Submission



SUBMISSION

NEWTOWNMOUNTKENNEDY LOCAL AREA PLAN REVIEW 2018

Monalin Nursing Home

Mr & Mrs Donald Ogilvy Watson

1. INTRODUCTION & SUBMISSION OBJECTIVE

Our clients Mr & Mrs Donald Ogilvy Watson of Monalin House, Newtownmountkennedy request Wicklow County Council to support the development of a nursing home on their land at Newtownmountkennedy, as shown on the attached Figures. Our clients, and their representatives, are available to discuss this proposal and to clarify any issues that may arise.

Wicklow County Council is requested to:

- Extend the town boundary to include the lands shown in Figures 1 and 2.
- Reserve these lands for the development of a nursing home.

2. BACKGROUND

2.1 Proposal

It is proposed to construct a state of the art, 90-bed, purpose-built nursing home at Monalin, Newtownmountkennedy. It is likely to be a two-storey over basement building. The nursing home is intended to participate in the HSE's Nursing Home Scheme, providing accommodation for both public and private patients.

Brian McMahon, the successful developer of the Cairnhill Nursing Home on the Herbert Road, Bray, has agreed to assist in the design of the nursing home.

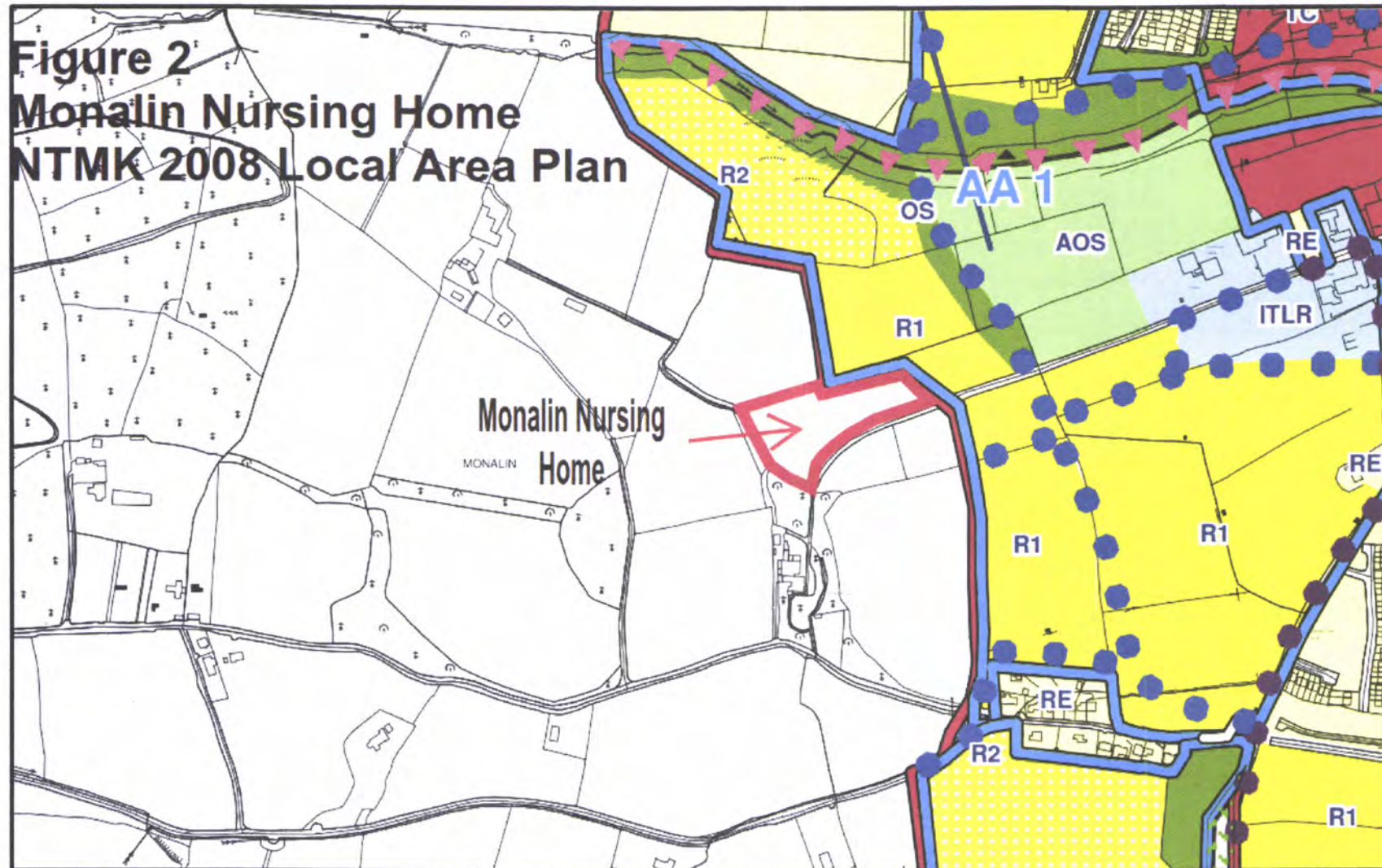
2.2 Site Description

The site is adjacent to the large Tower Homes housing development, which is being constructed. The proposed site is c.1.2 ha (3 acres) in area. The site is bounded by rows of mature trees along its southern and western boundaries, with clusters of trees and hedgerows along its northern boundary. See Figure 1. The Monalin Nursing Home will be accessed from roundabout C of the Tower Homes housing development.

revision	date	description



client	MONALIN NURSING HOME		
project	MONALIN NURSING HOME NEWTOWN MOUNT KENNEDY		
description	SITE LOCATION PLAN PROPOSED		
drawing no. revision date	proposed by 2997 date 01/20/18	drawing no. SK/01	revision no. Prel.1



Not To Scale

The site is directly adjacent to the current boundary of the Newtownmountkennedy Local Area Plan 2008-2018. This site can be reserved for a nursing home and incorporated within the town boundary in the new Local Area Plan.

2.2 Planning History

There is no planning history on the subject lands. Tower Homes has been granted planning permission for circa 800 houses on the lands to the east and adjacent to our clients' lands. Planning permission was granted for housing by Planning Register Reference 06/6101 on the adjacent lands to the north and east of the proposed nursing home site.

2.3. Existing Development Plan

The Newtownmountkennedy Local Area Plan was extended until December 2018. Wicklow County Council is currently reviewing the Newtownmountkennedy Local Area Plan as part of the process to making a new Local Area Plan 2019-2025.

The nursing home site is adjacent to the current boundary of the Newtownmountkennedy Local Area Plan 2008-2018. Lands to the east and north are zones for comprehensive residential development.

Monalin House, our clients' home, is a Protected Structure. It is separated from the proposed nursing home site, by substantial landscaped grounds. The proposed development would not interfere with its setting.

There is a site at Ballinahinch Lower, to the south of Newtownmountkennedy, reserved in the Wicklow County Development Plan since 2004, for an elderly residential care facility.

3. SUBMISSION PROPOSAL

3.1 Submission Request

Wicklow County Council is requested to:

- Extend the town boundary to include the lands shown in Figures 1 and 2.
- Reserve these lands for the development of a nursing home.

3.2 Planning Rationale for Monalin Nursing Home

We believe these zoning proposals are sustainable and in accordance with the proper planning and sustainable development of the area for the following reasons.

Wicklow County Council has indicated that the Tower Homes development of, circa 800 houses, to the west of Newtownmountkennedy, which started in 2015, is to be developed in a northerly direction with the road system being progressively developed. The Monalin Nursing Home proposal accords with this phasing and associated infrastructure provision.

The Monalin Nursing Home site is only 130m from the intersection with the proposed Ring Road, which will serve the west of Newtownmountkennedy and bypasses the town centre. This road network will provide it with easy access to Newtownmountkennedy town centre. This road is substantially complete close to the proposed nursing home site. The site is appropriately located to take account of existing and future public transport services.

Tower Homes is legally obliged to provide access and services to the Ogilvy Watsons' remaining lands. Therefore, as the ring-road and other infrastructure is progressed, in a northerly direction, this infrastructure will serve the nursing home site. It is anticipated that connections to all infrastructural services will be possible in the early part of the new Local Area Plan's duration 2019-2025.

Despite being close to the centre of Newtownmountkennedy, the site remains extremely private, unspoilt and secluded. This creates an idyllic environment for a nursing home. Although there will be a new housing estate at its eastern and northern-eastern boundaries, all other lands to the south, west and north, will be undeveloped for the foreseeable future.

3.3 Economic Rationale for Monalin Nursing Home

Approximately 130 employees would be required to operate the nursing home at full capacity providing jobs for nurses, care staff, chefs, cleaners, admin, accounts, receptionists, activities co-ordinators and physiotherapists. Allied health professionals in the area stand to benefit by providing additional services to residents e.g. GPs, chiropodists, audiologists, hairdressers etc.

The nursing home would create a major employment boost to the Newtownmountkennedy area. It is likely that it would constitute the largest single source of employment in the town. Creating such a local employment-hub would have a major positive impact in the area and significantly reducing the need for many residents to commute. The Newtownmountkennedy Local Area Plan Issues Paper states that it is *“essential that the Local Area Plan puts in place a land use framework that supports the growth of existing businesses and the development of new employment”*.

It is estimated that the Monalin Nursing Home project would cost approximately €10 million to build. It would represent a significant economic opportunity for the area, employing a significant number of skilled personnel for the circa 18 months duration of the build. Funds are available to commence construction when permission be granted. The Monalin Nursing Home project therefore has a high degree of certainty, for early execution. Brian McMahon has a proven track record of delivering the necessary skills and expertise, to provide an excellent healthcare facility with large scale employment opportunities.

If lands are zoned for residential development, it is very unlikely that a nursing home of this scale will be provided on such lands. There are no other suitable and sufficiently large sites for this form of development within the built-up area of Newtownmountkennedy.

It is noted that the Ballinahinch Lower elderly residential care facility zone, is not identified as the only possible site for a nursing home in the Newtownmountkennedy area. Given the current and forecasted level of nursing home demand in the North Wicklow area, the construction of Monalin Nursing Home, would not preclude the construction of other nursing home facilities in the area.

3.4 Community Rationale for Monalin Nursing Home

There is extreme demand for additional nursing homes at present, and Monalin Nursing Home can proceed in the short term. The Newtownmountkennedy Local Area Plan Issues Paper states that there is a need to provide adequate land for future community facilities to accommodate future population growth. The Newtownmountkennedy Local Area Plan Issues Paper indicates that an additional 1456 housing units would be required by 2028.

The nursing home, with the participation of the HSE, intends to cater for private and publicly funded persons. It will therefore be a much-needed community facility, catering for the North County Wicklow area.

3.5 County Development Plan Reservation of Lands at Ballinahinch Lower for Elderly Residential Care

There is a site at Ballinahinch Lower, to the south of Newtownmountkennedy, zoned in the Wicklow County Development Plan since 2004, for an elderly residential care facility. Despite this favourable zoning, there have been no detailed proposals submitted to the Council in the last 14 years.

The Ballinahinch Lower site is in a less desirable location for a nursing home. It is considerably further from local amenities and infrastructure, than Monalin. A nursing home in this isolated location, would have to cover all its infrastructure costs, and is likely to be uneconomic to develop.


The Ballinahinch Lower lands are outside of the Local Area Plan development boundary. They are not zoned in the existing Local Area Plan. They are 1.35 km from the town centre and are remote from the existing built up area. It will be some time before other developments occur in this area, which would provide infrastructure, to facilitate the development of the nursing home.

4. CONCLUSION

The Monalin nursing home development will have no negative planning, or other impacts, on surrounding lands. Indeed, it would provide a much-needed community service for the residents of North County Wicklow, and Newtownmountkennedy in particular.

If land is not reserved for a nursing home, it is unlikely that a nursing home of this size would be developed within the built-up area of Newtownmountkennedy or on undeveloped zoned land.

We request the Planning Authority to take this submission into account and to zone this land as recommended.


Frank O'Gallachoir
DIP. TCP, M.Sc. MIPI

Attached

Figure 1. Monalin Nursing Home Site Location

Figure 2. Nursing Home Site and 2008 Newtownmountkennedy Local Area Plan

Leonora Earls

From: Blaine Cregan
Sent: 23 February 2018 15:12
To: Planning - Plan Review
Subject: Newtownmountkennedy Pre Draft LAP Submission Christopher Weinman
Attachments: Pre Draft Submission Newtownmountkennedy Christopher Weinman.pdf

Dear Sir/Madam,

Please find attached a submission on the pre-draft Newtownmountkennedy LAP on behalf of Christopher Weinman,
Barrister at Law, 100 St. James's Street, Dublin 2, Co. Dublin

Please acknowledge receipt by return.

Kind regards,

Blaine Cregan
John Spain Associates,
39 Fitzwilliam Place,
Dublin 2,
D02 ND61

T: +3531 6625803
M: +353 877851900
e-mail: bcregan@johnspainassociates.com
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John Spain Associates

Planning & Development Consultants
Chartered Town Planners & Chartered Surveyors

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

Date: 23rd February 2018

Dear Sir / Madam,

**RE: PRE DRAFT SUBMISSION ON THE PREPARATION OF THE
NEWTOWNMOUNTKENNEDY LOCAL AREA PLAN 2018 - 2024**

1.0 INTRODUCTION

- 1.1. On behalf of our client, Christopher Weinman, 4 Rochdale, Honeypark, Upper Glenageary Road, Dun Laoghaire, Co. Dublin, we wish to make a submission on the pre-draft Issues Paper for Newtownmountkennedy Local Area Plan 2018 - 2024. Submissions are welcome by Wicklow County Council up until 23rd February 2018.
- 1.2. The aim of the Newtownmountkennedy LAP 2018 - 2024 is to establish a framework for the planning, co-ordinated and sustainable development of the area. The LAP sets out a development strategy for the town, specific land use objectives which will guide the future development of the settlement and influences where new development may occur.
- 1.3. In this regard, our client wishes to make a submission for the provision of residential zoning within the Action Area 2 as designated under the Newtownmountkennedy Local Area Plan 2008-2018.
- 1.4. Our client's lands are located within Action Area 2 as designated in the Newtownmountkennedy Local Area Plan 2008-2018. The subject AA2 lands are zoned for mixed use, employment and active open space in the existing Newtownmountkennedy LAP. A proposed distributor road is also designated to run through the AA2 lands.
- 1.5. It is respectfully submitted that the zoning of the AA2 area be re-considered in the new Newtownmountkennedy LAP 2018 - 2024 to comprise of employment, active open space and residential zoned lands.

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPI

Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPI Rory Kunz BA (MOD) MSc ERM MAT&CP Dip EIA Mgmt. MIPI

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Registered in Ireland No. 396306. Registered Office: 39, Fitzwilliam Place, Dublin 2. VAT No. IE 6416306U

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-
- 1.6. All of the Landowners within the AA2 land, with the exception of WCC, have met and agreed to the attached amendments, in so far as they represent changes from the approved AA2 plan approved by WCC in . In the case of the WCC lands there is no change from the designated zoning in the approved AA2 plan.

2.0 GROUNDS OF SUBMISSION

- 2.1. The issues paper sets out a number of categories such as housing, economic development, biodiversity, heritage, retail services and infrastructure to be considered within the preparation of the draft LAP.
- 2.2. The County Plan states that each LAP area, including Newtownmountkennedy should designate an appropriate quantum of land for residential development to ensure that the targeted population growth and housing targets are achieved within the life of each LAP.
- 2.3. The County Plan states that based on the existing zoning of lands that Newtownmountkennedy is at a deficit of zoned lands for residential development. In this context it is respectfully submitted that part of our client's lands be considered for re-zoning for residential development in the making of the Draft LAP for Newtownmountkennedy.
- 2.4. The issues paper notes that all of the existing zoned lands for residential development can be reconsidered and reviewed for the new plan and these lands can have their zoning removed, have their zoning changes to another use or a higher/ lower density, have their lands designated as strategic land reserve, and new, previously un-zoned, land can be zoned for the first time.
- 2.5. It is respectfully submitted that a review of the zoned lands within the LAP area be undertaken and our client's lands be considered for a combination of employment, active open space and residential zoning as indicated in the attached map submitted as Appendix 1.
- 2.6. The existing residential development adjacent to the AA2 lands is isolated and small in extent. It is also serviced by an inefficient and problematic sewage treatment plant located on the AA2 lands. The proposed submission will increase the critical mass of housing, and will enable the decommissioning of the existing treatment plant and the construction of a new sewer through the entirety of the AA2 lands and connecting to the existing local authority sewer on the Newtownmountkennedy to Kilcoole Road. All of the relevant landowners are prepared to facilitate this.
- 2.7. Central to the approved AA2 plan is the construction of a connecting road from the N11 to the Kilcoole Road to upgrade access to the Druids Glen Resort and to allow industrial traffic from the Employment Zoned Lands to access the N11 without entering the main street of Newtownmountkennedy. The attached submission respects this aspiration. Again all relevant Landowners are agreed to facilitate this
- 2.8. A large part of the AA2 lands has been set aside in this submission for a park with walking routes and recreation space. This will be for the benefit of all of the residential units in the immediate area

3.0 **CONCLUSIONS**

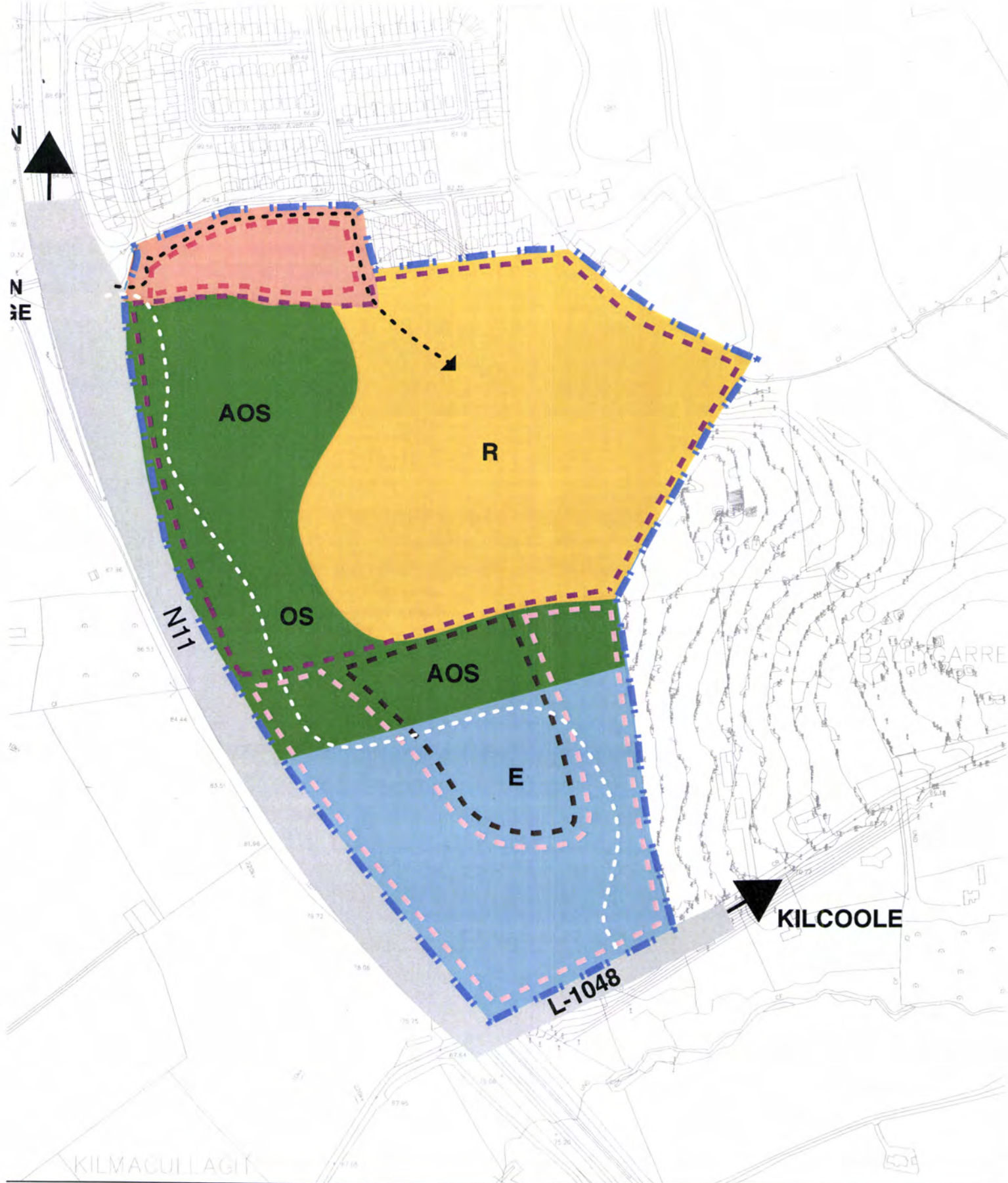
- 3.1. This submission is made on behalf of our client, Christopher Weinman on the Issues Paper for the Draft Newtownmountkennedy Local Area Plan 2018 – 2024. We would be grateful if this submission could be given careful consideration during the preparation of the Draft LAP in the context set out above.
- 3.2. This submission has set out the relevant issues raised within the pre-draft Issues Paper, and has set out the grounds of submission for additional residential zoning on our clients lands.
- 3.3. We look forward to a favourable response from the Authority in relation to the above and if you require any further information please do not hesitate to contact us.

Yours Sincerely,



John Spain Associates

Appendix 1: Proposed Zoning of the AA2 Lands



ZONING KEY

Subject to
Separate Submission

Residential (R)

Open and Active (O.S.)

1.4 Ha

13.5 Ha

8.5 Ha

LANDS OWNED

Wood Group

C. Weinmann

Dwyer Nolan



E zoned lands and L-1048

serve R zoned lands

Leonora Earls

From: [REDACTED]
Sent: 23 February 2018 15:19
To: Planning - Plan Review
Cc: Eleanor MacPartlin; Stephen Little
Subject: Newtownmountkennedy LAP - Submission
Attachments: 18022_CL_LAP_Submission_Final_23022018.pdf

To whom it may concern,

Please find attached a submission on behalf of our clients for the Stage 1: Newtownmountkennedy Local Area Plan.

We would be grateful of confirmation of this email at your earliest convenience.

Kind Regards,

John Carty
STEPHEN LITTLE & ASSOCIATES
Chartered Town Planning & Development Consultants
26/27 Upper Pembroke Street
Dublin 2
D02 X361

Tel. (01) 676 6507
Fax. (01) 676 6509
Web <http://www.sla-pdc.com/>

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STEPHEN LITTLE & ASSOCIATES
Chartered Town Planning Consultants & Registered Environmental

Administrative Officer,
Planning Department,
Wicklow County Council,
County Buildings,
Whitegates,
Wicklow Town
A67 FW96

Our Ref. 18022

23 February 2018

**RE: FORMAL SUBMISSION ON THE ISSUES PAPER FOR THE NEWTOWN
MOUNTKENNEDY LOCAL AREA PLAN 2018 - 2024**

Dear Sir,

We, Stephen Little & Associates, 26/27 Upper Pembroke Street, Dublin 2 are instructed by our clients, Jim Wood, Brian Wood and Jonathan Treacy to lodge this submission on the issues paper for Newtownmountkenedy Local Area Plan whereby submissions in relation to the Local Area Plan are invited up to 5.00 pm on the 23rd February 2018.

This submission is in relation to the re-zoning of a site under their ownership. The site is bounded by the internal road network serving the established Garden Village estate along the north and east, to the west by the N11 roundabout junction and to the south by a stream which is a natural feature demarking the lands from the greenfields to the south.

The subject site represents the completion of an established Garden Village housing development on serviced land, where there is no demand for local retail facilities beyond what is already provided in the nearby village centre. It is our Clients' contention is that if the serviced undeveloped land is zoned residential, it will enable the effective completion of the Garden Village housing development to meet a strong demand for housing in the area.

We would ask that Wicklow County Council be mindful of the content of this submission in preparing the Local Area Plan for Newtownmountkenedy. We request written acknowledgement of this submission and that any further correspondence in relation to the plan are directed to this office.

Yours faithfully,

Eleanor MacPartlin

STEPHEN LITTLE & ASSOCIATES

1.0 SITE CONTEXT & SUBJECT SITE

Our clients own the extent of land illustrated under Figure 1 below. The site measures c.1.37 ha. The site is defined by the internal road network serving the established Garden Village housing development along the north and east, to the west by the N11 roundabout junction and to the south by greenfields.



Figure 1: Extent of our client's land in red

The subject site is 1km north-east from the centre of Newtownmountkennedy town. In terms of local shops, a recently constructed petrol filling station and accompanying retail unit is located c.350m south-west of the subject site.

In terms of transport and movement, the distance from the town centre equates to a c. 10mins walk along an existing pedestrian path, that does not require at grade crossing over the N11. In terms of cycling, this travel time would be reduced via the same route.

With respect to public transport, there is an existing Dublin Bus stop either side of the N11 junction for the no. 184 bus. Both stops are approximately 200m from the site. This service provides access to Newtownmountkennedy village and in the reverse direction offers access to both Greystones and Bray town & dart station.

2.0 PREVIOUS LOCAL AREA PLAN LAND-USE ZONING & OBJECTIVES

Under the Newtownmountkennedy Local Area Plan, 2008 – 2014 as extended, the subject site is zoned 'MU' as shown in Figure 2 below.

The objective of which is:

"To provide for the development of mixed use areas in accordance with the policies and objectives set out for that Land in the plan, including retail, commercial, office and civic use."

The land-use zoning objective also formed part of the wider Action Area Plan (No. 2), which is described under the previous plan as:

"This action area shall be developed as a mixed employment, local services and active open space zone in accordance with the following criteria:"

The following land use criteria for the site within AAP No.2 are summarised as follows:

- Mixed use area of c1.3ha, not exceeding 1.5ha between garden village and the new access road.
- A neighbourhood centre, maximum 2-storey in height and 1,000 sq.m GFA. Max retail floorspace is 500 sq.m with the remaining floorspace decided to non-retail services and community facilities
- Land not required for the mixed-use zone for the above building and car parking shall be public open space, including a playground.

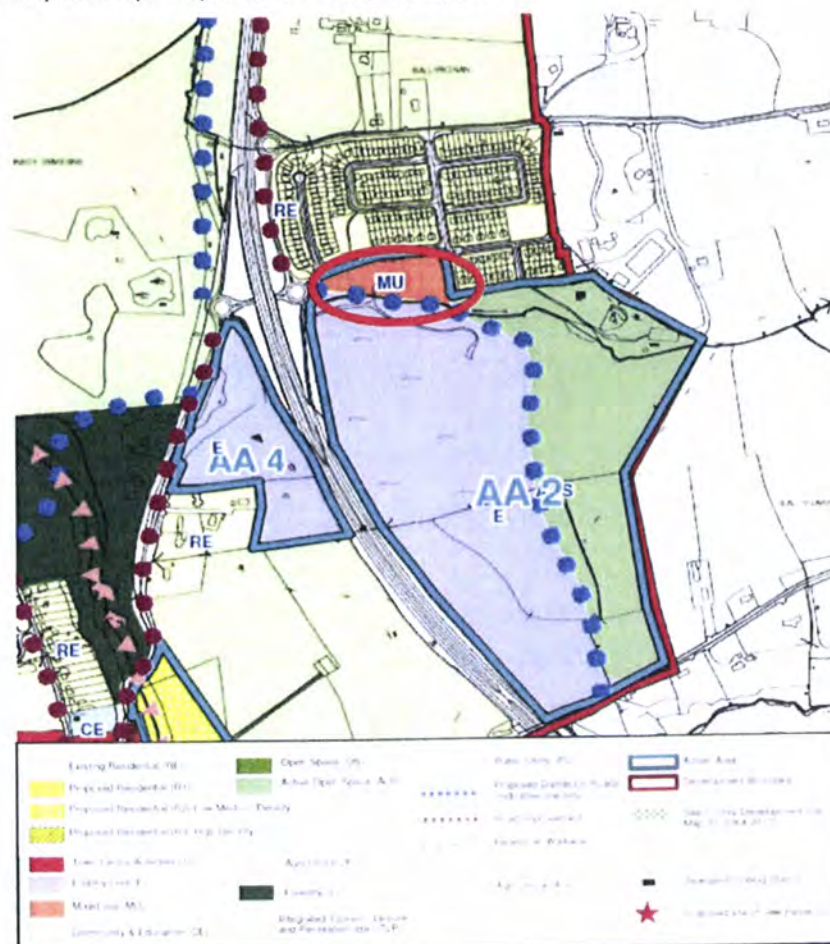


Figure 2: Extent of our client's land in red – extracted from LAP zoning map – SLA overlay

In addition, a proposed distributor road (indicative line only) defines the southern extent of the subject site, which then continues to Woodstock Road south of the AA2 lands.

3.0 SUBMISSION REQUEST

Our clients are seeking the following amendments to the Newtownmountkennedy Local Area Plan:-

- The **change of land-use zoning** objective from Mixed Use (MU) to 'Residential Use' at lands, identified in Figure 1 above.
- The associated **omission of the following text** of the LAP, relating to the site as part of AAP No.2, which reads:
 - "A 'mixed use' area of c.1.3ha but not exceeding 1.5ha, shall be provided between garden Village and the new access road. A neighbourhood centre not exceeding 2-storeys in height and 1,000 sq.m in gross floor area shall be provided. This neighbourhood centre shall provide a range of neighbourhood services, including retail, services and community facilities. The total retail floor space shall not exceed 500 sq.m and one unit may extend to 250 sq.m (max) with the remaining space being occupied by a number of smaller retail units (none of which shall exceed 100 sq.m). Non-retail services (e.g. café's, banks, solicitors, estate agents, surgeries etc.) and community facilities (e.g. crèches, meetings rooms) shall be provided in the remainder.
 - Land not required in the Mixed Use zone for the building and associated car parking shall be laid out as public open space, including the provision of a 01.ha equipped playground."

It is our clients' request that the subject site be omitted from the AAP designation and the obligation to provide a neighbourhood centre here.

Where the Council is of the opinion that the subject site should continue to form a part of the AAP, our clients are willing to engage with local stakeholders and owners of the adjoining lands in order to complete the development of the area.

Further reasoning and justification for seeking these amendments is set out under Section 4 of this submission below.

4.0 SUBMISSION RATIONALE

We refer to the 'Action Plan for Housing and Homelessness, Rebuilding Ireland 2016', including the delivery of Part V, to the 'National Planning Framework, 2040' and to the 'Issues Paper for Newtownmountkennedy LAP 2018 – 2024', in setting out the rationale for the proposed use of the land for housing development.

4.1 Action Plan for Housing and Homelessness, Rebuilding Ireland 2016

Published in July 2016, the document sets out an overarching aim to ramp up delivery of housing from its current undersupply across all tenures to help individuals and families meet their housing needs.

Under Pillar 3: Build More Homes, Key Objective: Increase the output of private housing to meet demand at affordable prices.

The key actions under this pillar include:

Doubling of output to deliver over 25,000 units per annum on average over the period of the Plan [2017 – 2021], aided by:

- Opening up land supply and low-cost State lands
- Local Infrastructure Housing Activation Fund
- NTMA financing of large-scale "on-site" infrastructure
- Planning Reforms
- Putting in place a National Planning Framework and land management actions
- Efficient design and delivery methods to lower housing delivery costs
- Measures to support construction innovation and skills

As set out under the Action Plan, land management actions are a recognised part of the delivery of increased output. In the case of the subject site, it is acknowledged in the Action Plan that:

"One of the best ways to ensure availability of reasonably priced housing is ensuring that there is a good supply of "ready-to-go" development land that is available at a cost that reflects the realistic value of what can be developed on those lands, taking account of all the usual input costs." (pg. 58)

SLA Emphasis Added

Following on from this, and considering the abovementioned key actions 'Putting in place a National Planning Framework and land management actions' the subject site is considered to represent a 'ready to-go' category of land management on the basis that:

- The site is serviced by existing road network to the north and south and is not dependent on any distributor road.
- The site provides for the logical completion of an established housing development, proximate and accessible to the village centre facilities of Newtownmountkenedy.

The National Planning Framework has been since been adopted (February 2018), and is discussed in turn below.

4.2 Part V Social & Affordable Housing Units

Under Section 96 of the Planning and Development Act 2000, as amended, a proposal for residential development would be required to provide social housing. The subject site which is considered to represent a 'ready to go' site can deliver housing that meets local demand for a mix of private and social residential units.

4.3 National Planning Framework, 2040

The National Planning Framework was adopted by the Government on the 16th February 2018. The national document intends to introduce a new 'standardised methodology' to be utilised to differentiate between zoned land that is available for development and zoned land that requires significant further investment. Accordingly, the document sets under Appendix 3 the criteria for this assessment, under pinned by the following policy objectives:

National Policy Objective 72a, which states:

"Planning authorities will be required to apply a standardised, tiered approach to differentiate between i) zoned land that is serviced and ii) zoned lands that is serviceable within the life of the plan."

National Policy Objective 72b, which states:

"When considering zoning lands for development purposes that require investment in service infrastructure, planning authorities will make a reasonable estimate of the full cost of delivery of the specified services and prepare a report, detailing the estimated cost at draft and final plan stages."

National Policy Objective 72c, which states:

"When considering zoning land for development purposes that cannot be serviced within the life of the relevant plan, such lands should not be zoned for development."

It should be noted that the site can be readily serviced by existing water and drainage infrastructure. It is accessible by existing road network to the north and south, and safe and convenient pedestrian connections to the local shops and town centre. The development for housing on the site is not dependent on further infrastructural investment.

In the context of policy 72a, 72b and 72c, Appendix 3 of the NPF sets out a two-tier approach to land zoning. In terms of land use zoning for plans, the following is outlined:

"Current development or area plans may include zoned lands that cannot be serviced

during the life of a development or area plan by reference to the infrastructural assessment of the planning authority. This means that they cannot be categorised as either Tier 1 or Tier 2 lands per the above and therefore are not developable within the plan period. Such lands should not be zoned for development or included within a development core strategy for calculation purposes.” – pg. 175

The subject site is reasonably categorized as Tier 1 lands, i.e. readily serviced land which is 'ready to go' for the development of residential units.

4.4 Local Area Plan Issues Paper

The Newtownmountkenedy (hereinafter: NTMK) issues paper outlines the capacity to develop 1,706 units in the town. Furthermore, the document outlines that:

"All existing zoned land can be considered and reviewed for the new plan and these lands can have their zoning removed, have their zoning changed to another use or a higher / lower density, have their lands designated as strategic land reserve, and new, previously unzoned, land can be zoned for the first time."

SLA Emphasis Added

In the context of the above, the rezoning of the submission lands from 'Mixed-Use' to new Residential Use is considered reasonable.

We provide below responses to the questions posed in the LAP issues paper, in respect of issues relating to the promotion of the development of 'New Housing in Newtownmountkenedy'.

Q – Where do you think new housing should be located?

Housing should be developed within the confines of the existing urban settlement and proximate to existing established residential units. There should be an avoidance of development on agricultural/ greenfield lands until such time as all potential serviced / brownfield land is utilised.

The approach to locating housing should be considered in the context of the overall approach to land use-zoning management proposed by the National Planning Framework. It is noted that there remains zoned land under the LAP, which require the development of a distributor road/ infrastructure.

The subject site represents the completion of an established Garden Village housing development on serviced land, where there is no demand for local retail facilities beyond what is already provided in the nearby village centre.

The development of the site for housing in the short term would positively address antisocial behavior and nuisance occurring at this site for the adjacent residential dwellings.

New housing for Newtownmountkenedy should be located at this site, which lies within the existing development boundary, is serviced, can be integrated with established housing, and where there is a demand for new housing.

Q – What infrastructure and services will be required to support housing growth?

Infrastructure and services to support housing development include: roads, footpath access, including public lighting, and associated services. Areas of new housing should be focused on supporting investment in existing services, before the development of new services and infrastructure.

The submission site forms a natural extension to the existing Garden Village residential estate. The site is defined along the northern and eastern boundary by the internal roads inclusive of paths and public lighting serving Garden Village. Existing water and drainage services are in place for the existing Garden Village, all of which would be utilised as part of the development

for the site.

Beyond the immediate site, there is existing transportation and local services as outlined under Section 1 of this submission. In particular, the bus stops enable access to adjacent towns and the regional train network. Furthermore, the site lies proximate to a local retail shop, and is within c.10mins walking distance along existing pedestrian path to the centre of Newtownmountkennedy.

5.0 CONCLUSION

This submission seeks positive consideration for new housing development at a site that forms a natural extension of the established Garden Village housing area, in the Council's preparation of the Newtownmountkennedy Local Area Plan 2018 – 2024.

Housing development at the submission site is considered appropriate and sustainable having regard to the following:

- Housing development at this site would be in accordance with the Rebuilding Ireland and National Planning Framework in terms of delivering residential (private and social) on *'ready to go'* sites.
- National Planning Framework under the direction of the National Policy Objective 72b to standardised land use zoning would reasonably categorise the subject site as Tier 1 'land that is serviced' and should form part of the residential use landbank to address the housing shortage.
- Residential development at this location would deliver much needed housing units in an area where there is a strong demand for housing at a time of ongoing critical housing shortage.
- Housing development at this site can avail of existing services extending from Garden Village, including water and drainage, roads, public lighting, etc. and thereby allowing for immediate development.
- Residential development at the submission site would be within walking distance of local village services, and does not rely on the further development of local retail or service facilities at Garden Village.
- Residential development at the subject site would form a logical extension of an established housing area, within the development boundary of the LAP.

STEPHEN LITTLE & ASSOCIATES