

Approval of AA1(a) Plan

1 Context

This approval refers to Action Area 1(a), which forms part of AA1 in the Wicklow Environs and Rathnew Local Area Plan 2008-2014, submitted in February 2012 by PDLane and Associates on behalf of Ascal Properties Ltd and Akley Properties Ltd.

Any application within Action Area 1(a) must take cognisance of this approved Action Area Plan and all relevant development control standards / policies within the Wicklow County development Plan 2004 and any subsequent County Development Plans, and the Wicklow Environs and Rathnew Local Area Plan 2008-2014, and any subsequent Plan, as applicable.

2 Controls

The development of AA1 (a) shall be in accordance with the submitted AA1(a) plan subject to the following additional requirements:

2.1 Phasing

- Prior to the submission of any planning application on the lands zoned for town centre activities within AA1(a), a masterplan and briefing document shall be prepared for all the town centre lands within AA1. The plan shall be prepared in consultation with all relevant landowners and shall be submitted to and agreed in writing with the planning authority.
- A heritage appraisal / impact assessment shall be submitted in respect of all lands currently associated or historically associated with the Clermont Estate, including all lands zoned for town centre activities within AA1 (a). The heritage appraisal/impact assessment shall be submitted to and agreed in writing with the planning authority prior to the submission of any planning application on these lands.
- Prior to the submission of any planning application for development with AA1 (a) a detailed Flood Impact Assessment shall be submitted for the written agreement of the Planning Authority.
- No development shall commence on lands within AA1(a) until the detailed design of the Rathnew Town Relief Road (RIRR) is approved in writing by the Roads Authority
- No development shall be occupied on the town centre lands until the construction of the link road from the R750 to the RIRR has been completed and is open to traffic
- No development shall commence on lands zoned for (E1) Employment and Retail Warehousing until the section of the RIRR from and including the proposed roundabout on the Newcastle Road to Point 'C' on the R750 has been completed and is open to traffic
- Only 50% of the lands zoned for the 'College Campus' shall be developed until the construction of RIRR has been completed in full and is open to traffic
- No development shall commence on the lands zoned for (E) Employment until the construction of the RIRR has been completed in full and is open to traffic
- No development shall commence until the Water Services Authority has confirmed in writing that a public water supply will be achievable to serve any proposed development
- Prior to the submission of the first planning application for development in AA1(a) (excluding lands zoned for TC - Town Centre Activities) an overall 'trunk network' design for foul and surface water drainage and water supply for the entire of AA1(a) shall be submitted for the written approval of the Water Services Authority

2.2 Infrastructure, Services and Transportation:

- All access points / junctions shown on the RIRR are indicative only and shall be subject to detailed design and shall be supported, where necessary, by traffic Impact Assessment/Transportation Assessments at the detailed design of the RIRR Stage and / or the Planning Application Stage
- All lands zoned for town centre activities with AA1(a) shall be accessed via the link road from the RIRR to the R750 as shown on the Action Area 1(a) Detail Plan submitted.
- Direct access from the R750 to any development within AA1 (a) shall not be permitted unless the Road Authority agrees in writing that such access would not impact on the safety and free flow of the R750 or any traffic calming measures that the Road Authority may propose for the area. Any planning application that, includes a direct access from the R570 to the AA1 (a) lands, shall be

23/3/12

accompanied by a traffic impact assessment / transport assessment and the relevant Road Safety Audits

- A formal landscaped public amenity walkway to the north of the Rathnew Stream shall be provided in tandem with the development of the town centre and college campus land
- The design of the foul sewer network shall ensure that the use of pumping stations is avoided, except in exceptional circumstances where no other option exists. All development in AA1 (a) should drain to the Rathnew Pumping Stations or the Wicklow Town gravity system.
- The water supply for AA1(a) shall be from the Council's proposed 250mm water main traversing the R750, which will be fed from the up-graded Broomhall Reservoir

2.3 Town Centre Masterplan

The town centre masterplan shall incorporate all lands zoned for town centre activities within AA1. The plan shall have regard to the following:

- Guidelines on the form that new development should take including details on the layout, density, height and massing of buildings and the formation of streetscapes and river frontage
- Guidelines for the design and provision for major public space areas including the pedestrian plaza, village square and formal landscaped public amenity walkway
- Guidelines on detailed public realm components, such as street furniture, signage, lighting etc
- Guidelines on the retention of heritage features identified in the heritage appraisal and on the retention of existing mature trees on site
- Guidelines on the location of landmark buildings or features

2.4 Flood Impact Assessment

The flood impact assessment/s should have regard to the Guidelines for Planning Authorities "The Planning System and Flood Risk Management" November 2009. In particular, where necessary, justification tests should be undertaken for any areas of AA1 (a), which are at a risk of flooding

3 **Disclaimer**

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

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

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

23/3/12



WICKLOW COUNTY COUNCIL

**ACTION AREA PLAN 1(A)
FOR LANDS AT
NEWRATH, ROSANNA LOWER
CLERMONT, RATHNEW
Co. WICKLOW**

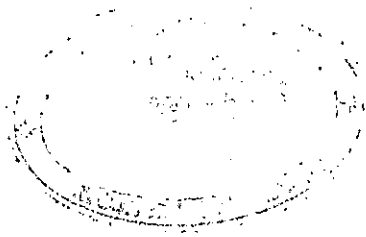
**PREPARED ON BEHALF OF:
Ascal Properties Limited
&
Akley Properties Limited**

BY

**PD LANE ASSOCIATES
ARCHITECTS & ENGINEERS
URBAN DESIGNERS & TOWN PLANNERS**

February 2012

A 28/3/12



CONTENTS

STATUTORY PLANNING CONTEXT

BACKGROUND SUMMARY

CONSULTATION

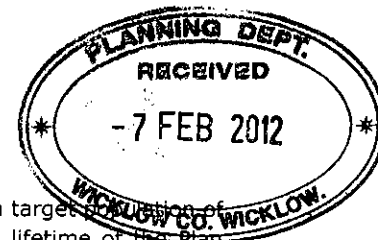
DEVELOPMENT STRATEGY

CONCLUSION

APPENDIX I – MAPS & PLANS

APPENDIX II – URBAN FRAMEWORK PLAN

APPENDIX III – CONSULTATION DOCUMENTS



STATUTORY PLANNING CONTEXT

According to the Wicklow Environs and Rathnew Local Area Plan 2008-2014 a target population of c.21,000 for the town of Wicklow and its Environs is envisaged during the lifetime of the Plan (2008-2014). With this in mind, the Local Area Plan proposes Action Area 1 for the zoned lands at Tinakilly, Newrath, Rosanna Lower, Knockrobin, Clermont (Merrymounting and Rathnew).

The key considerations in preparing Action Area 1 are:

- Provision of a new inner relief road for Rathnew to facilitate access to new developments from the existing road network, to prevent congestion at the Rathnew mini roundabout due to the development of AA1 and to achieve good traffic circulation in the area.
- Development of residential units of high standards of design and layout. An Urban Framework Plan shall be prepared by urban design specialists, for development in the area of the new Rathnew Town Centre zone and the 'R2: High Density Residential Zone'. The plan shall include specific objectives regarding the form that new development should take, including objectives on land uses and density, access, the massing and height of buildings, the location of landmarks, streetscape, public realm and public spaces.
- Development of a third level education facility at Clermont with the development of an adjoining research and knowledge based commercial area, on lands zoned CC.
- The reservation of lands around Clermont for the future provision of student accommodation, on lands zoned CC.
- The reservation of lands to the north east of Clermont for the possible future expansion of the college, on lands zoned CC.
- Development of lands for Employment as indicated on the map, including the provision of retail warehousing, on the area of land measuring 3ha between the R772 (old N11) and the new Rathnew relief road (to be accessed from the new relief road). The use of these employment lands will require the development of high quality environments that will not adversely affect the natural environment of the area and accordingly height and site development standard restrictions will be employed accordingly. These developments should employ a plot ratio in accordance with the County Development Plan; small building units will be encouraged with high quality landscaping. The development of these lands shall include overall site master plan that incorporates details such as phasing, planting, landscaping, the use of proposed and visual impact of the development. The amenities of adjoining properties shall be protected.
- Areas of open space shall be provided as part of the development of the college, with lands zoned for Active Open Space to the east/south of Tinakilly providing sports facilities for both the college and the wider community.
- A formal landscaped public amenity walkway along both sides of the river shall be provided, as indicated on the map. That portion of the proposed walkway that is in the vicinity of the 'AC: Area of Conservation' zone, shall be subject to consultation and agreement with the 'National Parks and Wildlife Service'. The plan shall include suitable proposals to ensure that walkway areas are maintained as safe, usable areas, free from anti-social behaviour.
- A Heritage Appraisal / Impact Assessment shall be undertaken to assess the impact the development proposals on heritage features. The 'curtilage' of the protected structures shall be defined.
- A Flood Impact Assessment shall be prepared relating to the development of this Action Area.
- Lands shall be reserved to allow for the development of the sanitary services to service the development of the area.
- A comprehensive landscaping plan shall be submitted relating to the lands immediately adjoining the existing avenue to Tinakilly House from the proposed relief road to the hotel and leisure zoning. This landscaping plan shall include mounding and dense planting.
- Plan A shall be for lands north of Rathnew Stream; Plan B shall be for lands south of Rathnew Stream. The plans shall comply with the overriding objectives for the entire AA1, as set out above.
- Prior to agreeing any Action Area Plan, agreement shall be reached on the design, alignment and delivery of the new access route that traverses the Action Area. Only 40% of residential development will be permitted in advance of the full completion of this link road.
- Prior to agreeing any Action Area Plan, the Urban Framework Plan for the new Rathnew Town Centre zone and the 'R2: High Density Residential Zone', shall be prepared and agreed.

23/3/12

BACKGROUND SUMMARY

The Wicklow Environs and Rathnew Local Area Plan 2008-2014 ('2008 LAP') states that an Action Area Plan 1 ('AA1') shall be completed for the lands at Tinakilly, Newrath, Rosanna Lower, Knockrobin, Clermont (Merrymeeting and Rathnew).

Due to the expansive area of AA1 the 2008 LAP allows for two separate Action Area Plans to be completed within AA1: Plan A to the north of Rathnew Stream ('AA1(A)') and Plan B to the south of Rathnew Stream ('AA1(B)'). The indicative Rathnew Inner Relief Road ('RIRR') alignment traverses AA1, north and south of Rathnew Stream, and across Clermont 3rd level Campus.

The AA1(A) lands are defined to the west by Rathnew Village and the main Wicklow/Dublin Road (R750) & M11, to the south, to the east by Open Space, and to the north by AA11. Generally, the topography of the land is reasonably flat. Significant groups of trees are found mainly around Clermont College and the avenue leading up to the College from Rathnew Town Centre.

AA1(B) was approved by Wicklow County Council in May 2010, together with an overall broad scoping Urban Framework Plan. It was considered appropriate to complete a more detailed Urban Framework Plan for the Town Centre Activities zoned land as part of AA1(A) (See Urban Framework Plan attached).

An indicative future road alignment for the delivery of the RIRR traverses the AA1(A) lands. This alignment has been agreed under AA1(B), and applies to the AA1(A). It is proposed that the first part of the RIRR will be constructed to Rathnew Stream (from the Merrymeeting Interchange), under AA1(B). The second part of the RIRR from Rathnew Stream to the old N11 will be constructed as part of AA1(A).

However, due to the economic downturn it is envisaged that the RIRR will not be constructed in the short to medium term (particularly as it is reliant on phase 1 development on AA1(B) lands). On the strength of this, it is proposed to provide a temporary access road ('Link Road') to access the Town Centre 'TC' zoned lands and Clermont College Campus from Rathnew Main Street, slightly to the south-east of its junction with Regional Route R761.



CONSULTATION

This document is the AA1(A) proposal, in consultation with Wicklow County Council, and was sent out to the main stakeholders for their consideration in November 2011 - Wicklow Co Co, Helen Clarke, James Haughton (lands within UFP), Cleary & Doyle Developments Limited, and Rosland Furlong (see attached Landownership Map). On the strength of this initial consultation process Wicklow County Council responded requesting that all landowners in the AA1(A) be consulted with on this process.

In December 2011, the proposed AA1(A) document was sent out to the remaining landowners within AA1(A) - John & Aedeen Linnane, General Importers Limited, Margaret Doyle, Elizabeth Clarke, John Macevilly, Richard Frances Fox, Neville Byrne, Thomas Hughes & Frances Fitzpatrick, John Byrne, Pauline Furlong, Kathrina Doyle & Rosland Furlong and Mrs. Irene Fox. None of these landowners made any written representations to PD Lane Associates.

Claremount Holdings Limited were also sent a copy of the AA1(A) in November 2011, but never received this document until December 2011. They were included in the consultation process due to their involvement in lands adjoining the Urban Framework Plan. John Spain Associates, on behalf of Claremount Holdings Limited, issued a letter in January 2012 which raised a number of points - in particular, the prematurity of the preparation of the AA1(A), delivery of the RIRR, pedestrian walkway north of Rathnew Stream, scope of Urban Framework Plan, vehicular access from main street south of Rathnew Stream.

The issues of the pedestrian walkway north of Rathnew Stream, and the potential for vehicular access from Main Street south of Rathnew Stream have been addressed in this revised proposed AA1(A) document, dated February 2012.

Helen Clarke and Family were the other landowners in the area that made written representations to PD Lane Associates on the proposed AA1(A) document. McGill Planning, on behalf of Helen Clarke and Family, issued a letter in December 2011 which raised a number of points - in particular, the proposed Temporary Link Road to College Lands and its impact on the Clarke family home and surrounding area, and the location of the proposed RIRR roundabout on the Newcastle Road.

The issue of the exact location of the roundabout on the Newcastle Road has been addressed in this revised proposed AA1(A) document, dated February 2012.

This revised proposed AA1(A) document (dated February 2012) will be sent to both John Spain Associates and McGill Planning, in the interests of clarity, due to the amended mapping issues highlighted above.

No other consultation letters were received by PD Lane Associates from other landowners within the AA1(A) lands, however a member of the Haughton Family did make contact with this office to say they may be submitting a letter to Wicklow County Council.

AS 28/3/12



DEVELOPMENT STRATEGY

This Action Area Plan seeks to provide a framework for the delivery of significant town centre facilities for Rathnew village, college campus development for Clermont College, and employment and retail warehousing development at the main 'gateway' into the County Town, in close proximity to the M11, as envisaged by the Wicklow and Environs Local Area Plan.

The Local Area Plan requires any development on Action Areas must be on the basis of a comprehensive plan. The Local Area Plan also indicates that the precise location of each land use zone in these Action Area's is illustrative only, subject to a proper planning study, and conformance with proper planning and development. In the process of adopting Action Area 1, the County Councillors deliberated at length on the zonings, and location of zonings, within this Action Area, and as these zonings in Action Area 1(A) are based mainly on the proximity to the village (in the case of the Town Centre zone) and Clermont Campus (in the case of the College Campus zone), there is neither the scope or the rationale for changing these designated zonings. Accordingly this Action Area Plan does not in any way propose to change the zoning objectives of the 2008 Local Area Plan.

The Local Area Plan also requires development on Action Areas "in order to ensure that development is undertaken in a sustainable and integrated manner, Action Area Plans shall include objectives for the phasing of the development of lands within Action Areas. The Council will require developers to provide physical and social infrastructure, and employment generating development, concurrent with new residential developments."

The key infrastructural element required in Action Area 1(A) is the western element of the Rathnew Inner Relief Road. As stated above, as it is not feasible to finance the RIRR in the short term it is proposed to provide a short term link to Rathnew Main Street, whilst preserving the long term line.

The proposed Link Road is considered appropriate and necessary, in the short term, due to the Town Centre lands and Clermont 3rd Level College Campus requiring access off the RIRR for development. The Town Centre 'TC' zoned lands will be in the first phase of development on AA1(A) lands. The remainder of AA1(A) lands would be developed on a market demand basis.

The proposed Link Road is indicative only, and the precise line will be designed at the planning application stage. However, initial studies have shown that a junction can be provided here that is feasible, safe, and will not cause congestion. This Link Road will involve the closure of the existing Newcastle Road/Rathnew Main Street junction (and part of this road) and the proposal for a new access road and priority junction leading into Clermont Campus. This Link Road will not prejudice the future realisation of a RIRR. The Link Road will be installed as phase 1 in tandem with the Town Centre development. Later phases of the RIRR will be provided with College Campus development to the east, and the Employment and Retail Warehousing development to the west.

The formal landscaped public amenity walk on the western side of the stream shall be provided in tandem with College Campus development to the east.

The Flood Impact Assessment shall be provided at the planning application stage for the Town Centre development.

It is proposed that foul and wastewater effluent generated by any development will discharge to the new Wastewater Treatment Plant at The Murrough to the east of AA1. Potable water supply to the development lands will be taken from the existing public mains.

CONCLUSION

This Action Area Plan provides a viable solution for the future development of these lands that will deliver employment and educational opportunities, town centre facilities, an efficient road network and the provision of necessary community and recreation facilities.

With this in mind, we respectfully request Wicklow County Council to approve this Action Area Plan in order to secure the appropriate future sustainable development of these lands at Rathnew, Co. Wicklow.



A handwritten signature in cursive script, appearing to read "Malcolm Lane".

Malcolm Lane

BA MRUP MA (UD) MIPI

Town Planner & Urban Designer

PD Lane Associates

23/3/12

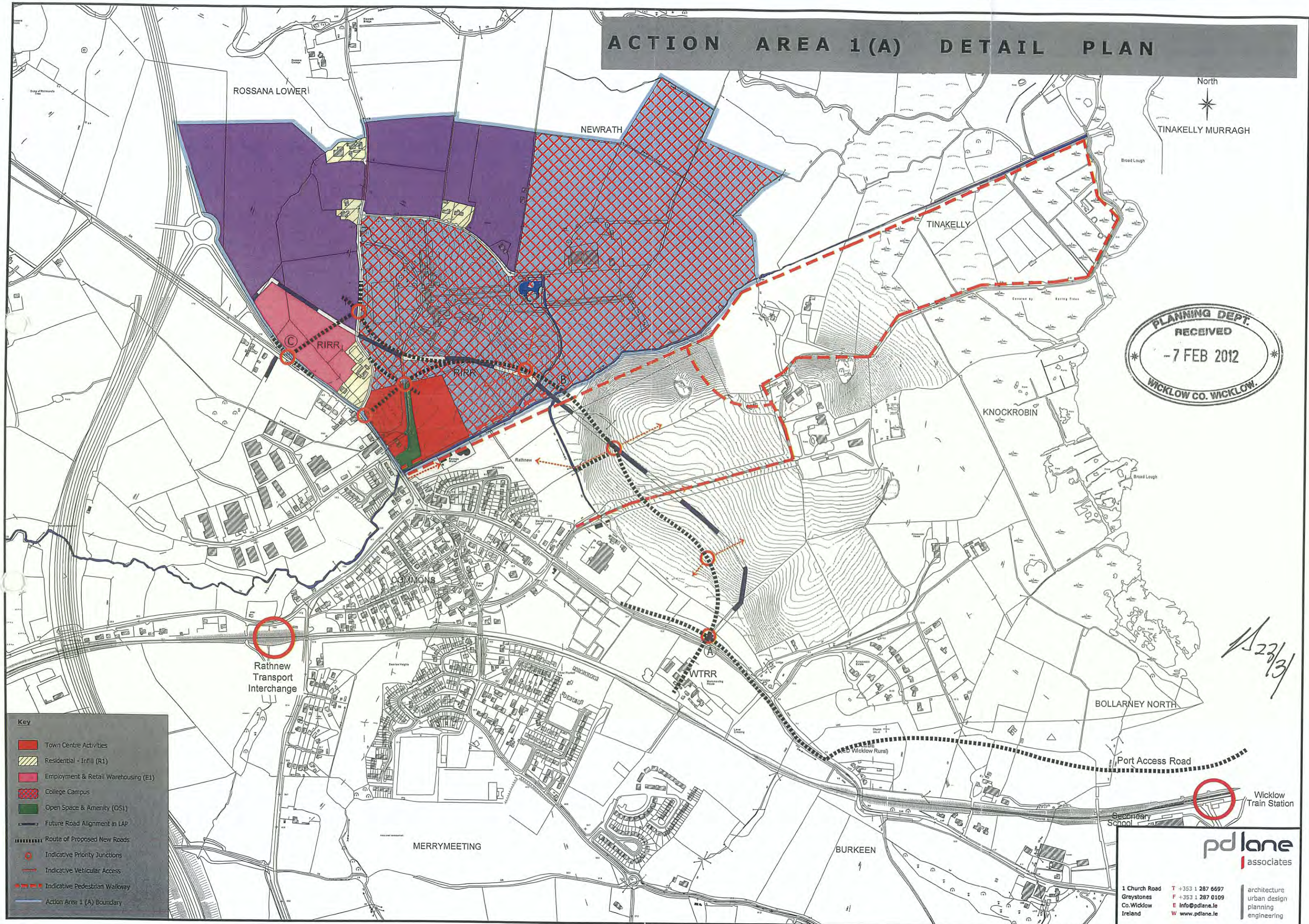
APPENDIX I

MAPS & PLANS



A 23/3/12

ACTION AREA 1(A) DETAIL PLAN



Key

- Town Centre Activities
- Residential - Infill (R1)
- Employment & Retail Warehousing (E1)
- College Campus
- Open Space & Amenity (OS1)
- Future Road Alignment in LAP
- Route of Proposed New Roads
- Indicative Priority Junctions
- Indicative Vehicular Access
- Indicative Pedestrian Walkway
- Action Area 1 (A) Boundary



1/23/13

pd lane
associates

1 Church Road
Greystones
Co. Wicklow
Ireland

T +353 1 287 6697
F +353 1 287 0109
E info@pdlane.ie
W www.pdlane.ie

architecture
urban design
planning
engineering

ACTION AREA 1(A) LAND OWNERSHIP

North



TINAKELLY MU

Broad Lough

TINAKELLY



KNOCKROBIN

BOLLARNEY NORTH

N11 To Dublin

ROSSANA LOWER

NEWRATH

Key

- 1. General Importers Ltd.
- 2. Helen Clarke
- 3. Richard Frances Fox
- 4. Elizabeth Clarke
- 5. John Macevilly
- 6. Margaret Doyle
- 7. Cleary & Doyle Developments Ltd.
- 8. Neville Byrne
- 9. Thomas Hughes & Frances Fitzpatrick
- 10. John Byrne
- 11. Wicklow County Council
- 12. James Haughton
- 13. Aikley Properties Ltd.
- 14. Ascal Properties Ltd. & Wicklow Council
- 15. Pauline Furlong
- 16. Rosland Furlong
- 17. Kathrina Doyle & Rosland Furlong
- 18. John & Aileen Linnane

— Action Area 1 (a) Boundary

pd lane
associates

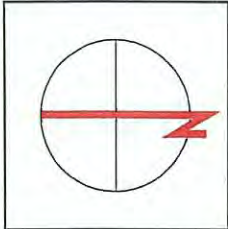
1 Church Road
Greystones
Co. Wicklow
Ireland

T +353 1 287 6597
F +353 1 287 0109
E info@pdlane.ie
W www.pdlane.ie

architecture
urban design
planning
engineering



PLANNING DEPT.
RECEIVED
-7 FEB 2012
WICKLOW CO. WICKLOW.

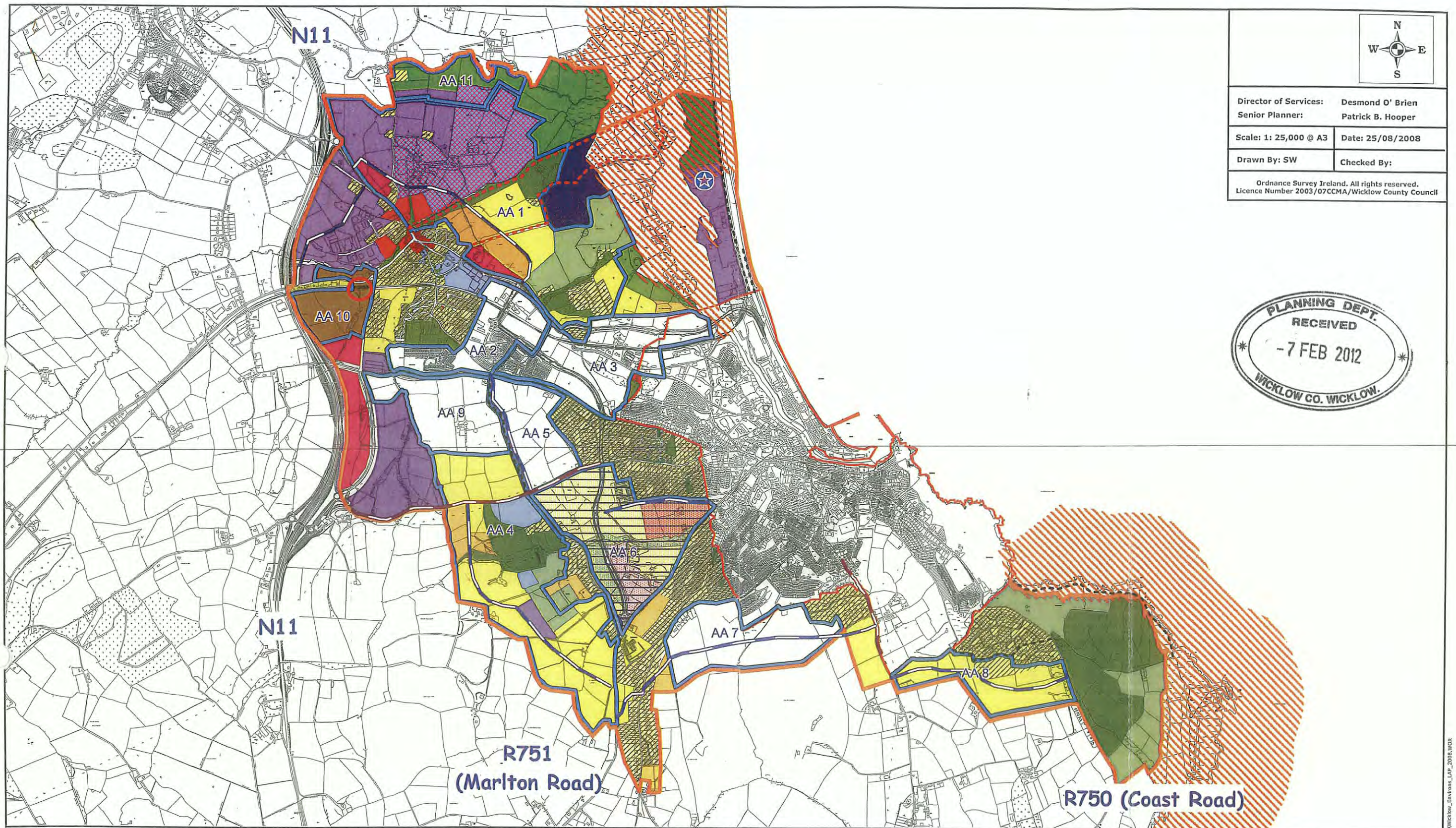


pd lane
associates

1 Church Road
Greystones
Co. Wicklow
Ireland


T +353 1 287 6697
F +353 1 287 0109
E Info@pdlane.ie
W www.nrlane.ie

architecture
urban design
planning
engineering

























Director of Services: Desmond O' Brien
 Senior Planner: Patrick B. Hooper
 Scale: 1: 25,000 @ A3 Date: 25/08/2008
 Drawn By: SW Checked By:
 Ordnance Survey Ireland. All rights reserved.
 Licence Number 2003/07CCMA/Wicklow County Council

PLANNING DEPT.
 RECEIVED
 - 7 FEB 2012
 WICKLOW CO. WICKLOW.







WICKLOW COUNTY COUNCIL

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

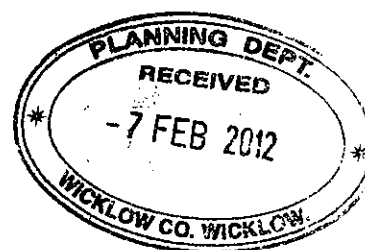
<ul style="list-style-type: none">  Residential - Infill (R1)  Residential (R)  Residential (R2) (High Density Potential)  Residential (R3) (Low Density Residential)  Town Centre Activities (TC)  Employment (E) 	<ul style="list-style-type: none">  Employment & Retail Warehousing (E1)  Community & Education (CE)  College Campus  Open Space & Amenity (OS1)  Active Open Space (OS2)  Solely Open Space  Hotel & Leisure (H) 	<ul style="list-style-type: none">  Area of Conservation (AC)  Future Road Alignment (Reserve free from development)  Road Improvement  Indicative Pedestrian Walkway  Maintain Public Rights of Way  Proposed Rathnew Transport Interchange
<ul style="list-style-type: none">  Action Area 6: Development shall be carried out in accordance with 'Action area 6 Local Area Plan, 2006-2012'  Action Area 10: Mixed use in accordance with Action Area 10 objectives  Agreed Action Area: Development shall be carried out in accordance with the Agreed Action Area Plans. Further Information on these agreed Action Areas is available at www.wicklowcoco.ie/planning/Town Plans/WicklowEnvirons Rathnew or at the Planning Office. 		

WICKLOW ENVIRONS PLAN

LANDUSE ZONING

-  Action Area
-  Proposed location of new Sewerage Treatment Plant
-  Town Council Boundary
-  Development Boundary

APPENDIX II
URBAN FRAMEWORK PLAN



URBAN FRAMEWORK PLAN

RATHNEW TC



AA1 URBAN FRAMEWORK PLAN

Purpose of this document

This document sets out an Urban Framework Plan ('UFP') for the lands zoned Town Centre in the AA1 Action Area of the Wicklow Environs Local Area Plan. It contains a vision for the future of the area and establishes a comprehensive strategy for the realisation of this vision.

The concepts developed in this document have been based on the form of the existing commercial area of Rathnew, the natural and built heritage of the lands designated Town Centre in the Local Area Plan, and the need to service other zoned land in the general Rathnew area of the overall Local Area Plan.

The area that the Local Area Plan designated for this UFP is very limited compared to most urban framework plans, and it is considered that fairly detailed proposals for particular parcels of land which is typical for plans of this nature would cover the entire UFP area. It is felt that this would constrain the public participation of any subsequent planning application. It is thus proposed instead to designate a set of guiding principles for a future planning application.

The Place

Regional Context

The Regional Planning Guidelines categorise Wicklow/Rathnew as a 'Large Growth Town I'. The classification of 'Large Growth Town' is largely synonymous with the centres identified in the National Spatial Strategy as 'Primary Development Centre'. Such settlement types are defined as most likely to be successful in attracting a concentration of major employment generating investment, should have the greatest accessibility/ connectivity and will therefore require a location on a main radial/orbital intersection and high quality rail service. These centres should be economically self sustaining, with a population, including its catchment, which is able to support facilities such as a high quality secondary education service, a small hospital or polyclinic-type facility of sufficient size to provide non-specialised medical care, and a comparison retail centre. This is the highest category settlement type in the 'hinterland' area of the guidelines.

The current urban form of the environs LAP is based and centred both on the primary pole of the Wicklow town centre, radiating generally 2.25 km from Fitzwilliam Square and the secondary pole of Rathnew, radiating some 1 km from the village centre.

It is the strategy of the Local Area Plan that the environs of Wicklow Town and Rathnew develop so as to integrate fully with the existing built area of Wicklow Town, so that the area functions as one entity, while preserving the character of each of the existing areas. Both Wicklow and Rathnew have separate and distinct identities that are highly valued by these existing communities. Wicklow/ Rathnew shall perform a function that is consistent with its regional role as a 'Primary Development Centre' within the Greater Dublin Area, and develop to enhance its status as the County Town, and the key service centre for east Co. Wicklow.

These lands are located at the eastern end of the Local Area Plan map adjoining and east of the existing town centre of Rathnew. It is accepted that Wicklow town is the principle commercial area for the settlement, but that Rathnew has the role as the only sub-district town centre of the combined settlement, providing for all the convenience needs, and the lower order comparison retail needs of the residential and employment areas within 1 km of the 'village'.

Transport

The site is close to Route M11, though this is incidental to the development of the site, which aims to serve the needs of the eastern part of the combined town, and is not based on serving other areas accessible from the motorway. The Action Area 1, that this site forms a part, includes the provision of a distributor road that will in time provide the main vehicular and delivery access. The site also has frontage onto Regional Routes R750 and R761, and is opposite Regional Route R751.



There is a current Bus Éireann route that passes along the western boundary of the site. The site is also in proximity to Action Area 10, which the Local Area Plan and the 'Wicklow and Environs Integrated Framework Plan for Land Use and Transportation, 2003' set out as an objective the "reservation and rezoning of land at Rathnew for a transport interchange and employment opportunities". Land is to be reserved for a proposed transport interchange. The transport interchange shall accommodate the construction of a station or depot with waiting areas, park and ride facilities, additional parking for buses and bicycles, and taxi ranks.

The Components

The Key influencing components for this site are:

- the existing adjoining commercial/ town centre of Rathnew;
- the adjacent third level Wicklow County Campus in the protected structure at Clermont;
- the stream along the southern boundary of the site;
- the landscaped walkways envisaged by the Local Area Plan in Action Area 1, both along the stream and connecting the 'Village' to the County Campus.
- Subsidiary influences are the catchment area within 1 km of the Village, including the extensive housing, industrial/ employment developments within this catchment

The Community

Rathnew has always been noted for its tight knit community, with long standing families making up the majority of the population. This has changed in the past 10 years with a large influx of people from outside the 'village' who have purchased houses in the new housing developments. Up until 6 years ago the entire Clermont area, of which this UFP area forms a part, consisted of an exclusive secondary boarding school, and did not really relate to the Village. Part of the challenge for development in this area is to integrate it into the wider Rathnew settlement.

Rathnew is proud of its history and identity, and it is the policy of the Planning Authority to preserve this identity within the unified settlement of Wicklow /Rathnew.

Development History of Rathnew

The older part of Rathnew developed around the crossroads of the R750 and R751, and early housing developed to the south-east of this in a non-formal manner, with narrow curved streets, and many footpaths. Housing estates developed generally to the south, but with one each to the east, and later the north-west in the last century, with limited housing ribbon development on the approach roads. There were informal employment developments throughout the settlement, and a large industrial development took place over the past 30 years on a site. The commercial/retail offer has been concentrated around the crossroads, but is generally weak, with only small convenience shops serving the village. There would not have been any suitable land close to the centre available for expansion, given the manner that the settlement developed, and it is fortunate that the Clermont lands adjoining the village centre were generally undeveloped which enables augmented shopping opportunities to be provided that can support rather than compete with the existing retail area.

Other recent projects that have benefited the village are the new Wicklow Waste Water Treatment Plant that has enabled the Rathnew plant to be de-commissioned, the M11, that has removed some of the traffic accessing Wicklow town. Future projects such as the Rathnew Relief Road, required as part of Action Area 1 will remove the bulk of through traffic from the village.

The UFP Site

The site was once an integral part of the inner lands surrounding Clermont House, with formal tree lined walks down to Rathnew. The various changes to the use of these lands, including the use for the past 50 years as a boarding school changed the nature of, and in practical terms terminated the relationship of the subject site and the house, with the addition of playing fields, science labs, and the sale of a one-off housing site. The site as it exists does not immediately reveal its former role, but reads as fields with some overgrown areas.



The Vision

To provide:

- a high quality shopping, dining, and civic centre to complement both the existing Rathnew village centre, and the higher order shopping in Wicklow town centre;
- a highly prized urban living environment to service the established, recently constructed, and future housing and employment developments in the greater Rathnew area, that merges into the existing village and the Clermont Campus;
- a link between the third level Wicklow County Campus and the wider Rathnew and Wicklow area to foster a learning and enterprising community;
- To provide landscaped walks and green areas addressing the watercourse and the existing trees for the enjoyment of the community, and to connect this new development to the village and the community.

High Quality Shopping/Dining/Civic Centre

At present Rathnew is under-trading relative both to its existing and future size; it only partially serves the retail and civic needs of the community. In more detail the vision for these services would be:

- A large convenience store capable of servicing the weekly shopping needs of the Rathnew environs area, that may or may not include lower/ mid-range comparison goods.
- A further 1500 m² or so of supporting smaller businesses catering for other and niche needs of the community, including cafés, restaurants, and civic buildings should statutory agencies have a need for these;
- Car/bicycle/delivery parking to serve both the new businesses on this site as well as an allowance for parking for businesses in the existing town centre;

Highly prized urban living environment

The site should be a focal point for the community, residents, students, and workers to meet, relax, and play, and an attractive place to visit, including:

- Attractive buildings addressing the former tree lined walk between Rathnew and Clermont Campus;
- The scale of buildings should be such that they complement rather than compete with buildings in the current village centre and the protected structure of Clermont at their interface with this existing development, and further buildings within the site should be a transition from these perimeter buildings to provide a unified high quality design theme;
- Buildings should be oriented to overlook and command all public areas, including footpaths, parking areas, landscaped and green areas and the river;
- Separate footpaths and cycleways, with comfortable pavement widths;
- Unit uses with diverse and vibrant uses such as cafés, niche businesses, etc.;

Foster a Learning and Enterprising Community

The development and design of the site should have the effect of drawing the village into the County Campus, probably along the former tree-lined walk, so that the institution both relates to the village and is a welcoming presence to the community, so that individuals can aspire to learn or upskill and be available for lifelong learning.

Provide Landscaped Walks and Green Areas

The development of the site should retain existing assets such as trees, and address underused assets such as the river.

- Hard landscaping will be provided at areas that will be well traversed, while green areas will be provided at quieter areas, probably adjacent to and adjoining the river, for the enjoyment of the greater Rathnew population of residents, workers, students and visitors;
- New street trees along the key corridors to the business units and lining the rivers edge.

The Strategy

The strategy is based on how the site can address Rathnew's needs.

- To celebrate Rathnew's identity;
- To reinforce Rathnew's connectivity;
- To enhance Rathnew's environment;
- To increase Rathnew's intensity;
- To reinforce Rathnew's learning opportunities.

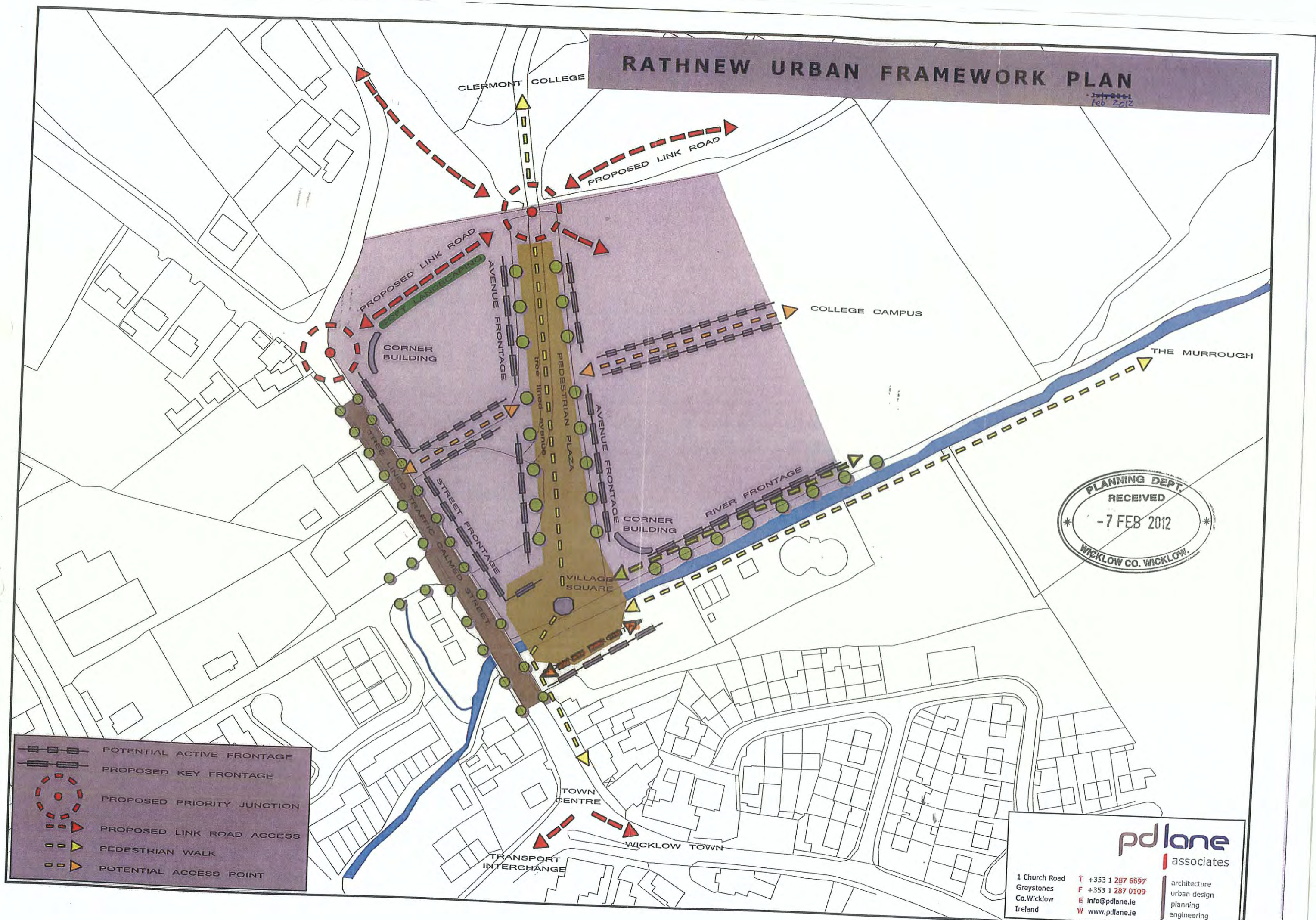
The Action Area 1 (A) proposes a temporary vehicular access from Rathnew Main Street to gain access to Clermont College and the proposed Town Centre lands, prior to the completion of the RIRR.

This temporary access will involve the closure of the existing Newcastle Road/Rathnew Main Street junction and part of this road and the proposal for a new access road and priority junction leading into Clermont Campus, and will not prejudice the construction of the RIRR.



RATHNEW URBAN FRAMEWORK PLAN

July 2011
Feb 2012



pd lane
associates

1 Church Road
Greystones
Co. Wicklow
Ireland
T +353 1 287 6697
F +353 1 287 0109
E info@pdlane.ie
W www.pdlane.ie

architecture
urban design
planning
engineering



photo 3



photo 4





photo 1



photo 2

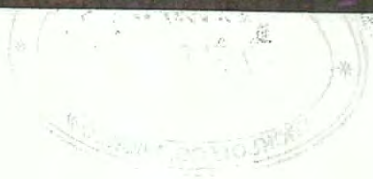




photo 5



photo 6.1





photo 6.2



photo 7



photo 8



photo 9

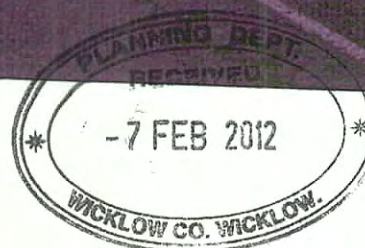




photo 10



photo 11



photo 12



photo 13





photo 14



photo 15



photo 16.1

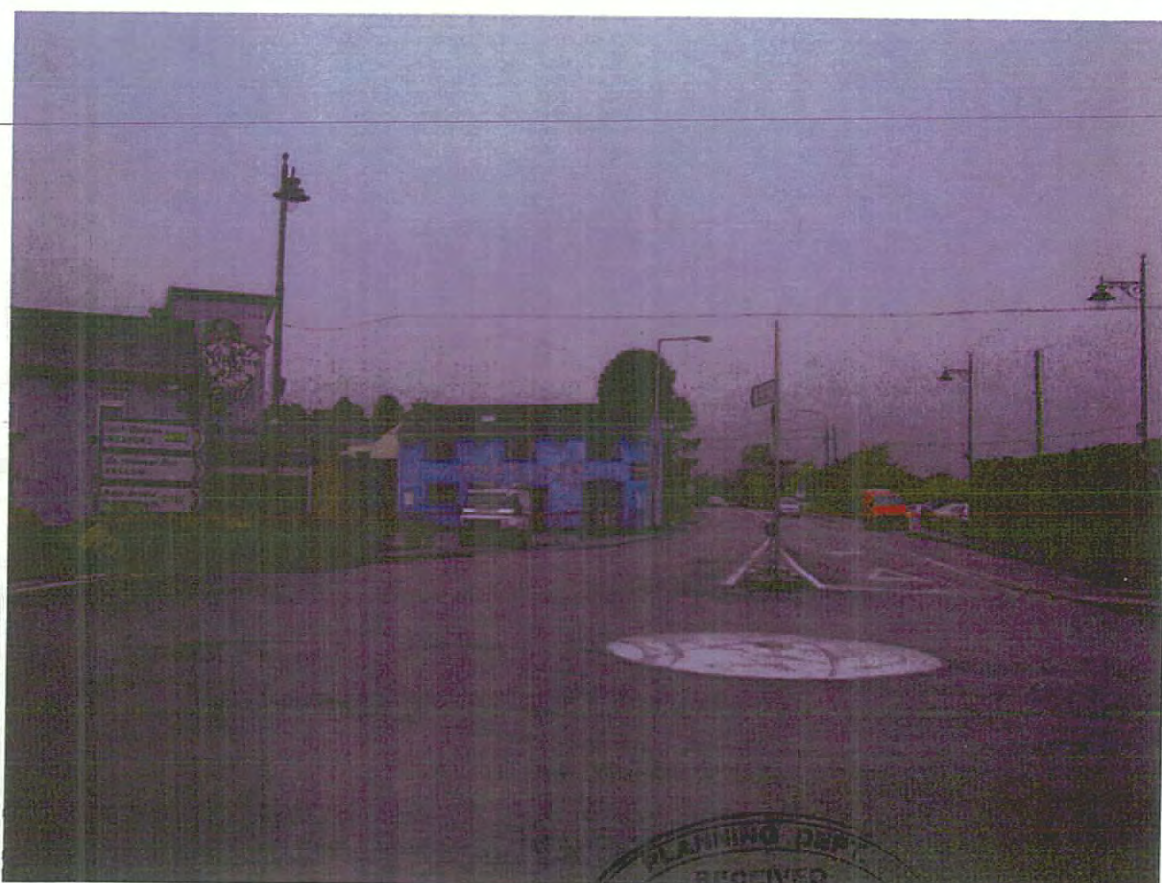


photo 16.2

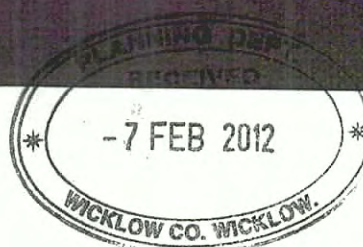




photo 17.1



photo 17.2

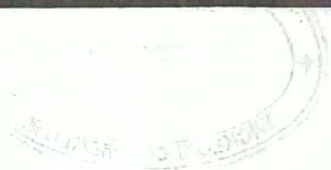




photo 18



photo 19





photo 20



photo 21



photo 22



photo 23

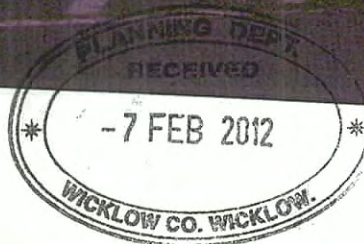




photo 24



photo 25



photo 26



photo 27



photo 28

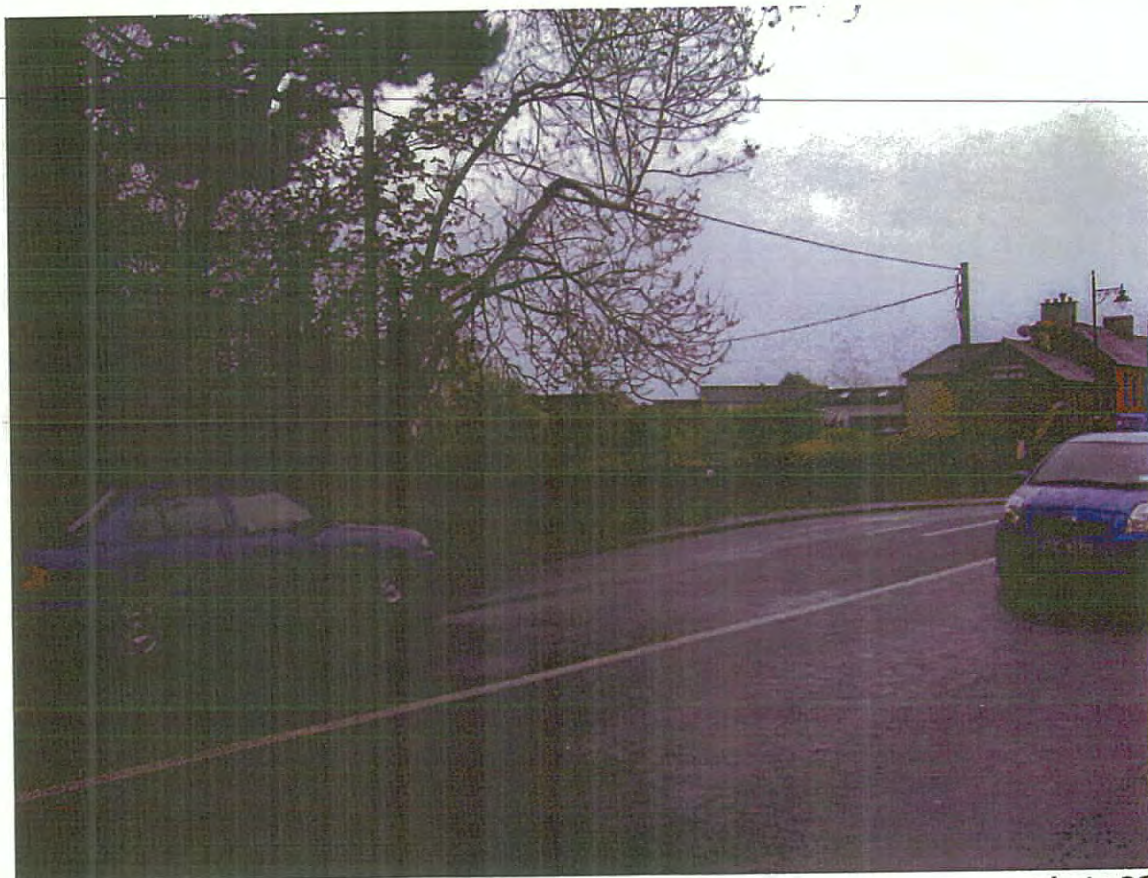


photo 29



photo 30



photo 31



photo 32



photo 33

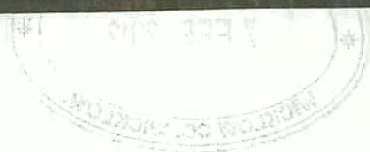




photo 34



photo 35



photo 36



photo 37



photo 38



photo 39





photo 40



photo 41

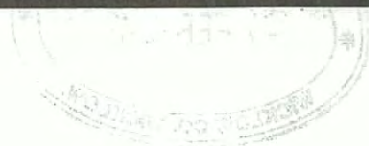




photo 42.1



photo 42.2





photo 43



photo 44

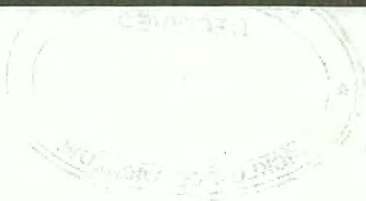




photo 45





Photo: Peter Barrow, 13th November 2005, Tel:0872-559538

APPENDIX III
CONSULTATION DOCUMENTS



Mr. Des O'Brien
Planning Department
Wicklow County Council
Whitegates
Wicklow Town
Co. Wicklow



13th December 2011

Our Ref. 09041

Re: Rathnew Action Area Plan I(A)

Dear Mr. O'Brien,

Following correspondence received from PD Lane Associates, our clients Helen Clarke and the Clarke Family, being landowners within Action Area I(A), wish to make the following comments on the written statement and maps received.

Background

The Clarke Family residence is located on the R761 Newcastle Road and comprises a large detached four-bay two-storey house, built c.1875. It is listed in the National Inventory of Architectural Heritage (Ref 16315005) as being of Regional Importance, given that it is a well preserved example of a substantial later Victorian strong farmer's house. The setting of the house is adjacent to Clermont House estate which is on the eastern side of the Newcastle Road.

Clermont House (and its attendant grounds) is registered as a Protected Structure and is also listed in the National Inventory of Architectural Heritage. We note the estate boundary wall, which runs along the Newcastle Road close to the Clarke residence, and which is identified in the National Inventory of Architectural Heritage (Ref. 16315006) as being of Regional Importance, being a large and intact estate wall dating back to c.1730.

Another key component to the Clermont House estate and the general setting of the area are the significant bands of trees particularly along the boundary wall which create an attractive sylvan setting for the historic buildings in the area. The importance of the estate trees are recognised in the recent Strategic Environmental Report prepared for forthcoming the Wicklow Town and Environs Development Plan 2013-2019, which identifies them for future preservation.

Comments on the Action Area A(I) Plan – Proposed Temporary Link Road to College Lands

Notwithstanding the proposed "indicative" and "temporary" status of the proposed Link Road through the TC zoned lands to the College, it is considered that the general location and layout is poorly conceived and would result in permanent and irreversible negative impact on the natural and architectural heritage of the area noted above, and on the residential amenity of adjoining properties, if followed through as part of a future planning permission/development.

The proposed road design appears overly elaborate and permanent for what is proposed to be a temporary measure. The proposals for active frontage and corner buildings on the Urban Framework Plan are noted in this regard.

The route will permanently remove large sections of estate wall and mature trees which are key features of the Clermont Estate. This is in addition to other sections of wall and trees that will also be removed to accommodate the Rathnew Inner Relief Road (RIRR) in the future. Where is the Heritage Appraisal of this additional road proposal given these cumulative impacts?

The proposed arrangement will involve closure of part of the Newcastle Road and the provision of two arms off a central roundabout to provide connection from the Newcastle Road to Main Street. This will result in significant works on the main street and close to the entrance to the Clarke home. Our clients are particularly concerned that this proposal if carried through to a successful planning permission could depreciate the value of their property. We would query why the existing Newcastle Road could not have been better utilized to provide for a less intrusive temporary access.

The document provided includes no background analysis as to how this design was arrived at and how the revised arrangement will impact traffic movements and residential amenity.

The new route (and its impact on natural and architectural heritage) was not anticipated in the Wicklow Environs & Rathnew Plan 2008-2014 which established the Action Area Plans for Rathnew. It is a significant piece of additional infrastructure that impacts not just the adjoining landowners but the wider community of Rathnew. The AAP process with its limited public consultation is not considered the appropriate mechanism through which to agree in principle this route, particularly given that the process for the next Wicklow and Rathnew Development Plan is already underway.

In short, it is considered that the proposed temporary access route is ill-conceived in terms of general layout and impact on adjoining properties and heritage assets. The proposal as presented does not accord with the guiding principles of the Action Area Plan in terms of providing for integrated sustainable development. A less invasive temporary access arrangement which better utilises the existing infrastructure is recommended. Also more active engagement with the adjoining landowners in order to arrive at an acceptable proposal is requested.

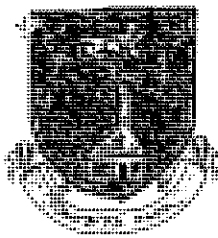
On a separate matter the Clarke Family also wish to raise concerns regarding the route of the RIRR outlined on the Detail Plan and in particular the location of the roundabout connecting to the Newcastle Road, which is identified for their landholding. In previous correspondence during consultation on the Action Area I(B) Plan our clients requested that, in the interest of fairness, this roundabout be located further east and centred on the Newcastle Road itself with any additional land requirement then more equally split between their landholding and the College lands. This remains their view. As the route is still indicative at this stage and subject to future detailed design and planning application, their request is still considered reasonable and we see no reason why the roundabout location cannot be shifted to the centre of the Newcastle Road on these AAP drawings, pending future detailed design and planning permission.

Yours,



McGill Planning Ltd.
Chartered Town Planners





Comhairle Chontae Chill Mhantáin

WICKLOW COUNTY COUNCIL

Aras An Chontae
Cill Mhantáin
Telefón : (0404) 20148
Fax No : (0404) 69462
Intl VPN : 181 2100
E-Mail: plandev@wicklowcoco.ie
Web: www.wicklow.ie

Your Ref:

Our Ref:

FK/PO'R

15th December, 2011.



Mr. Des Lane
PD Lane Associates
1 Church Road
Greystones
Co. Wicklow

Dear Mr. Lane,

I refer to the Action Area Plan I(A) submitted to the Planning Authority on the 10th November 2011. I have carried out a quick assessment of the document and would like to highlight a matter that would require addressing prior to the Planning Authority approving any action area plan for AA1(a).

The Planning Authority prepared guidelines on the preparation of Action Area Plans, which I think were previously forwarded to you. These guidelines are available on the Council's website www.wicklow.ie. Part of the guidelines relates to consultation/agreement of all landowners in the action area and is as follows:

The written agreement of all landowners to the submitted action area plan is normally required. However, where such agreement cannot be reached between all landowners, the Planning Authority may, in the interest of proper planning and sustainable development, decide to progress the action area plan. Where this occurs the Planning Authority will advise the relevant landowners of their intention to progress the approval of the action area plan and invite them to make submissions on the submitted action area directly to the Planning Authority.

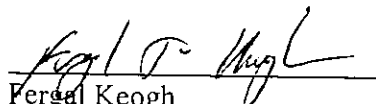
In this regard, it is noted that the submitted document does not contain the written agreement of all landowners nor is there any evidence that consultation in relation to such agreement took place. However, the submitted document does contain copies of letters

sent to 5 landowners, 1 of whom does not own land in the subject action area. This letter suggests to them to make any submissions or observations within 6 weeks of the letter to P D Lane and/or Wicklow County Council. The Planning Authority does not consider that this is an appropriate way to proceed. In particular, it is considered that, prior to submitting the document to the Planning Authority, the proposer of the action area plan should seek to get the agreement of all landowners to the proposed action area plan. It is not acceptable to refer relevant landowners to the Planning Authority in relation to the document. If in due course the Planning Authority considers it necessary to seek the views of landowners it will seek such views by contacting them directly.

It is also noted that the submitted documents identify 18 landowners and yet only 4 of these were consulted with in addition to one landowner with lands adjoining the action area, whose lands are within the previously approved action area plan AA1 (B). Any submitted document should explain the rationale for this level of consultation.

On the basis of the above please note that the Planning Authority is not a position to carry out a full assessment of the submitted action area plan until the above matter is adequately addressed and therefore, any approval of the action area plan is not be possible at this time.

Yours sincerely


Fergal Keogh
Senior Engineer
Planning & Development



John Spain Associates

Planning & Development Consultants
Chartered Town Planners & Chartered Surveyors

50 Upper Mount Street
Dublin 2

Tel 01 662 5803
Fax 01 676 6374
info@johnspainassociates.com
www.johnspainassociates.com

Mr. Fergal Keogh
Planning Department,
County Buildings,
Station Road,
Wicklow Town,
Co. Wicklow



By Registered Post

Date: 30th January 2012

Dear Mr. Keogh,

RE: **ACTION AREA PLAN 1(A) LANDS AT RATHNEW, CO. WICKLOW**

1.0 INTRODUCTION

1.1 John Spain Associates is acting on behalf of Mr. Leslie Armstrong, Director of Claremount Holdings Limited, Main Street, Rathdrum, Co. Wicklow. We have been provided with a copy of a Draft Action Area Plan 1(A) and accompanying Urban Framework Plan as prepared by PD Lane & Associates.

1.2 We wish to make the following submission on the Draft Action Area Plan 1(A) and accompanying Urban Framework Plan on behalf of our client. Our grounds of submission are, in summary, as follows:

- (i) **Prematurity of the preparation of the AAP1(A)** and accompanying Urban Framework Plan pending the adoption of the Wicklow and Town and Environs Development Plan 2013 – 2019 which is likely to include amendments to land use zonings and objectives in the Rathnew and AAP1 area;
- (ii) The proposals contained within the Draft AAP1(A) to facilitate development of the zoned lands in the **absence of the delivery of the Rathnew Inner Relief Road (RIRR)** is contrary to the requirements of the Wicklow Environs & Rathnew Local Area Plan 2008 – 2014, and would have significant detrimental impact on the ability of lands within AAP1(B) to be developed;
- (iii) The Draft AAP1(A) **fails to provide for a pedestrian walkway to the north side of Rathnew Stream**, as required by the Wicklow Environs & Rathnew Local Area Plan 2008 – 2014;
- (iv) The **Draft Urban Framework Plan fails to address all lands zoned for town centre purposes and high density residential purposes** and fails to take account of the potential for vehicular access from Main Street to our client's landholding south of the Rathnew Stream. Furthermore, it now appears as if

Managing Director: John P. Spain BBS MRUP MRICS ASICS MRTP MIPI
Executive Director: Erika Casey BA (MOD) MRUP MRTP MIPI

John Spain Associates Ltd. trading as John Spain Associates. Directors: J. Spain, S. Spain.
Registered in Ireland No. 396306. Registered Office: 50 Upper Mount Street, Dublin 2. VAT No. IE 6416306U

Associate Offices:

London

Manchester

Leeds

there will be separate Urban Framework Plans prepared for AAP1(B) and AAP1(A), contrary to the requirements of the LAP, and potentially leading to disjointed and uncoordinated development at this location.

- 1.3 We set out below a brief description of our client's landholding and its relationship to AAP1(A) and this is followed by a detailed account of the grounds of submission.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The site within the ownership of our client is located within Action Area Plan 1(B), towards the northern end of the Main Street in Rathnew and to the east of that street.
- 2.2 The site is bounded to the east by agricultural lands beyond which is the Woodside Estate. To the west, the subject site is bounded by the townland of Rathnew.
- 2.3 The sole entrance to the site is from the Main Street towards the north of the site close to the Rathnew stream. This entrance has recently been upgraded by Wicklow County Council to a 25 foot entrance together with a tarred roadway to facilitate access to the Sewage Treatment Works. Directly opposite the entrance to the site from Main Street is a furniture shop known as Riverside Interiors.

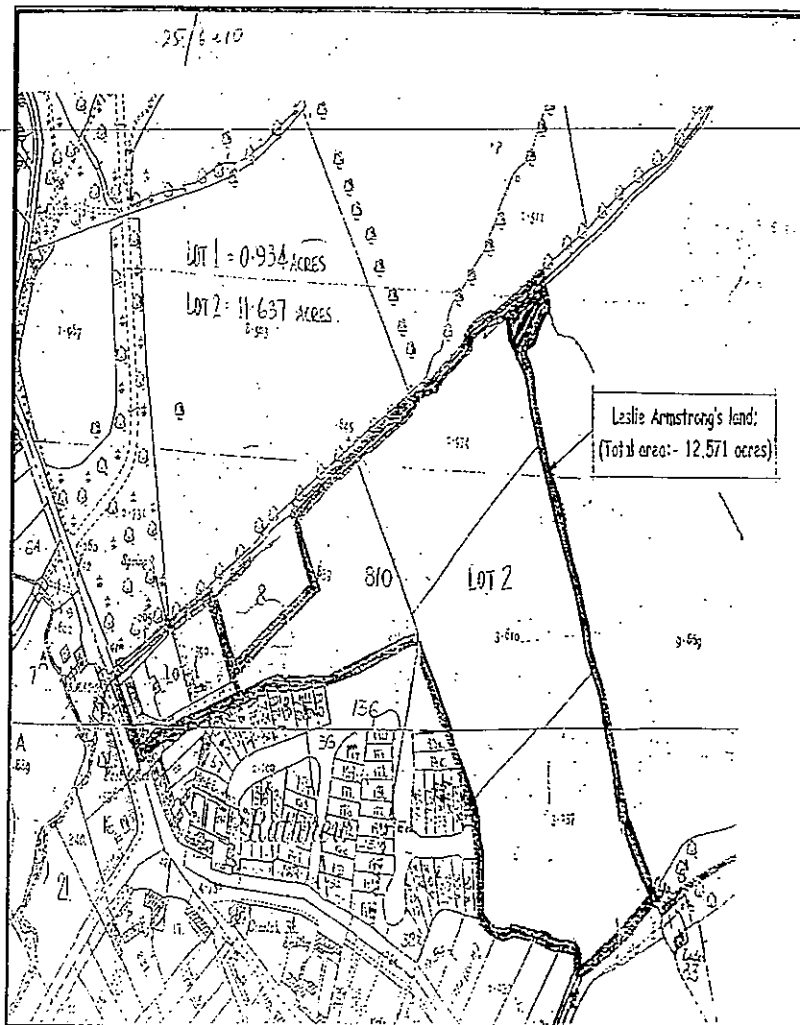


Figure 1: Extent of Landholding

2.4 The site is currently in agricultural (grazing) use and consists of four individual parcels of land forming an L shape. The site has a frontage of approximately 40 m along Main Street and along its northern boundary proceeds back from Main Street along the stream. A local sewage works is located towards the north-west of the site on a 0.33 ha site.

2.5 The only built development on the subject site comprises a small two storey end of terrace dwelling along the frontage with Main Street. Boundaries to the site are generally hedgerows and trees.

2.6 Our client's lands are located within AAP1(B) and are separated from the AAP1(A) lands by the Rathnew Stream.

3.0 GROUNDS OF SUBMISSION

3.1 The grounds of submission are set out below under the following headings:

- (i) Prematurity pending preparation of Wicklow Town and Environs Development Plan 2013 – 2019
- (ii) Absence of delivery of Rathnew Inner Relief Road (RIRR)
- (iii) Absence of pedestrian walkway to the north side of the Rathnew Stream
- (iv) Draft Urban Framework Plan

(i) Prematurity Pending Preparation of Wicklow Town and Environs Development Plan 2013 – 2019

3.2 It is noted that Wicklow County Council is currently undergoing the process of preparing the Draft Wicklow and Environs Development Plan 2013 – 2019. It is expected that a Draft Wicklow and Environs Development Plan 2013 – 2019 will be published in May of this year.

3.3 The Wicklow and Environs Development Plan 2013 – 2019 will amalgamate the Wicklow Town Development Plan 2013 – 2019, the Wicklow Environs & Rathnew Local Area Plan 2008 – 2014 and the Wicklow Action Area Plan Six 2006.

3.4 Wicklow County Council has published the 'Working Draft Vision and Core Strategy' for the Wicklow and Environs Development Plan 2013 – 2019 as part of the First Stage Manager's Report into the preparation of the Development Plan.

3.5 The following points set out in the Working Draft Vision and Core Strategy are noted:

- The vision for the Development Plan includes:
 - Strengthening and consolidating Wicklow Town as the County town to ensure that it remains the economic and social hub of the community; by making the town a more attractive place to live and do business; by improving the public realm, by encouraging infill development and brownfield regeneration, by protecting the built and natural heritage and by improving movement throughout the town;



- Re-enforcing and protecting the identity of Rathnew as a separate stand alone entity in the wider settlement; by providing local services in an attractive, thriving village and to facilitate the educational potential of Clermont Campus for the benefit of the local and regional community;
 - Land in the existing centres of Wicklow town and Rathnew village shall be considered first for mixed use, housing, retail and employment development;
 - In accordance with regional population projections set out in the Regional Planning Guidelines for the Greater Dublin Area 2010 – 2022, the new Development Plan may make provision for 5,662 new residential units to 2022, to be delivered in two phases (Phase 1 – 2013 – 2019 – 3,980 units and Phase 2 – Post 2019 – 1,682 units);
 - The Action Area Plan 1 area in Rathnew is a significant contributor of residentially zoned land, providing approximately 36 hectares, much of which is zoned for high density purposed, with a capacity for 1,097 new residential units.
- 3.6 It is apparent from the above that the Draft Wicklow and Environs Development Plan 2013 – 2019 will need to comprehensively review the extent of land zoned for residential purposes. The down-zoning of land, the long-term phasing of residentially zoned land, and / or the re-zoning of residentially zoned land for other purposes is inevitable.
- 3.7 In this regard, it is clear that there may be amendments to land use zonings in Wicklow and Rathnew. In accordance with the draft vision set out, it is expected that the majority of new growth will be directed to Wicklow town. It is therefore conceivable that there will a significant impact on land use zoning in Rathnew.
- 3.8 Having regard to the above, it is considered that there may be a direct impact on zoning in Rathnew, where Action Area 1 provides the most zoned land for new residential development. This may require a significant shift in the approach to the delivery of the residential land, including the objectives for the Action Areas.
- 3.9 Impacts to Action Area 1 may include a reduction in the amount of zoned land and revisions to the route, and requirement for, the Rathnew Inner Relief Road (RIRR).
- 3.10 It is therefore respectfully submitted that, pending the preparation of the Wicklow and Environs Development Plan 2013 – 2019, the preparation of the Action Area Plan 1(A) should be held in abeyance.

(ii) Absence of Delivery of Rathnew Inner Relief Road (RIRR)

- 3.11 It has been submitted above that, pending the preparation of the Wicklow and Environs Development Plan 2013 – 2019, and the possible revisions to the RIRR that may be entailed in the preparation of the Development Plan, the preparation of the Action Area Plan 1(A) should be postponed.
- 3.12 Notwithstanding the above, it is submitted that the proposals set out in the Draft AAP1(A) which seek to circumvent the requirement in the Wicklow Environs & Rathnew Local Area Plan 2008 – 2014 to deliver the RIRR, are contrary to the LAP and should not be included in the AAP1(A).

- 3.13 With regard to the purpose of the Wicklow Environs and Rathnew Local Area Plan 2008 - 2014, it is stated in the LAP that:

"The Wicklow Environs and Rathnew Local Area Plan sets out the development strategy for the sustainable future growth of the town of Wicklow Town and Rathnew. The aim of this plan is to establish a framework for the planned, co-ordinated and sustainable development of Wicklow Environs and Rathnew and to enhance and facilitate the balance of economic, social and environmental infrastructure in the interests of the community".

- 3.14 The LAP therefore provides the framework for the future development of the area to which it relates. The LAP was subject to statutory consultation in accordance with Section 20, Part II of the Planning and Development Act 2000 and was therefore progressed in an open and transparent manner, with the views of all affected parties being taken into consideration in the preparation of the LAP.

- 3.15 On the basis of the above, the AAP1(A) must be developed within the parameters of the LAP. In the absence of a variation to the LAP, there is no scope for changing or altering the framework set out in the LAP for the development of the AAP1(A) lands or for contradicting any policies or objectives of the LAP.

- 3.16 Section 5.1 of the LAP, relating to Action Area 1, expressly states that

"Any plan shall comply with the following objectives:

- *Provision of a new inner relief road for Rathnew to facilitate access to new developments from the existing road network, to prevent congestion at the Rathnew mini roundabout due to the development of AA1 and to achieve good traffic circulation in the area".*

- 3.17 Therefore, it is respectfully submitted that any proposals which seek to deliver development on lands through which the route of the RIRR passes within the Action Area, without providing the RIRR, are contrary to the LAP.

- 3.18 Under the title of 'Background Summary', the Draft AAP1(A) states that:

"However, due to the economic downturn it is envisaged that the RIRR will not be constructed in the short to medium term (particularly as it is reliant on Phase 1 development on AA1(B) lands). On the strength of this, it is proposed to provide a temporary access road ('Link Road') to access the Town Centre 'TC' zoned lands and Clermont College Campus from Rathnew Main Street, slightly to the south-east of its junction with Regional Route R761".

- 3.19 It is submitted that such a significant change in approach cannot be undertaken without an amendment to the LAP. In the absence of an amendment to the LAP, it is submitted that the most appropriate approach is to postpone the preparation of AAP1(A) until such a time as the Wicklow and Environs Development Plan 2013 - 2019, which may address the issue of the zoning within the AAP and the route of the RIRR, has been prepared.

- 3.20 The proposal to proceed with development in AAP1(A) without delivering the RIRR will have significant impacts on our client's landholding. In particular, the following is noted:



- The proposed link road would provide access only to the town centre lands to the north of Rathnew Stream and make no provision for access to the town centre lands to the south of Rathnew Stream, which are within our client's ownership;
- The proposed access arrangements fail to acknowledge the presence of an existing access from Main Street, to the south of the Rathnew Stream, which services the Wicklow County Council wastewater treatment plant;
- Development of zoned land within AAP1(B) is dependent upon the delivery of the RIRR. Specifically, it is noted that the LAP states that *"only 40% of residential development will be permitted in advance of the full completion of this link road"*. It is therefore apparent that the non-delivery of the RIRR has significant impacts on the development potential of the AAP1 lands.
- Access to zoned land within the AAP1 area is dependent upon the delivery of the RIRR. Failure to deliver the RIRR in conjunction with the development of zoned land, including land zoned for the purposes of the future expansion of Clermont College, would effectively act to land-lock zoned land within AAP1(B). On behalf of our client, we made detailed submissions during the preparation of AAP1(B) highlighting the potential for the creation of ransom strips due to the proposed alignment, and the control of the delivery, of the RIRR;
- Furthermore, conditions attached to the approval of AAP1(B) clearly link the delivery of development in AAP1(B) to the delivery of the RIRR. Examples include the following:

"Prior to the commencement of development in Phase 2 access to all lands reliant on the RIRR for access (both direct and indirect) shall be made available".

- 3.21 Having regard to the above, it is apparent that failure to deliver those sections of the RIRR located in AAP1(A) would have serious detrimental repercussions on land within the remainder of the AAP. It is respectfully submitted that there is no scope for proceeding with development of zoned lands within the AAP, where those zoned lands include the route of the RIRR, save in the event of the amendment of the statutory planning framework.

(iii) Absence of Pedestrian Walkway to the North of Rathnew Stream

- 3.22 It is noted that the LAP proposes a formal landscaped public amenity walkway along both sides of the river. The Action Area Plan 1(A) Detail Plan shows only a pedestrian walkway to the south of the Rathnew Stream.
- 3.23 This is clearly contrary to the LAP. It is respectfully submitted that the Action Area Plan 1(A), if proceeded with, should make provision for a pedestrian walkway to the north of the Rathnew Stream, to mirror the walkway to be provided to the south of the Rathnew Stream, in accordance with the LAP.

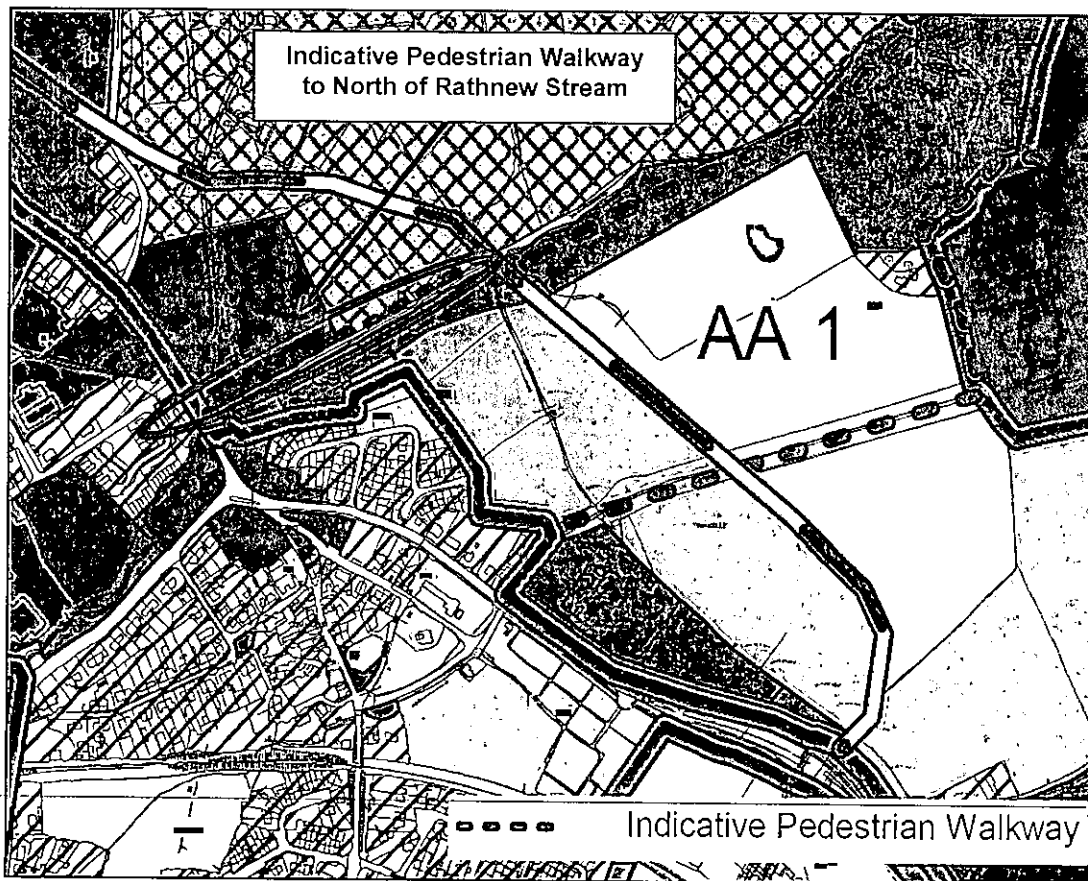
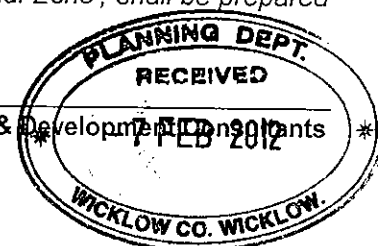


Figure 2: Extract from Zoning Map of Wicklow Environs & Rathnew LAP 2008 – 2014 highlighting location of Indicative Pedestrian Walkway

(iv) Draft Urban Framework Plan

3.24 With regard to the Draft Urban Framework Plan attached to the Action Area Plan 1(A), we would make the following points:

- Our client welcomes the opportunity to agree a framework which will lead to the comprehensive and co-ordinated development of the town centre and high residential density zone in AAP1;
- The Wicklow Environs and Rathnew Local Area Plan 2008 – 2014 states at Section 5.1 that "An Urban Framework Plan shall be prepared by urban design specialists, for development in the area of the new Rathnew Town Centre zone and the 'R2: High Density Residential Zone'";
- However, the Draft UFP presented fails to address the lands zoned for 'town centre' and 'high density residential density' purposes within our client's ownership to the south of Rathnew Stream. This is contrary to the requirements of the LAP;
- Furthermore, Section 5.1 of the LAP states that "Prior to agreeing any Action Area Plan, the Urban Framework Plan for the new Rathnew Town Centre zone and the 'R2: High Density Residential Zone', shall be prepared



and agreed". On behalf of our client, we have previously objected (as part of submissions on AAP1(B)) in the strongest terms to the preparation of an UFP in conjunction with AAP1(B) on grounds that the LAP clearly envisages that a UFP be agreed prior to any AAP being adopted or agreed. It is apparent that these concerns were well founded as there now appears to be a situation where there has been an UFP adopted with AAP1(B) and a separate UFP is now being progressed as part of AAP1(A). This is likely to lead to uncoordinated development at this location;

- The Draft UFP fails to acknowledge that the Urban Framework Plan adopted as part of the AAP1(B) noted a 'vehicular priority access' from Main Street to our client's landholding. In particular, the location of the village square fails to take account of a potential access from Main Street and the existing 25 foot tarred entrance and roadway to the existing Sewage Treatment Works;
- The Draft UFP fails to take account of the requirement in the LAP for a pedestrian walkway to the north of the Rathnew Stream.

3.25 Any UFP prepared must take account of all the issues raised above and must, in accordance with the LAP, relate to the entirety of the lands zoned for town centre and high density residential purposes.

3.26 Our client would welcome the opportunity to take actively participate in the preparation of an UFP which seeks to meet the requirements of the LAP. Until such-a-time-as-a-comprehensive-UFP-is-prepared-in-consultation-with-all-key-stakeholders, we do not wish to provide any specific comments on the detailed layout of the Draft UFP in terms of block layout, access, etc.

4.0 SUMMARY AND CONCLUSIONS

4.1 This submission is made on behalf of our client, Mr. Leslie Armstrong, Director of Claremount Holdings Limited, 34, Main Street, Rathdrum, Co. Wicklow.

4.2 Our client is a landowner within AAP1(B) and is directly affected by the proposals set out in the Draft AAP1(A) and accompanying Draft Urban Framework Plan. Particular concern is raised in relation to proposal to avoid the delivery of the Rathnew Inner Relief Road (RIRR) in conjunction with the development of zoned lands through which the route of the RIRR passes and the associated impact on development in AAP1(B), and also in relation to the disjointed manner in which the Urban Framework Plan is being prepared.

4.3 Furthermore, and notwithstanding the above, it is respectfully submitted that the entire process of the preparation of Action Area Plan 1 should be postponed until such a time as the Wicklow Town and Environs Development Plan 2013 – 2019 has been prepared. The Development Plan is likely to significantly amend the land use zoning and development objectives in relation to Rathnew and AAP1 in order to comply with regional population projections set out in the Regional Planning Guidelines for the Greater Dublin Area 2010 – 2022.

4.4 Our client wishes to express his willingness to pro-actively engage in the preparation of AAP1 and the accompanying Urban Framework Plan.

Yours sincerely

John Spain Associates
John Spain Associates

cc Malcolm Lane, PD Lane & Associates



Mrs. Helen Clarke
c/o McGill Planning
No.4, Building 3,
Harbour Square
Crofton Road
Dun Laoghaire
Co. Dublin



4th November 2011

RE: 'Action Area Plan 1(A)' lands at Rathnew, Co. Wicklow

Dear Sir / Madam,

It is stipulated in the Wicklow Environs Local Area Plan 2008-2014 that an Action Area Plan is to be completed for the overall development of lands at Rathnew, Co. Wicklow - 'Action Area Plan 1(A)'.

Our clients, Ascal & Akley Properties are the owners of the TC lands at Rathnew (see attached Action Land Ownership Map) and are undertaking the 'Action Area Plan 1(A)' at present.

We understand that you are the owners of the lands marked '2' on the Attached Land Ownership map.

In order to complete the Action Area Plan process appropriately, it is necessary to contact major landowners within the Action Area Plan boundary, for their written confirmation that they have seen the written statement and maps and whether they are in favour or not of the proposed submission.

In order to proceed with the Action Area Plan, the Planning Section of Wicklow County Council have requested that we contact you with a view gaining your opinion as to the suitability of this submission.

We would suggest that you make any submissions or observations on the Action Area Plan within 6 weeks and lodge with PD Lane Associates and/or the Planning Section, Wicklow County Council.

We look forward to hearing from you in due course.

Yours Sincerely,

Malcolm Lane MRUP, MA (UD)
PD Lane Associates

Claremont Holdings Limited
c/o John Spain Associates
10 Lower Mount Street
Dublin 2

4th November 2011

RE: 'Action Area Plan 1(A)' lands at Rathnew, Co. Wicklow

Dear Sir / Madam,

It is stipulated in the Wicklow Environs Local Area Plan 2008-2014 that an Action Area Plan is to be completed for the overall development of lands at Rathnew, Co. Wicklow - 'Action Area Plan 1(A)'.

Our clients, Ascal & Akley Properties are the owners of the TC lands at Rathnew (see attached Action Land Ownership Map) and are undertaking the 'Action Area Plan 1(A)' at present.

In order to complete the Action Area Plan process appropriately, it is necessary to contact major landowners within the Action Area Plan boundary, for their written confirmation that they have seen the written statement and maps and whether they are in favour or not of the proposed submission. Claremont Holdings Limited own lands adjoining the AA1(A) and relate to the UFP proposals herein.

In order to proceed with the Action Area Plan, the Planning Section of Wicklow County Council have requested that we contact you with a view gaining your opinion as to the suitability of this submission.

We would suggest that you make any submissions or observations on the Action Area Plan within 6 weeks and lodge with PD Lane Associates and/or the Planning Section, Wicklow County Council.

We look forward to hearing from you in due course.

Yours Sincerely,

Malcolm Lane MRUP, MA (UD)
PD Lane Associates

Cleary & Doyle Developments Ltd
Larkins Cross
Wexford



4th November 2011

RE: 'Action Area Plan 1(A)' lands at Rathnew, Co. Wicklow

Dear Sir / Madam,

It is stipulated in the Wicklow Environs Local Area Plan 2008-2014 that an Action Area Plan is to be completed for the overall development of lands at Rathnew, Co. Wicklow - 'Action Area Plan 1(A)'.

Our clients, Ascal & Akley Properties are the owners of the TC lands at Rathnew (see attached Action Land Ownership Map) and are undertaking the 'Action Area Plan 1(A)' at present.

We understand that you are the owners of the lands marked '2' on the Attached Land Ownership map.

In order to complete the Action Area Plan process appropriately, it is necessary to contact major landowners within the Action Area Plan boundary, for their written confirmation that they have seen the written statement and maps and whether they are in favour or not of the proposed submission.

In order to proceed with the Action Area Plan, the Planning Section of Wicklow County Council have requested that we contact you with a view gaining your opinion as to the suitability of this submission.

We would suggest that you make any submissions or observations on the Action Area Plan within 6 weeks and lodge with PD Lane Associates and/or the Planning Section, Wicklow County Council.

We look forward to hearing from you in due course.

Yours Sincerely,

Malcolm Lane MRUP, MA (UD)
PD Lane Associates

James Houghton
Rathnew Main Street
Wicklow

4th November 2011

RE: 'Action Area Plan 1(A)' lands at Rathnew, Co. Wicklow

Dear Sir / Madam,

It is stipulated in the Wicklow Environs Local Area Plan 2008-2014 that an Action Area Plan is to be completed for the overall development of lands at Rathnew, Co. Wicklow - 'Action Area Plan 1(A)'.

Our clients, Ascal & Akley Properties are the owners of the TC lands at Rathnew (see attached Action Land Ownership Map) and are undertaking the 'Action Area Plan 1(A)' at present.

We understand that you are the owners of the lands marked '12' on the Attached Land Ownership map.

In order to complete the Action Area Plan process appropriately, it is necessary to contact major landowners within the Action Area Plan boundary, for their written confirmation that they have seen the written statement and maps and whether they are in favour or not of the proposed submission.

In order to proceed with the Action Area Plan, the Planning Section of Wicklow County Council have requested that we contact you with a view gaining your opinion as to the suitability of this submission.

We would suggest that you make any submissions or observations on the Action Area Plan within 6 weeks and lodge with PD Lane Associates and/or the Planning Section, Wicklow County Council.

We look forward to hearing from you in due course.

Yours Sincerely,

Malcolm Lane MRUP, MA (UD)
PD Lane Associates



Rosland Furlong
Rathnew
Wicklow
Co. Wicklow

4th November 2011

RE: 'Action Area Plan 1(A)' lands at Rathnew, Co. Wicklow

Dear Sir / Madam,

It is stipulated in the Wicklow Environs Local Area Plan 2008-2014 that an Action Area Plan is to be completed for the overall development of lands at Rathnew, Co. Wicklow - 'Action Area Plan 1(A)'.

Our clients, Ascal & Akley Properties are the owners of the TC lands at Rathnew (see attached Action Land Ownership Map) and are undertaking the 'Action Area Plan 1(A)' at present.

We understand that you are the owners of the lands marked '16' on the Attached Land Ownership map.

In order to complete the Action Area Plan process appropriately, it is necessary to contact major landowners within the Action Area Plan boundary, for their written confirmation that they have seen the written statement and maps and whether they are in favour or not of the proposed submission.

In order to proceed with the Action Area Plan, the Planning Section of Wicklow County Council have requested that we contact you with a view gaining your opinion as to the suitability of this submission.

We would suggest that you make any submissions or observations on the Action Area Plan within 6 weeks and lodge with PD Lane Associates and/or the Planning Section, Wicklow County Council.

We look forward to hearing from you in due course.

Yours Sincerely,

Malcolm Lane MRUP, MA (UD)
PD Lane Associates



John & Aedeen Linnane
Silverwell
Rocky Valley
Kilmacanogue
Co. Wicklow

19th December 2011

RE: 'Action Area Plan 1(A)' lands at Rathnew, Co. Wicklow

Dear Sir / Madam,

It is stipulated in the Wicklow Environs Local Area Plan 2008-2014 that an Action Area Plan is to be completed for the overall development of lands at Rathnew, Co. Wicklow - 'Action Area Plan 1(A)'.

Our clients, Ascal & Akley Properties are the owners of the TC lands at Rathnew (see attached Action Land Ownership Map) and are undertaking the 'Action Area Plan 1(A)' at present.

We understand that you are the owners of the lands marked '18' on the Attached Land Ownership map.

In order to complete the Action Area Plan process appropriately, it is necessary to contact major landowners within the Action Area Plan boundary, for their written confirmation that they have seen the written statement and maps and whether they are in favour or not of the proposed submission.

In order to proceed with the Action Area Plan, the Planning Section of Wicklow County Council have requested that we contact you with a view gaining your opinion as to the suitability of this submission.

We would suggest that you make any submissions or observations on the Action Area Plan within 6 weeks and lodge with PD Lane Associates and/or the Planning Section, Wicklow County Council.

We look forward to hearing from you in due course.

Yours Sincerely,

Malcolm Lane MRUP, MA (UD)
PD Lane Associates



General Importers Limited
'Rossana'
Rathnew
Co. Wicklow

19th December 2011

RE: 'Action Area Plan 1(A)' lands at Rathnew, Co. Wicklow

Dear Sir / Madam,

It is stipulated in the Wicklow Environs Local Area Plan 2008-2014 that an Action Area Plan is to be completed for the overall development of lands at Rathnew, Co. Wicklow - 'Action Area Plan 1(A)'.

Our clients, Ascal & Akley Properties are the owners of the TC lands at Rathnew (see attached Action Land Ownership Map) and are undertaking the 'Action Area Plan 1(A)' at present.

We understand that you are the owners of the lands marked '1' on the Attached Land Ownership map.

In order to complete the Action Area Plan process appropriately, it is necessary to contact major landowners within the Action Area Plan boundary, for their written confirmation that they have seen the written statement and maps and whether they are in favour or not of the proposed submission.

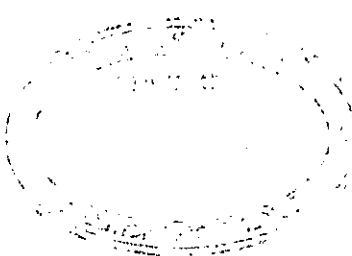
In order to proceed with the Action Area Plan, the Planning Section of Wicklow County Council have requested that we contact you with a view gaining your opinion as to the suitability of this submission.

We would suggest that you make any submissions or observations on the Action Area Plan within 6 weeks and lodge with PD Lane Associates and/or the Planning Section, Wicklow County Council.

We look forward to hearing from you in due course.

Yours Sincerely,

Malcolm Lane MRUP, MA (UD)
PD Lane Associates



General Importers Limited
3 Dawson Street
Dublin 2

19th December 2011

RE: 'Action Area Plan 1(A)' lands at Rathnew, Co. Wicklow

Dear Sir / Madam,

It is stipulated in the Wicklow Environs Local Area Plan 2008-2014 that an Action Area Plan is to be completed for the overall development of lands at Rathnew, Co. Wicklow - 'Action Area Plan 1(A)'.

Our clients, Ascal & Akley Properties are the owners of the TC lands at Rathnew (see attached Action Land Ownership Map) and are undertaking the 'Action Area Plan 1(A)' at present.

We understand that you are the owners of the lands marked '1' on the Attached Land Ownership map.

In order to complete the Action Area Plan process appropriately, it is necessary to contact major landowners within the Action Area Plan boundary, for their written confirmation that they have seen the written statement and maps and whether they are in favour or not of the proposed submission.

In order to proceed with the Action Area Plan, the Planning Section of Wicklow County Council have requested that we contact you with a view gaining your opinion as to the suitability of this submission.

We would suggest that you make any submissions or observations on the Action Area Plan within 6 weeks and lodge with PD Lane Associates and/or the Planning Section, Wicklow County Council.

We look forward to hearing from you in due course.

Yours Sincerely,

Malcolm Lane MRUP, MA (UD)
PD Lane Associates



Margaret Doyle
Rossanagh
Rathnew
Co. Wicklow

19th December 2011

RE: 'Action Area Plan 1(A)' lands at Rathnew, Co. Wicklow

Dear Sir / Madam,

It is stipulated in the Wicklow Environs Local Area Plan 2008-2014 that an Action Area Plan is to be completed for the overall development of lands at Rathnew, Co. Wicklow - 'Action Area Plan 1(A)'.

Our clients, Ascal & Akley Properties are the owners of the TC lands at Rathnew (see attached Action Land Ownership Map) and are undertaking the 'Action Area Plan 1(A)' at present.

We understand that you are the owners of the lands marked '6' on the Attached Land Ownership map.

In order to complete the Action Area Plan process appropriately, it is necessary to contact major landowners within the Action Area Plan boundary, for their written confirmation that they have seen the written statement and maps and whether they are in favour or not of the proposed submission.

In order to proceed with the Action Area Plan, the Planning Section of Wicklow County Council have requested that we contact you with a view gaining your opinion as to the suitability of this submission.

We would suggest that you make any submissions or observations on the Action Area Plan within 6 weeks and lodge with PD Lane Associates and/or the Planning Section, Wicklow County Council.

We look forward to hearing from you in due course.

Yours Sincerely,

Malcolm Lane MRUP, MA (UD)
PD Lane Associates



Elizabeth Clarke
Rossana
Rathnew
Co. Wicklow

19th December 2011

RE: 'Action Area Plan 1(A)' lands at Rathnew, Co. Wicklow

Dear Sir / Madam,

It is stipulated in the Wicklow Environs Local Area Plan 2008-2014 that an Action Area Plan is to be completed for the overall development of lands at Rathnew, Co. Wicklow - 'Action Area Plan 1(A)'.

Our clients, Ascal & Akley Properties are the owners of the TC lands at Rathnew (see attached Action Land Ownership Map) and are undertaking the 'Action Area Plan 1(A)' at present.

We understand that you are the owners of the lands marked '4' on the Attached Land Ownership map.

In order to complete the Action Area Plan process appropriately, it is necessary to contact major landowners within the Action Area Plan boundary, for their written confirmation that they have seen the written statement and maps and whether they are in favour or not of the proposed submission.

In order to proceed with the Action Area Plan, the Planning Section of Wicklow County Council have requested that we contact you with a view gaining your opinion as to the suitability of this submission.

We would suggest that you make any submissions or observations on the Action Area Plan within 6 weeks and lodge with PD Lane Associates and/or the Planning Section, Wicklow County Council.

We look forward to hearing from you in due course.

Yours Sincerely,

Malcolm Lane MRUP, MA (UD)
PD Lane Associates



John Macevilly
Rossana
Rathnew
Co. Wicklow

19th December 2011

RE: 'Action Area Plan 1(A)' lands at Rathnew, Co. Wicklow

Dear Sir / Madam,

It is stipulated in the Wicklow Environs Local Area Plan 2008-2014 that an Action Area Plan is to be completed for the overall development of lands at Rathnew, Co. Wicklow - 'Action Area Plan 1(A)'.

Our clients, Ascal & Akley Properties are the owners of the TC lands at Rathnew (see attached Action Land Ownership Map) and are undertaking the 'Action Area Plan 1(A)' at present.

We understand that you are the owners of the lands marked '5' on the Attached Land Ownership map.

In order to complete the Action Area Plan process appropriately, it is necessary to contact major landowners within the Action Area Plan boundary, for their written confirmation that they have seen the written statement and maps and whether they are in favour or not of the proposed submission.

In order to proceed with the Action Area Plan, the Planning Section of Wicklow County Council have requested that we contact you with a view gaining your opinion as to the suitability of this submission.

We would suggest that you make any submissions or observations on the Action Area Plan within 6 weeks and lodge with PD Lane Associates and/or the Planning Section, Wicklow County Council.

We look forward to hearing from you in due course.

Yours Sincerely,

Malcolm Lane MRUP, MA (UD)
PD Lane Associates

Richard Frances Fox
Newrath
Rathnew
Co. Wicklow

19th December 2011

RE: 'Action Area Plan 1(A)' lands at Rathnew, Co. Wicklow

Dear Sir / Madam,

It is stipulated in the Wicklow Environs Local Area Plan 2008-2014 that an Action Area Plan is to be completed for the overall development of lands at Rathnew, Co. Wicklow - 'Action Area Plan 1(A)'.

Our clients, Ascal & Akley Properties are the owners of the TC lands at Rathnew (see attached Action Land Ownership Map) and are undertaking the 'Action Area Plan 1(A)' at present.

We understand that you are the owners of the lands marked '3' on the Attached Land Ownership map.

In order to complete the Action Area Plan process appropriately, it is necessary to contact major landowners within the Action Area Plan boundary, for their written confirmation that they have seen the written statement and maps and whether they are in favour or not of the proposed submission.

In order to proceed with the Action Area Plan, the Planning Section of Wicklow County Council have requested that we contact you with a view gaining your opinion as to the suitability of this submission.

We would suggest that you make any submissions or observations on the Action Area Plan within 6 weeks and lodge with PD Lane Associates and/or the Planning Section, Wicklow County Council.

We look forward to hearing from you in due course.

Yours Sincerely,

Malcolm Lane MRUP, MA (UD)
PD Lane Associates



Neville Byrne
Newrath
Rathnew
Co. Wicklow

19th December 2011

RE: 'Action Area Plan 1(A)' lands at Rathnew, Co. Wicklow

Dear Sir / Madam,

It is stipulated in the Wicklow Environs Local Area Plan 2008-2014 that an Action Area Plan is to be completed for the overall development of lands at Rathnew, Co. Wicklow - 'Action Area Plan 1(A)'.

Our clients, Ascal & Akley Properties are the owners of the TC lands at Rathnew (see attached Action Land Ownership Map) and are undertaking the 'Action Area Plan 1(A)' at present.

We understand that you are the owners of the lands marked '8' on the Attached Land Ownership map.

In order to complete the Action Area Plan process appropriately, it is necessary to contact major landowners within the Action Area Plan boundary, for their written confirmation that they have seen the written statement and maps and whether they are in favour or not of the proposed submission.


In order to proceed with the Action Area Plan, the Planning Section of Wicklow County Council have requested that we contact you with a view gaining your opinion as to the suitability of this submission.

We would suggest that you make any submissions or observations on the Action Area Plan within 6 weeks and lodge with PD Lane Associates and/or the Planning Section, Wicklow County Council.

We look forward to hearing from you in due course.

Yours Sincerely,

Malcolm Lane MRUP, MA (UD)
PD Lane Associates



Thomas Hughes & Frances Fitzpatrick
Newrath
Rathnew
Co. Wicklow

19th December 2011

RE: 'Action Area Plan 1(A)' lands at Rathnew, Co. Wicklow

Dear Sir / Madam,

It is stipulated in the Wicklow Environs Local Area Plan 2008-2014 that an Action Area Plan is to be completed for the overall development of lands at Rathnew, Co. Wicklow - 'Action Area Plan 1(A)'.

Our clients, Ascal & Akley Properties are the owners of the TC lands at Rathnew (see attached Action Land Ownership Map) and are undertaking the 'Action Area Plan 1(A)' at present.

We understand that you are the owners of the lands marked '9' on the Attached Land Ownership map.

In order to complete the Action Area Plan process appropriately, it is necessary to contact major landowners within the Action Area Plan boundary, for their written confirmation that they have seen the written statement and maps and whether they are in favour or not of the proposed submission.

In order to proceed with the Action Area Plan, the Planning Section of Wicklow County Council have requested that we contact you with a view gaining your opinion as to the suitability of this submission.

We would suggest that you make any submissions or observations on the Action Area Plan within 6 weeks and lodge with PD Lane Associates and/or the Planning Section, Wicklow County Council.

We look forward to hearing from you in due course.

Yours Sincerely,

Malcolm Lane MRUP, MA (UD)
PD Lane Associates



John Byrne
Newrath
Rathnew
Co. Wicklow

19th December 2011

RE: 'Action Area Plan 1(A)' lands at Rathnew, Co. Wicklow

Dear Sir / Madam,

It is stipulated in the Wicklow Environs Local Area Plan 2008-2014 that an Action Area Plan is to be completed for the overall development of lands at Rathnew, Co. Wicklow - 'Action Area Plan 1(A)'.

Our clients, Ascal & Akley Properties are the owners of the TC lands at Rathnew (see attached Action Land Ownership Map) and are undertaking the 'Action Area Plan 1(A)' at present.

We understand that you are the owners of the lands marked '10' on the Attached Land Ownership map.

In order to complete the Action Area Plan process appropriately, it is necessary to contact major landowners within the Action Area Plan boundary, for their written confirmation that they have seen the written statement and maps and whether they are in favour or not of the proposed submission.

In order to proceed with the Action Area Plan, the Planning Section of Wicklow County Council have requested that we contact you with a view gaining your opinion as to the suitability of this submission.

We would suggest that you make any submissions or observations on the Action Area Plan within 6 weeks and lodge with PD Lane Associates and/or the Planning Section, Wicklow County Council.

We look forward to hearing from you in due course.

Yours Sincerely,

Malcolm Lane MRUP, MA (UD)
PD Lane Associates



Pauline Furlong
Newrath House
Rathnew
Co. Wicklow

19th December 2011

RE: 'Action Area Plan 1(A)' lands at Rathnew, Co. Wicklow

Dear Sir / Madam,

It is stipulated in the Wicklow Environs Local Area Plan 2008-2014 that an Action Area Plan is to be completed for the overall development of lands at Rathnew, Co. Wicklow - 'Action Area Plan 1(A)'.

Our clients, Ascal & Akley Properties are the owners of the TC lands at Rathnew (see attached Action Land Ownership Map) and are undertaking the 'Action Area Plan 1(A)' at present.

We understand that you are the owners of the lands marked '15' on the Attached Land Ownership map.

In order to complete the Action Area Plan process appropriately, it is necessary to contact major landowners within the Action Area Plan boundary, for their written confirmation that they have seen the written statement and maps and whether they are in favour or not of the proposed submission.

In order to proceed with the Action Area Plan, the Planning Section of Wicklow County Council have requested that we contact you with a view gaining your opinion as to the suitability of this submission.

We would suggest that you make any submissions or observations on the Action Area Plan within 6 weeks and lodge with PD Lane Associates and/or the Planning Section, Wicklow County Council.

We look forward to hearing from you in due course.

Yours Sincerely,

Malcolm Lane MRUP, MA (UD)
PD Lane Associates



Kathrina Doyle & Rosland Furlong
Newrath House
Rathnew
Co. Wicklow

19th December 2011

RE: 'Action Area Plan 1(A)' lands at Rathnew, Co. Wicklow

Dear Sir / Madam,

It is stipulated in the Wicklow Environs Local Area Plan 2008-2014 that an Action Area Plan is to be completed for the overall development of lands at Rathnew, Co. Wicklow - 'Action Area Plan 1(A)'.

Our clients, Ascal & Akley Properties are the owners of the TC lands at Rathnew (see attached Action Land Ownership Map) and are undertaking the 'Action Area Plan 1(A)' at present.

We understand that you are the owners of the lands marked '17' on the Attached Land Ownership map.

In order to complete the Action Area Plan process appropriately, it is necessary to contact major landowners within the Action Area Plan boundary, for their written confirmation that they have seen the written statement and maps and whether they are in favour or not of the proposed submission.

In order to proceed with the Action Area Plan, the Planning Section of Wicklow County Council have requested that we contact you with a view gaining your opinion as to the suitability of this submission.

We would suggest that you make any submissions or observations on the Action Area Plan within 6 weeks and lodge with PD Lane Associates and/or the Planning Section, Wicklow County Council.

We look forward to hearing from you in due course.

Yours Sincerely,

Malcolm Lane MRUP, MA (UD)
PD Lane Associates

Mrs. Irene Fox,
Rossana,
Rathnew,
Co. Wicklow.

19th December 2011

RE: 'Action Area Plan 1(A)' lands at Rathnew, Co. Wicklow

Dear Sir / Madam,

It is stipulated in the Wicklow Environs Local Area Plan 2008-2014 that an Action Area Plan is to be completed for the overall development of lands at Rathnew, Co. Wicklow - 'Action Area Plan 1(A)'.

Our clients, Ascal & Akley Properties are the owners of the TC lands at Rathnew (see attached Action Land Ownership Map) and are undertaking the 'Action Area Plan 1(A)' at present.

We understand that you are the owners of the lands marked '2' on the Attached Land Ownership map.

In order to complete the Action Area Plan process appropriately, it is necessary to contact major landowners within the Action Area Plan boundary, for their written confirmation that they have seen the written statement and maps and whether they are in favour or not of the proposed submission.

In order to proceed with the Action Area Plan, the Planning Section of Wicklow County Council have requested that we contact you with a view gaining your opinion as to the suitability of this submission.

We would suggest that you make any submissions or observations on the Action Area Plan within 6 weeks and lodge with PD Lane Associates and/or the Planning Section, Wicklow County Council.

We look forward to hearing from you in due course.

Yours Sincerely,

Malcolm Lane MRUP, MA (UD)
PD Lane Associates