

**DIRECTION IN THE MATTER OF SECTION 31 OF THE PLANNING AND  
DEVELOPMENT ACT 2000  
(AS AMENDED BY S.21 OF THE PLANNING AND DEVELOPMENT  
(AMENDMENT) ACT 2010)**

**WICKLOW TOWN - RATHNEW DEVELOPMENT PLAN 2013-2019  
DIRECTION 2013**

“Development Plan” means the Wicklow Town - Rathnew Development Plan 2013-2019

“The Planning Authority” means Wicklow County Council and Wicklow Town Council

**WHEREAS** the functions of the Minister for the Environment, Community and Local Government under the Planning and Development Acts 2000 to 2013, other than Chapter 1 of Part VI of the Planning and Development Act 2000, have been delegated to the Minister of State at the Department of the Environment, Community and Local Government pursuant to the Environment, Community and Local Government (Delegation of Ministerial Functions) Order 2012 (S.I. 148 of 2012).

**WHEREAS** the Minister of State at the Department of the Environment, Community and Local Government is, for the reasons set out in the Statement of Reasons hereto, of the Opinion that

(i) Wicklow County Council and Wicklow Town Council in making the Wicklow Town - Rathnew Development Plan 2013-2019 have ignored or have not taken sufficient account of the submissions made by the Minister for the Environment, Community and Local Government in September 2012 and May 2013,

and

(ii) the Wicklow Town - Rathnew Development Plan 2013-2019 is not in compliance with the requirements of s.9 and s.28 of the Planning and Development Act 2000 (as amended).

**NOW, THEREFORE** in exercise of the powers conferred on her by s.31 of the Planning and Development Act 2000 (as amended), the Minister of State at the Department of the Environment, Community and Local Government hereby directs as follows:

- (1) This Direction may be cited as the Planning and Development (Wicklow Town - Rathnew Development Plan 2013-2019) Direction 2013.
- (2) The County Council of Wicklow and Town Council of Wicklow Town are hereby directed to take the following steps with regard to the Wicklow Town - Rathnew Development Plan 2013-2019 (“the Development Plan”).
- i. The map which sets out the zoning objectives for the Wicklow Town - Rathnew is to be amended by removing the zoning colours of the Strategic Land Bank. For ease of reference a copy of the said map indicating the Strategic Land Bank (SLB) is attached as Appendix 1 to this direction. The effect of this amendment will be to remove zoning colours of the Strategic Land Bank to make it clear that there are no zoning designations for the Strategic Land Bank area on the map. For ease of reference a copy of this map indicating the Strategic Land Bank is attached as Appendix 2 to this direction.
  - ii. The written statement in respect of the land use zoning objectives is to be amended by deleting the following Strategic Land Bank (SLB) zoning objective in Table 13.1 – Land Use Zoning Objectives of the Wicklow Rathnew Development Plan 2013-2019:

<b>“SLB</b>	<b>Strategic Land Bank:</b> To provide a suitable land bank for future development of the settlement.	<p>These are lands that are identified as being within the potential built envelope of the settlement with regard to proximity and accessibility to infrastructure.</p> <p>The lands are to be seen as support in achieving the objectives of the main plan and ensure delivery of an overall coherent plan.”</p>
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And inserting the following Strategic Land Bank (SLB) zoning objective in Table 13.1 - Land Use Zoning Objectives:

"SLB	<b>Strategic Land Bank:</b> To provide a land bank for future development of the settlement <u>after the lifetime of this plan.</u>	<p>These are lands that are identified as being within the potential built envelope of the settlement with regard to proximity and accessibility to infrastructure</p> <p>However, these lands are not suitable or necessary for development during the lifetime of this plan and may only be considered for detailed zoning and development after 2019.</p> <p>Any development proposals within the lifetime of the plan will be considered under the Wicklow County Development Plan Rural Objectives."</p>
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- iii. The written statement in respect of the vision and core strategy (Chapter 2: Section 2.2.4 Economy and Employment) is to be amended by deleting the following text in the Wicklow Town - Rathnew Development Plan 2013-2019 for lands around the M11 interchanges.

*"Lands adjacent to the M11 interchanges which provide safe access to primary routes."*

### STATEMENT OF REASONS

- 1) A written submission on the proposed amendments to the draft Development plan was made to Wicklow County Council behalf of the Minister for the Environment, Community and Local Government in September 2012. This written submission drew attention *inter alia* to concerns regarding the clarity of policy surrounding the Strategic Land Bank provided by Wicklow County Council and Wicklow Town Council concerning priority lands for development particularly. The written submission on behalf of the Minister recommended that the Planning Authority, *inter alia*, set out clearly the situation regarding the Strategic Land Bank.
  
- 2) A written submission on the amendments to the Wicklow Town - Rathnew Development Plan 2013-2019 was also made to Wicklow County Council on behalf of the Minister for the Environment, Community and Local Government in May 2013. This written submission drew attention, *inter alia*, to very serious concerns that the previous

submission had not been taken into account particularly regarding the Strategic Land Bank

In addition the Council was requested to reconsider and reject Amendment No 6 which indicates that lands around interchanges onto the M11 are focus areas in the employment strategy as the Spatial Planning and National Roads Guidelines (January 2012) do not support this type of development from a proper planning and sustainable transport perspective.

GIVEN under my hand,



Minister of State

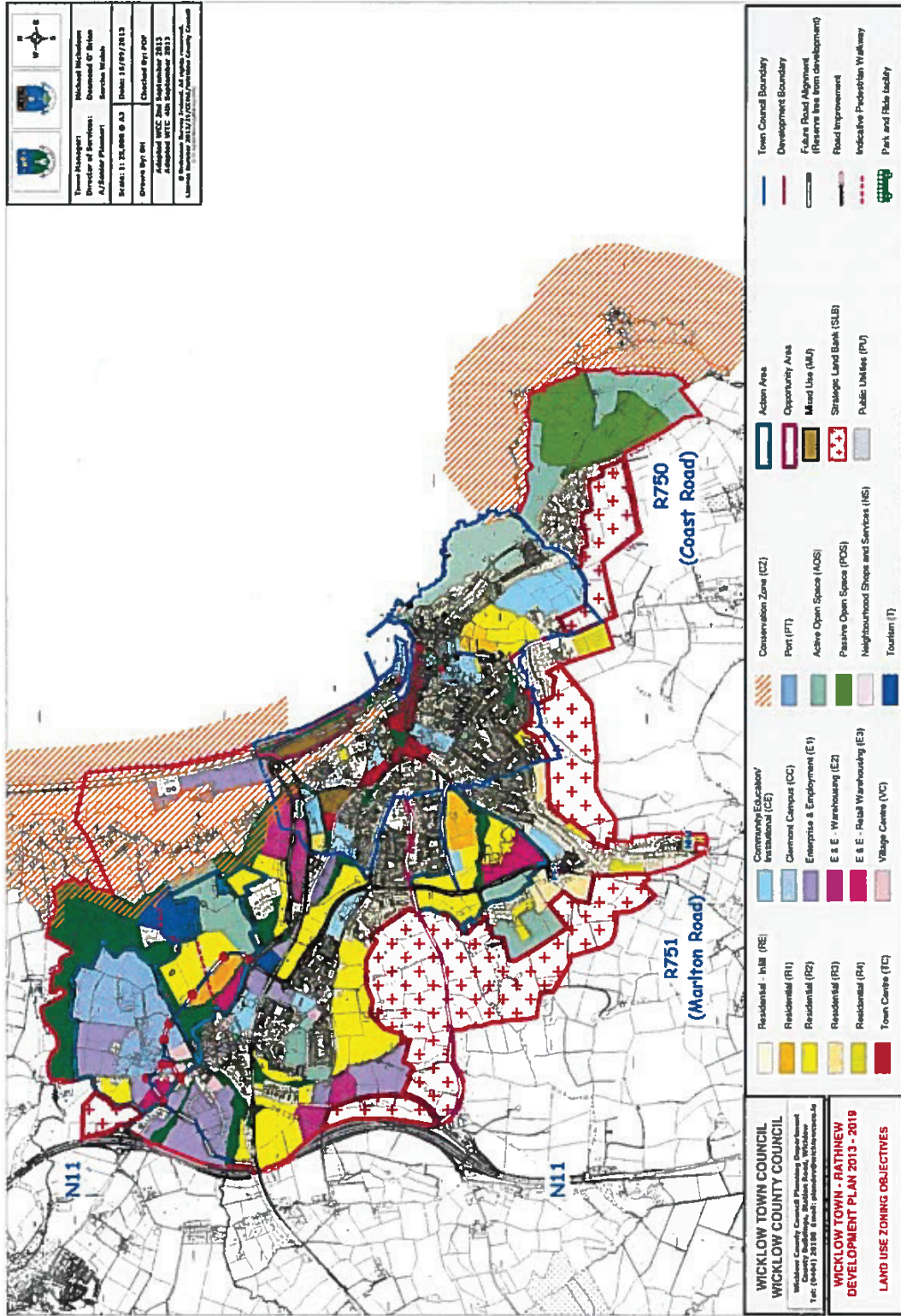
at the Department Environment, Community and Local  
Government

this 3 day of December 2013





# APPENDIX 2



<b>Town Manager:</b> Michael McLaughlin <b>Director of Services:</b> Dominick O'Brien <b>Assistant Planner:</b> Sarah O'Leary			
<b>Project:</b> 1: 25,000 @ A3		<b>Date:</b> 16/07/2013	
<b>Drawn by:</b> M1			
<b>Approved:</b> MIC 2nd September 2013 MIC 3rd September 2013 MIC 4th September 2013 MIC 5th September 2013 MIC 6th September 2013 MIC 7th September 2013 MIC 8th September 2013 MIC 9th September 2013 MIC 10th September 2013 MIC 11th September 2013 MIC 12th September 2013 MIC 13th September 2013 MIC 14th September 2013 MIC 15th September 2013 MIC 16th September 2013 MIC 17th September 2013 MIC 18th September 2013 MIC 19th September 2013 MIC 20th September 2013 MIC 21st September 2013 MIC 22nd September 2013 MIC 23rd September 2013 MIC 24th September 2013 MIC 25th September 2013 MIC 26th September 2013 MIC 27th September 2013 MIC 28th September 2013 MIC 29th September 2013 MIC 30th September 2013			
<b>Checked by:</b> PDR			
<b>Scale:</b> 1: 25,000 @ A3			
<b>Project:</b> 1: 25,000 @ A3			
<b>Date:</b> 16/07/2013			
<b>Drawn by:</b> M1			
<b>Approved:</b> MIC 2nd September 2013 MIC 3rd September 2013 MIC 4th September 2013 MIC 5th September 2013 MIC 6th September 2013 MIC 7th September 2013 MIC 8th September 2013 MIC 9th September 2013 MIC 10th September 2013 MIC 11th September 2013 MIC 12th September 2013 MIC 13th September 2013 MIC 14th September 2013 MIC 15th September 2013 MIC 16th September 2013 MIC 17th September 2013 MIC 18th September 2013 MIC 19th September 2013 MIC 20th September 2013 MIC 21st September 2013 MIC 22nd September 2013 MIC 23rd September 2013 MIC 24th September 2013 MIC 25th September 2013 MIC 26th September 2013 MIC 27th September 2013 MIC 28th September 2013 MIC 29th September 2013 MIC 30th September 2013			
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**WICKLOW TOWN COUNCIL**  
**WICKLOW COUNTY COUNCIL**  
 Wicklow County Council Planning Department  
 County Buildings, Bachelors Road, Wicklow  
 Tel: (0461) 20190 Email: planning@wicklow.ie

**WICKLOW TOWN - RATHNEW**  
**DEVELOPMENT PLAN 2013 - 2019**  
**LAND USE ZONING OBJECTIVES**

- Residential - Infill (RE)
- Residential (R1)
- Residential (R2)
- Residential (R3)
- Residential (R4)
- Town Centre (TC)
- Community/Educational/Institutional (CE)
- Classroom Campus (CC)
- Enterprise & Employment (E1)
- E & E - Warehousing (E2)
- E & E - Retail Warehousing (E3)
- Village Centre (VC)
- Commercial Zone (C2)
- Port (PT)
- Active Open Space (AOS)
- Pasture Open Space (POS)
- Neighbourhood Shops and Services (NS)
- Tourism (T)
- Action Area
- Opportunity Area
- Mixed Use (MU)
- Strategic Land Bank (SLB)
- Public Utilities (PU)
- Town Council Boundary
- Development Boundary
- Future Road Alignment (Reserve for future development)
- Road Improvement
- Indicative Pedestrian Walkway
- Park and Ride Facility