

Leonora Earls

C100

From: John Spain
Sent: 19 February 2016 18:20
To: Planning - Development Plan Review
Subject: FW: WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022 DEVELOPMENT PLAN REVIEW
Attachments: Letter to Wicklow County Council on Draft Development Plan Final.pdf

Dear Sir/Madam

We refer to the submission attached to the email below.

Our client has requested us to clarify in respect of the submission that they request that the zoning objectives in the current County Development Plan 2010-2016 for these lands at Ballinahinch Lower, Newtownmountkennedy are retained in the draft County Plan 2016-2022 in place of that shown on Map 4.01 of the draft plan.

This email sent for clarification purposes in relation to the submission you have received.

Regards

John

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

From: Erika Casey
Sent: 18 February 2016 15:39
To: planreview@wicklowcoco.ie
Cc: John Spain
Subject: RE: WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022 DEVELOPMENT PLAN REVIEW

Dear Sir/Madam

Please find attached our submission on the Wicklow County Development Plan 2016-2022 in relation to lands Ballinahinch Lower, Newtownmountkennedy.

We have sent a hard copy of the submission to your offices. I would be grateful if you could confirm receipt of the submission.

Regards

Erika Casey
Director
John Spain Associates Planning and Development Consultants
39 Fitzwilliam Place

Dublin 2
D02 ND61



John Spain Associates

Planning & Development Consultants
Chartered Town Planners & Chartered Surveyors

39 Fitzwilliam Place
Dublin 2
D02 ND61

www.jspanlanning.ie

Tel 01 272 2202

01 272 2202

17th February, 2016

County Development Plan Review,
Planning Department,
Wicklow County Council,
Station Road,
Wicklow Town.

RE: Draft Wicklow County Development Plan 2016 -2022

With regard to my client Richard Lacey I write **in respect of my client's lands at Ballinahinch Lower, Newtownmountkennedy.**

We note that the Draft County Development Plan includes a zoning objective for the significant part of these lands for residential purposes. We also note that Newtownmountkennedy is one of the settlements listed in the Development Plan for which a detailed planning framework will be set through a Local Area Plan rather than in the County Development Plan (as is the case for smaller settlements). In light of this approach adopted in the Draft County Development Plan, our clients respectfully request that the special zoning objective for as shown in the Draft County Development Plan for lands at Ballinahinch Lower, Newtownmountkennedy, as indicated on Map 4.01 is omitted from the County Development Plan and that the future zoning and planning framework for these lands is addressed in the next review of the Newtownmountkennedy Local Area Plan.

Yours faithfully,

John Spain Associates

Managing Director: John P. Spain (IAS MRUP AIRCS ASGS MRTP MIPI)

Executive Director: Erika Casey (BA (CID) MRUP MICEI MIPI)

Associate Directors: Paul Tierley (BA MRUP Dip Environmental & Planning Law MIPI) Stephanie Hamington (BA MA (HDS) MRUP MIPI) Robert Keenan (BS:ILB MIPI)

John Spain Associates Ltd. trading as John Spain Associates. Directors: J. Spain, S. Spain.

Registered in Ireland No. 396306. Registered Office: 39 Upper Mount Street, Dublin 2. VAT No. IE 6416306U

Associate Offices:

London

Manchester

Leeds

Leonora Earls

From: Erika Casey [mailto:erika.casey@johnspain.com]
Sent: 18 February 2016 15:39
To: Planning - Development Plan Review
Cc: John Spain
Subject: RE: WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022 DEVELOPMENT PLAN REVIEW
Attachments: Letter to Wicklow County Council on Draft Development Plan Final.pdf

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We have sent a hard copy of the submission to your offices. I would be grateful if you could confirm receipt of the submission.

○ Regards

Erika Casey
Director
John Spain Associates Planning and Development Consultants
39 Fitzwilliam Place
Dublin 2
D02 ND61

tel: 01 - 6625803

Email: [erika](mailto:erika.casey@johnspain.com)

○



John Spain Associates

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01 454 4444
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1800 010 0374

17th February, 2016

County Development Plan Review,
Planning Department,
Wicklow County Council,
Station Road,
Wicklow Town.

RE: Draft Wicklow County Development Plan 2016 -2022

With regard to my client Richard Lacey I write **in respect of my client's lands at Ballinahinch Lower, Newtownmountkennedy.**

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Yours faithfully,

John Spain Associates

Managing Director: John P. Spain (BSc MRUP AIRCS ASCS MRRTI MRP)

Executive Director: Eilka Casey (BA (HGD) MRUP MRRTI MRP)

Associate Directors: Pead Turley (BA MRUP Dip Environmental & Planning Law MRP) **Stephanie Fannington** (BA MA (EdS) MRUP MRP) **Robert Keran** (BSc LLB MRP)

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17th February, 2016

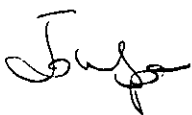
County Development Plan Review,
Planning Department,
Wicklow County Council,
Station Road,
Wicklow Town.

RE: Draft Wicklow County Development Plan 2016 -2022

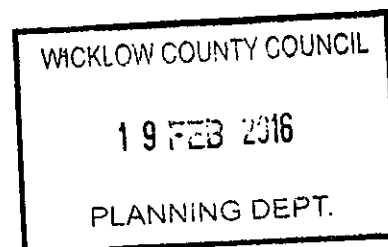
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Yours faithfully,



John Spain Associates



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

Executive Director: Erika Casey BA (MOD) MRUP MRTPI MIPI

Associate Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPI Stephanie Farrington BA MA (HDS) MRUP MIPI Robert Keran BSc LLB MIPI

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Associate Offices:

London

Manchester

Leeds

C101

Wicklow County Council

15 FEB 2016

PLANNING DEPT.

Ballynultagh,
Shillelagh
Arklow.

Co. Wicklow.

08-02-2016.

Dear Sir or Madam.

I wish to make a submission to the "County Wicklow Development Plan" on my land at Ballynultagh.

Approximately twelve years ago Ballynultagh was included by the Council as a small village. This village was further on along the Ballynultagh road, and is a longer distance from Shillelagh than my land.

Hoping my submission will be looked at favourably.

Yours sincerely,

Thomas Lawler.

Ballynultagh is a Rural Cluster, in the Draft Plan. I am seeking to include the land marked, in this cluster.

Surveyed 2000-2002
 Revised 2000-2002
 Levelled

Rural PLACE Map



ITM CENTRE PT. COORDS.

698900,669161

DESCRIPTION

MAP SHEETS

1:2500
 4538-B

Digital Map
 4479



Produced by The Map Shop,
 54 Upr John Street, Kilkenny City
 On behalf of Ordnance Survey Ireland,
 Phoenix Park, Dublin 8.

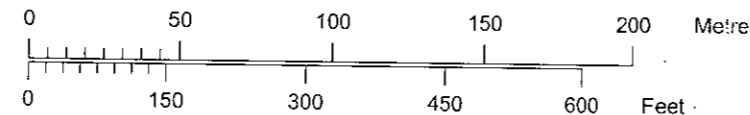
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Wicklow County Council
15 FEB 2016
PLANNING DEPT.

Scale:- 1:2,500
 Scála:- 1:2,500



Plot Ref. No. 1087485_1_1
 Plot Date 02-MAR-2006



THE PADRAIG SMITH PARTNERSHIP

ARCHITECTS PLANNERS DESIGNERS CONSERVATIONISTS

PROJECT MANAGEMENT CONSULTANTS

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



8TH FEBRUARY 2016

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

C102
Wicklow County Council
15 FEB 2016
PLANNING DEPT.

RE: SUBMISSION IN RELATION TO DRAFT COUNTY DEVELOPMENT PLAN 2016-2022
IN RESPECT OF LANDS AT NEWCASTLE

DEAR SIR,

ON BEHALF OF OUR CLIENTS, JOHN & DEIRDRE LEESON. PLEASE FIND ENCLOSED SUBMISSION IN SEEKING AMENDMENT TO THE DRAFT COUNTY DEVELOPMENT PLAN 2016-2022.

SHOULD YOU REQUIRE ANY FURTHER INFORMATION WITH REGARD TO THE ENCLOSED, PLEASE DO NOT HESITATE TO CONTACT US.

YOURS SINCERELY,

PP
PADRAIG SMITH.
THE PADRAIG SMITH PARTNERSHIP

ENC: SUBMISSION DOCUMENT

CC: JOHN & DEIRDRE LEESON

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

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



THE PADRAIG SMITH PARTNERSHIP

ARCHITECTS PLANNERS DESIGNERS CONSERVATIONISTS

PROJECT MANAGEMENT CONSULTANTS

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



DRAFT COUNTY DEVELOPMENT PLAN 2016-2022

SUBMISSION AND REPRESENTATION TO WICKLOW COUNTY COUNCIL

ON BEHALF OF
JOHN & DEIRDRE LEESON
IN RESPECT OF LANDS AT NEWCASTLE

SUBMITTED TO:

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

FEBRUARY 2016

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

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



DRAFT COUNTY DEVELOPMENT PLAN 2016-2022

RE : ZONING VARIATION, TO LANDS AT NEWCASTLE, CO. WICKLOW – NEWCASTLE SETTLEMENT PLAN

ON BEHALF OF : JOHN & DEIRDRE LEESON

SUBMISSION AND REPRESENTATION TO WICKLOW COUNTY COUNCIL

1.0 INTRODUCTION

THE LOCAL AUTHORITY IS INVITED TO HAVE REGARD TO THIS SUBMISSION AND CONSIDER INCLUDING THE AMENDMENT SOUGHT IN THE DRAFT COUNTY DEVELOPMENT PLAN 2016-2022

INCLUDED WITH THIS SUBMISSION IS: -

- 1] O.S MAP SHOWING THE EXTENT OF LAND IN CONTROL OF THE APPLICANT
- 2] EXTRACT OF DRAFT NEWCASTLE SETTLEMENT PLAN - MAP 1 – LAND USE ZONING OBJECTIVES
- 3] EXTRACT OF DRAFT NEWCASTLE SETTLEMENT PLAN - MAP 1 - LAND USE ZONING OBJECTIVES, WITH PROPOSED AMENDMENT NOTED

2.0 AMENDMENT SOUGHT

THE PURPOSE OF THIS SUBMISSION IS TO SEEK AN AMENDMENT TO THE DRAFT COUNTY DEVELOPMENT PLAN 2016-2022 AS FOLLOWS:-

- EXTEND THE AREA ZONED TERTIARY DEVELOPMENT (previously RE as per Newcastle Town Plan 2010-2016) TO INCLUDE FURTHER PARCEL OF LAND IN THE APPLICANTS CONTROL TO THE WEST OF EXISTING ZONED LANDS AND ZONE SAME TERTIARY DEVELOPMENT (previously ZONED RE as per Newcastle Town Plan 2010-2016).

3.0 PLANNING AND SUSTAINABLE DEVELOPMENT BASIS FOR THE AMENDMENT SOUGHT

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

- THE LANDS SURROUNDING THE SUBJECT SITE ARE CURRENTLY ZONED (RE). THIS PROPOSAL SEEKS TO EXTEND AREA OF SAME TO INCLUDE THE SUBJECT LANDS AND PROVIDE FOR INFILL DEVELOPMENT AS APPROPRIATE.

THE PROPOSED AMENDMENT IS SOUGHT TO EXTEND AREA OF LAND (CURRENTLY ZONED RE) IN THE APPLICANTS CONTROL. THIS PROPOSED AMENDMENT WOULD CONSOLIDATE THE EXISTING PATTERN OF DEVELOPMENT IN THE AREA.

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

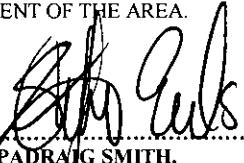
THE PADRAIG SMITH PARTNERSHIP LTD.
T/A THE PADRAIG SMITH PARTNERSHIP



4.0 SUMMARY/CONCLUSION

THE ABOVE AMENDMENTS ARE SOUGHT TO THE DRAFT PLAN AS PUBLISHED

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

SIGNED PP .....
PADRAIG SMITH.
THE PADRAIG SMITH PARTNERSHIP LTD

FEBRUARY 2016



OS MAP EXTRACT (SHEET REF. No.: 3848-A) - SHOWING EXTENT OF LANDS IN APPLICANTS CONTROL OUTLINED IN RED (OS LICENCE No. AR0015916)

EXTENT OF PROPOSED AMENDMENT
 EXTEND AREA OF LAND ZONED TERTIARY DEVELOPMENT AREA
 TO INCLUDE PAREL OF LAND AS NOTED



EXTRACT - DRAFT NEWCASTLE TOWN PLAN 2016 - 2022



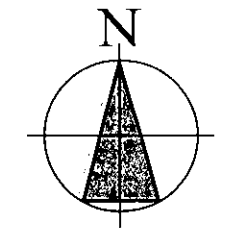
EXTRACT - PROPOSED AMENDMENT TO NEWCASTLE TOWN PLAN 2016 - 2022



Newcastle Settlement Plan

DRAFT WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

- Settlement Boundary
- Primary Development Area
- Secondary Development Area
- Tertiary Development Area
- Plan Objective
- Plan Objective Boundary



THE PADRAIG SMITH PARTNERSHIP
 ARCHITECTS PLANNERS DESIGNERS

Market Square
 Wicklow
 Ireland
 Phone 0404-69478
 Fax 0404-66584

PROJECT: **PROPOSED AMENDMENTS TO DRAFT C.D.P. 2016-2022**

TITLE: **NEWCASTLE SETTLEMENT PLAN AMENDMENTS**

SCALE: NTS

DATE: FEBRUARY 2016

OUR REF: LEE15/94

NO: PP/03-05

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C103

Leonora Earls

From: niall.patrick.lenoach [mailto:niall.patrick.lenoach@dundgalway.gov.ie]
Sent: 19 February 2016 15:24
To: Planning - Development Plan Review
Subject: Draft Development Plan

I wish to propose that the following public rights of way in the enniskerry area be included in the plan.

- (1) From Enniskerry road (R117) to killegar spur to killegar cemetary.
- (2) from Killegar to enniskerry via knocksink wood.
- (3) From Ballyman Glen to R117 via Barnaslingan lane continuation of P.R.O.W in Dun laoghaire Rathdown from Glenmunder stream to ballyman rd.
- (4) From Enniskerry bridge to riverside.
- (5) From R117 Enniskerry-Bray road to St.Valeries cross via old fassaroe.
- (6) Lovers leap lane.
- (7) From Enniskerry to Glencullen Bridge via Knocksink wood.

Niall Lenoach 54 Monastery Grove Enniskerry

Leonora Earls

C104

From: Steven Lock [st]
Sent: 19 February 2016 16:51
To: Planning - Planning and Development Secretariat
Cc: Planning - Development Plan Review
Subject: Draft County Development Plan

From Steven Lock

5 Racefield
Newcastle
Co Wicklow

Comment on Draft Development Plan

I am writing with regard to the provisions for the the Secondary Development Area opposite Racefield in Newcastle.

Original planning specified that there would be a "village green" type amenity area here yet there is no provision for this in the plan albeit that all other NC areas in Newcastle have Plan Objectives attached.

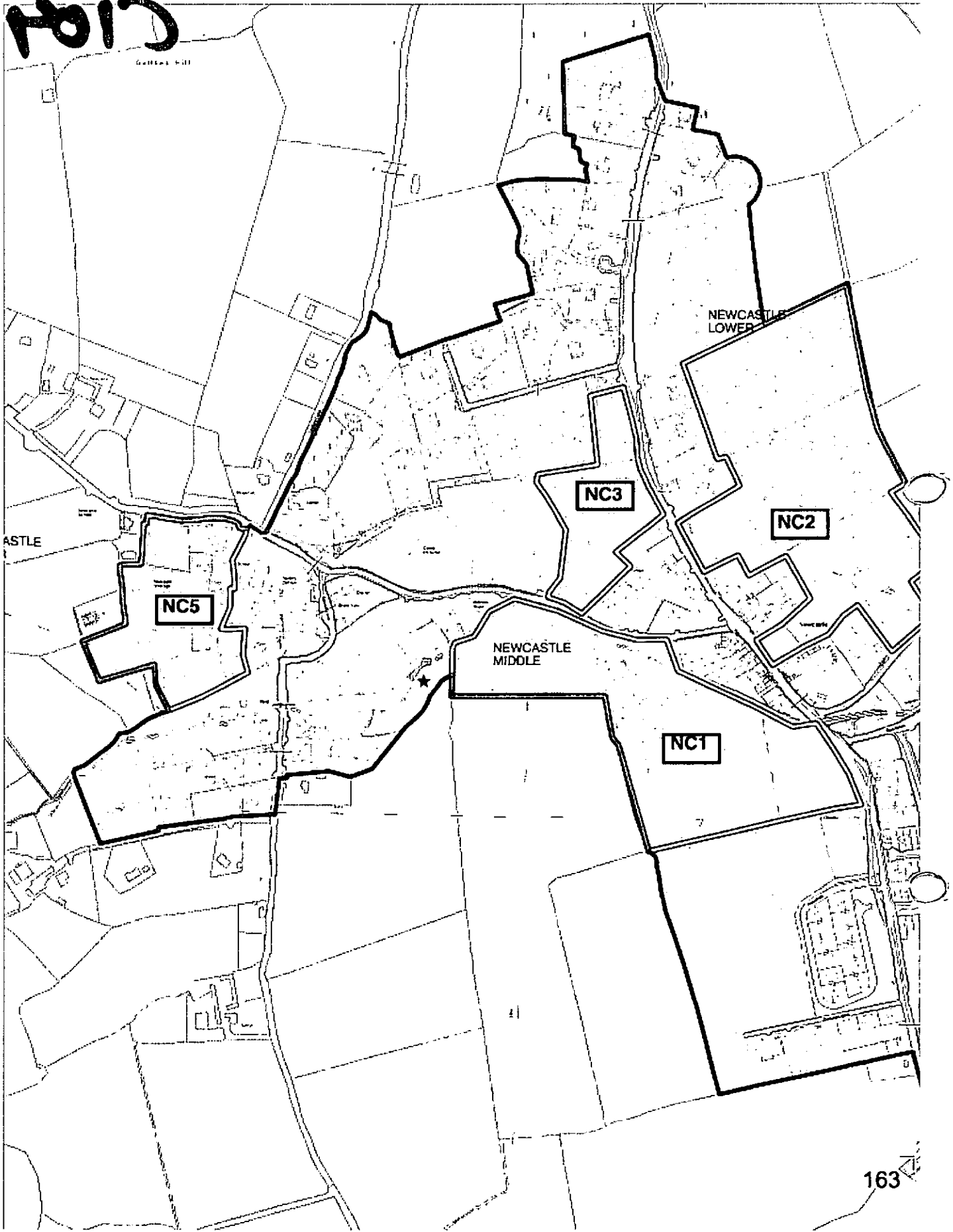
I also object to the provision of light industrial use for this area because again this was not allowed in the previous planning and should not be allowed now.

Thank you and I trust my views will be taken into consideration.

Yours sincerely

Steven Lock
5 Racefield

1813



Steven Lock
stevenjlock@gmail.com

Leonora Earls

C105

From: steph loughran [mailto:steph.loughran@wcc.ie]
Sent: 19 February 2016 16:54
To: Planning - Development Plan Review
Cc: Cllr. Shay Cullen
Subject: Deletion of "The Rectory" Annamoe from RPS

Dear Sirs,

I write in support of the proposed deletion from the Record of Protected Structures of my home.

My wife and I purchased "The Rectory" on or about May 2013. After purchasing the property, we commissioned Mr Rob Goodbody of Historic Building Consultants, Bray to conduct a Conservation Assessment of our home. A copy of this Assessment was furnished to Wicklow County Council. The Assessment noted that the three buildings on the property had been entirely refitted internally, including replacement of the ceilings, wall plaster, timber joinery and chimney pieces and that all works had been carried out relatively recently. There are no original features remaining in any building with the exception of the staircase of the main house.

My wife and I have carried out our own research into the property and would like to draw Wicklow County Council's attention to the following:

1 The Property is erroneously referred to as either the Parochial House or the Rectory, neither of which is correct. The property was constructed as a Doctors residence and dispensary for the Annamoe dispensary district in accordance with the plan and specification prepared by Engineer and Architect, Mr George T Moore on behalf of The Board of Guardians of Rathdrum Union.

2 According to the current version of the RPS, the property is recorded as being constructed circa 1870. This is incorrect. The Board of Guardians of Rathdrum Union received tenders for building the dispensary and residence in Annamoe on 14 October 1907. The property could not have been constructed before this date.

3 Rev Ivan Tonge PP, under the name Mater Dei Youth Club, received a licence to use the property known as the Old Dispensary Doctor's House in Annamoe from the Eastern Health Board around 1978/79. The property had been vacant for years prior to this and was completely derelict when the licence was granted in 1978/79. The property was completely restored by Mater Dei Youth Club between 1978/79 and 1983. In particular, the main dwelling house was practically rebuilt. Father Tonge has provided photographs of the construction works carried out at that time and is evident that the external walls were completely replastered and the features of the house were modified.

4 The reason that my wife and I wish to have the property removed from the register is to allow us to make a home for ourselves in Annamoe. We have no intention of altering the shape or style of the house, however as things stand, the properties are in poor repair and we wish to address matters without fear of falling foul of regulations pertaining to a listed building. We have proven that there is no historical significance to the property and that the reasons for the property being listed are wrong, furthermore it has been independently confirmed that there are now no original features remaining from the original construction works of circa 1908.

Kind regards,

Stephen Loughran,
The Doctors House ("The Rectory"/ "The Parochial House")
Annamoe,

106

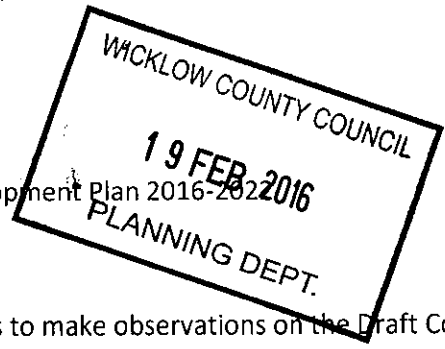


Mining Heritage Trust of Ireland / Iontaobhas Oidhreachta Mianadóireachta
c/o Natural History Museum, Merrion Street, Dublin 2, Ireland

Planning Department
Wicklow County Council
Wicklow

19th February 2016

Re: Draft County Development Plan 2016-2022



Dear Sirs,

The Mining Heritage Trust of Ireland (MHTI) wishes to make observations on the Draft County Development Plan 2016-2022 in relation to the proposed amendments and additions to the County Wicklow Record of Protected Structures (RPS) and the County Geological Sites (CGS).

The MHTI welcomes the continued inclusion of mining heritage related structures on the RPS and appreciates the efforts of the council officials to describe more comprehensively the mining structures at the Avoca mines. However there are several mining related structures which have not been included in the proposed RPS for 2016-2022 and we have described these below and in the attached appendix and maps. In addition, we are greatly concerned about the removal of the curtilage and adjacent lands from the draft RPS of the mining related structures at Avoca. We also wish to see greater enforcement in relation to structures on the RPS and to comment on certain County Geological Sites.

Record of Protected Structures - Additions

There are a number of additions which we propose should be included on the Record of Protected Structures for County Wicklow. These are described in Appendix I along with maps showing their locations and curtilage. The structures, along with our derived RPS number, are:

1. Masonry support structures (stanchions) for an endless wire ropeway which was installed to drive pumps in a shaft at Connary mine (power being supplied by a water turbine installed close to the Avonmore River). The stanchions would have carried metal sheave wheels for the wire rope and are unique in Ireland. Four of the stanchions remain (35-10A, 35-10B, 35-10C, 35-10D).
2. Foot print of an inferred mineral assay office at Cronebane (35-1308). An assay office was a key part of many mines and at Avoca highly important due to the low and variable grades of copper ores. The curtilage of the building includes buried waste products of the assaying process, especially a large volume of clay crucibles. A boundary stone for the mining sett was also found here as it is believed that this is now stored in the old court house in Avoca.
3. Ochre pits close to Baronets shaft (35-1307) and at Tigroney (35-1310). These shallow pits would have been used to precipitate iron oxide from mine waters or water discharged from the copper precipitation works. The ochre pits are stone lined and interlinked with diversion



channels so that one pit could be drained and the ochre extracted whilst the other(s) were in operation.

4. Engine pool at Connary mine (35-08) used to store water to feed the boilers of a steam engine. This is an unusual design as it is concrete lined and probably dates from the late C19th. Extant engine pools are rare in Ireland.
5. Precipitation launders at Tigroney (35-1305). These were used in the late C19th to precipitate copper metal from mine waters using scrap iron. A later installation was erected here in the second half of the C20th. Now mostly covered by mine spoil, parts were exposed during 'landscaping' works by Irish Rail.
6. Ballymoneen engine house (35-02) which housed a 22.5" rotative steam engine. Overgrown by ivy and is missing the front wall.

Record of Protected Structures – Curtilage and Associated Lands

We note that in the current development plan (2010-2016) that the various mine sites in the county RPS include the surrounding spoil heaps and, in the case of the Avoca mines (Connary, Tigroney, Ballygahan and Ballymurtagh), the associated disturbed ground. The Planning Act of 2000 allows for the RPS to include a curtilage around structures and can include the protection of structures in associated (but not contiguous) lands. The RPS for the current draft development plan (2016-2022) has redefined the structures to be protected at the Avoca mines and removed any reference to the spoil and associated disturbed lands. In relation to this, we make the following observations and recommendations.

1. Spoil and disturbed land is a consequence of mining and an integral part of the historical mining landscape. Removing the spoil and disturbed land by, for example, inappropriate remediation methods, would leave any mining structures divorced from their reason for existence and severely damage their visual integrity and cultural authenticity. This is a view not just of the MHTI but is shared by many Governmental agencies in other countries, especially in the UK as exemplified by the following quotes:

There is more to mining archaeology than standing structures. On every one of the sites listed consideration has to be given to surviving earthworks, access to underground features and the potential for subsurface archaeological evidence. Material that acts as the source of contamination, the tailing heaps, is also a part of the archaeological record. In recognising the importance of individual structures, the assessment of any site is based on its integrity as an industrial landscape, in which the parts contribute to the whole. The Metal Mine Strategy for Wales (Howeth, 2002)

Abandoned metal mines are not only a source of pollution, they are a part of our national heritage and an important reserve of biodiversity. Many sites are designated as Sites of Special Scientific Interest or Scheduled Ancient Monuments. The tin and copper mining areas of Cornwall and West Devon have been declared a UNESCO World Heritage Site. This means that certain treatment methods cannot be



employed; however, a collaborative approach may help to deal with the pollution threat. Abandoned mines and the water environment (England and Wales Environment Agency 2008)

Another example of the importance of mining landscapes is given by the listing by the Ynys Môn (Anglesey) local authority of the whole of the Parys Mountain mine site in North Wales and as Landscape Character Area and also Parys Mountain is included on the Register of Landscapes of Outstanding Historic Importance in Wales. Parys Mountain has the same geology and similar mining legacy to the Avoca mines in County Wicklow, but there the mining waste and open pits are seen as significant landscape features. Why does Wicklow County Council propose to remove the protection at Avoca whilst other countries clearly do not see mining spoil as a negative issue but as a positive issue for the cultural enrichment of future generations?

The European Landscape convention, to which Ireland is a signatory, recognises the importance, not just of high quality landscapes, but also 'degraded' areas:

*Acknowledging that the landscape is an important part of the quality of life for people everywhere: in urban areas and in the countryside, in **degraded** areas as well as in areas of high quality, in areas recognised as being of outstanding beauty as well as everyday areas; European Landscape Convention 2000*

Furthermore, 'degraded' landscapes are recognised in the *National Landscape Strategy for Ireland 2015 – 2025* and are likely to be included in the National Landscape Character Assessment arising from this strategy. In light of the clear support for 'degraded' landscapes both in the European Landscapes Convention and Ireland's National Landscape Strategy then it would be highly inappropriate for Wicklow County Council to threaten the prime important examples in the county, namely mine sites, by removing the protection given to the spoil and disturbed ground.

2. The Wicklow County Council already accepts the importance of mining spoil in the draft County Development Plan (Chapter 10: Heritage, page 205):

*Much evidence remains at each of these sites of former mining activity in the form of engine houses, machinery, adits, **spoil heaps** and drainage channels*

The removal of mining spoil from the RPS would contradict the value of the above statement.

3. Spoil and disturbed land associated with mining are also important natural habitats for both flora and fauna. In many cases the mine sites have not been surveyed in detail but we do know that rare bryophytes are found on several sites. Again, this association is another reason to protect historical mining waste.



4. The use of the county for film locations is important for the economy of County Wicklow. Historical mine sites have been used for a number of films and TV productions, including *St. Patrick*, *Reign of Fire*, *Ballykissangel*, *The Vikings* and *Penny Dreadful* to name a few. The loss of visually important sites through the removal of the protection of mine waste could result in a loss of income from the film industry.
5. Many historical mine sites in County Wicklow are used by artists and none-more so than the Avoca mines with its vivid palette of red, yellow and orange hues. Examples of artists using this landscape include Stephen Lawlor, an Irish artist, criticises the "ignorance" of state bodies which he claims has put one of the country's most beautiful terrains in "threat of destruction" (*Sunday Times*, 19 September 2010). The removal of the protection to mine spoil and degraded lands by delisting from the RPS would threaten their use by artists.
6. Historical mine sites could have valuable tourism potential; as exemplified by the geologically similar mine site at Parys Mountain in North Wales. Here the local authority has worked with voluntary stakeholders to establish walking trails and self-guided Apps. We understand that Wicklow County Council is considering a tourism strategy for the Avoca Mines but the removal of the protection afforded to the sites by delisting the spoil and disturbed land would undermine the strategy before it is put in place.
7. Mine spoil tips are a valuable source for minerals, especially secondary minerals resulting from the weathering of sulphide ores. Often spoil tips are the only accessible source of minerals from the mined orebodies and thus are indispensable for many forms of scientific research (geology, mineralogy and physical processes to name a few).
8. There are inconsistencies with the proposed draft RPS, where mining spoil and disturbed land is excluded from the Avoca mines but retained for other mines, such as Glendalough. We are concerned that removing the protection for the mining waste at Avoca could lead to demands from the Department of Communications, Energy and Natural Resources (the owner of many abandoned mine sites in Ireland) for the delisting of mining waste at historic mine site across the country with the consequent loss of their protected status.
9. Whilst we recognise that in certain circumstances it might be necessary to treat historical mine spoil to reduce environmental threats it must be recognised that mine sites are important 'degraded' landscapes and remedial activities should be sympathetic with their protection where possible. This is best achieved by protecting such sites and allowing for any works on the lands to be assessed under the planning system rather than giving the land owner unrestricted control to do what they like with the sites.
10. We believe that the best way to protect mining heritage in the county is to list the specific mining structures, their curtilage and associated disturbed lands. In the attached appendix we have listed what the MHTI considers the important mining structures in the county, their curtilage and associated disturbed lands. Maps are also provided showing their locations



and the boundaries or curtilages and associated land. We would hope that our list and maps would form the basis of the listing of mining structures on the Record of Protected Structures on the 2016-2022 County Development Plan.

Enforcement of the Protection of structures on the RPS

During the lifetime of the existing County Development Plan (2000-2016) a number of mining structures on the RPS have experienced degradation that threaten their integrity. Examples include the partial collapse of the old crusher house at Baravore; the future loss of the visual integrity of the crusher houses at Baravore due to the planting of trees; the further collapse of stonework on the crusher house at Hero mine, Glendasan; and unauthorised disturbance of protected spoil at Tigroney mine, Avoca.

1. We note that there is no policy in the heritage section (Chapter 10) of the draft development plan to enforce the law regarding structures on the RPS, either when damage occurs or structures deteriorate. We believe that there should be a specific policy on this and that the council should be more active in enforcement especially where structures are in public ownership.
2. Although we recognise that it is probably not feasible to visit each structure on the RPS to assess its condition, some form of periodic inspection might be advisable.

County Geological Sites

We note that some of the historical mine sites in County Wicklow have been included on the list of County Geological Sites in the draft County Development Plan 2016-2022 (Chapter 10: Heritage, schedule 10.10). We welcome the inclusion of the important historical mine sites in the list but we are aware that there is no statutory protection for the CGS. The statement in Appendix 4b (RPS additions and deletions, page 7) in relation to Cronebane and East Avoca pits at the Avoca mines reads:

The features of interest within the scope of this Protected Structure are those naturally occurring geological features – namely the mineralisation and rock sequences that have been exposed due to the mining operations in the area. These features are included as a County Geological Site in the CDP and afforded more appropriate protection.

1. In light of the non-statutory basis of the CGS we fail to see how the removal of the Cronebane and East Avoca pits from the RPS would afford more protection. Because of the importance of these two pits to the mining structures on the RPS at Avoca, we believe that the best protection will be afforded by retaining them as associated lands on the RPS.
2. Some mining geological sites on the CGS have been recommended as candidate Geological Natural Heritage Areas (namely Hero Mine at Glendasan and the Glendalough mines). This information is contained in the geological audit report (*The Geological Heritage of Wicklow: An audit of County Geological Sites in Wicklow by Meehan et al, 2014*). The recommendations of candidate Geological Natural Heritage Areas is not given in Chapter 10 of the draft development plan – we believe it should. The Avoca mines collectively should



be a candidate Geological Natural Heritage Area (presently only listed as a CGS) for the following reasons:

- The most extensive mine site in Ireland
- Unique exposures of volcanogenic sulphide mineralisation and excellent site for geological research
- Site of many rare minerals; including Kilmacoite ("silver-blende" or "bluestone"), a combination of silver, lead, and zinc ores
- Excellent cross section of supergene or gossan zone of oxidised orebody; the best example in Ireland
- High probability of rare acid loving extremophile lifeforms in the underground workings. These lifeforms are valuable species for research in connection with the development of life on Earth and on other planets.

3. Finally, a couple of suggested amendments are as follows:

Site 27: Glenmalure: add Baravore mine, the best preserved mining crusher houses in the country

Site 39: Sroughmore: there are four concrete wire support stanchions (not two as stated)

Yours faithfully,





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




Dr. Martin Critchley,




On behalf of the board of the Mining Heritage Trust of Ireland





Wicklow RPS: Nominated Mining Heritage Sites


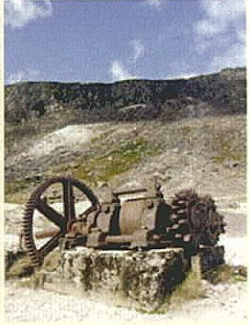








County	RPS Feature	Easting	Northing	OS Map	Townland	Description	Curtilage	Photograph
17-01A	Hero Mine Dressing Floor	309852	198157	17	Seven Churches	Complex of C19th ore dressing buildings. Remains of jigs, buddles, stamps. The finest in Ireland	Includes spoil products from ore dressing including hand sorted material, jig waste, buddle waste and slimes	
17-01B	Moll Doyle's Dressing Floor	310082	198035	17	Seven Churches	Small hand dressing floor with retaining walls	Includes spoil products from hand dressing	
17-01C	St. Kevin's Mine Processing Plant	310558	197929	17	Brockagh	Mid-C20th dressing plant for St. Kevin's Lead Mine with remains of machinery, the only occurrence in Ireland	Includes tips of development spoil, processing waste and tailings	
17-01D	Fox Rock Dressing Area	310166	198204	17	Brockagh	Small hand dressing floor	Includes spoil products from mining and hand dressing	





County	RPS Feature	Easting	Northing	OS Map	Townland	Description	Curtilage	Photograph
17-01E	New Hero Dressing Area	309881	198568	17	Brockagh	Medium sized hand dressing floor with largely intact cobbled floor and retaining walls	Includes spoil products from mining and hand dressing	
17-01F	Ruplagh Dressing Area	309354	199252	17	Brockagh	Medium sized hand dressing floor	Includes spoil products from mining and hand dressing	
17-01G	Ruplagh Mine Yard	309379	199215	17	Brockagh	Large building with enclosed yard and attached forge	Includes spoil products from mining and hand dressing	
17-01H	Clement's Shaft Building	308945	199139	17	Brockagh	Small building probably used for storing mine tools	Footprint	





County	RPS Feature	Easting	Northing	OS Map	Townland	Description	Curtilage	Photograph	
	17-01I	Luganure Mine Office and Stores	309040	198287	17	Seven Churches	Complex of buildings, including Agent's house, forge, dressing floor and possible explosives store	Includes spoil products from mining and hand dressing. Engineered mine access road	
	17-01J	Weaver's Adit Dressing Area	309076	198144	17	Seven Churches	Early C19th rudimentary dressing floors near Weaver's Adit including footprints of buildings	Includes spoil products from mining and hand dressing.	
	17-01K	Luganure Mine Housing	309092	198015	17	Seven Churches	Footprint of buildings including probably probable forge, miner's dry and material store	Includes spoil products from mining and hand dressing and midden of domestic waste	
	01L	Richard's Adit Stores	309188	198899	17	Brockagh	Medium size building, possible miner's dry and store	Includes spoil products from mining and hand dressing	




County RPS Feature	Easting	Northing	OS Map	Townland	Description	Curtilage	Photograph	
17-01M	Forge	309725	198511	17	Seven Churches	Large mine forge with two furnaces and anvil base.	Surrounding footprint may include buried mining related archaeology	
17-01N	Waterwheel Pit	310024	198053	17	Seven Churches	Water wheel pit which housed a wheel powering flat rods to pumps in Moll Doyle and Hero engine shafts	Footprint	
23-11A	Glendalough Mine Dressing Area	308846	196258	23	Seven Churches	Complex of mid to late C19th lead ore dressing buildings, including ore bin, washing grates, spalling floors, crusher house, stamp bases, buddles, mine yard and forge	Includes spoil products from mining and hand dressing	
23-11B	Glendalough 2nd Adit Buildings	308973	196491	23	Seven Churches	Footprints of two small buildings outside 2nd adit. Probably used to store miner's tools and maybe a miner's dry	Includes spoil products from mining and hand dressing. Engineered mine access track	




County RPS	Feature	Easting	Northing	OS Map	Townland	Description	Curtilage	Photograph
23-11C	Glendalough 1st Adit Building	309033	196598	23	Seven Churches	Two buildings outside 1st adit, probably used as stores for miner's tools and a miner's dry	Includes spoil products from mining and hand dressing. Engineered mine access track	
23-11D	Glendalough Early C20th Dressing Plant and Crusher	309023	196218	23	Seven Churches	Footprint of early C20th ore dressing plant including extant Cornish rolls crusher	Includes spoil products from mining and hand dressing	
23-11E	Glendalough Mine Reservoir	308683	196261	23	Seven Churches	Reservoir, held water to feed the wheel at the Glendalough ore cusher and stamps	Includes spoil products from mining and hand dressing. Engineered mine road.	
11F	Line of Mineral Tramway	308276	196171	23	Lugduff	Line of inclined mineral tramway which took mined ore from Van Diemens to the Glendalough crusher. Includes engineered cutting and supports	Footprint	




County	RPS Feature	Easting	Northing	OS Map	Townland	Description	Curtilage	Photograph
23-11G	Incline Tramway Winder	307803	196163	23	Lugduff	Footprint of building which housed a winding drum for the inclined mineral tramway	Footprint	
23-11I	Van Diemens Agent's House	307684	196152	23	Lugduff	Agent's house and stores	Footprint	
23-11J	Van Diemens Water Wheel Encasement	307641	196174	23	Lugduff	Water wheel encasement and loading for winding drum	Footprint	
23-11K	Van Diemens Mine Dressing Floor	307755	196157	23	Lugduff	Small cobbled dressing floor with washing grate	Includes spoil tip and products from mining and hand dressing	

County	RPS Feature	Easting	Northing	OS Map	Townland	Description	Curtilage	Photograph	
	23-12A	Ballinafunshogue Mine Dressing Area	308224	192552	23	Ballinafunshogue	Extensive dressing floor, with footprints of buildings and a water wheel pit. Large spoil tips	Extensive area of mine spoil includes an engineered mine track. Foot print of crusher, lead slags, site of lead smelter, leat bringing water to the site	
	23-12B	Baravore New Crusher House	306308	194199	23	Baravore	New crusher house and water wheel encasement, probably housed a double set of crushing rolls. The only extant example in Ireland	Includes spoil products from dressing and dressing floor to the east of the building	
	23-12C	Baravore Old Crusher House	306060	194429	23	Baravore	Old crusher house and water wheel encasement, housed a set of Cornish rolls. Mid C19th. The best example in Ireland	Includes dressing floors SE of the building and engineered mine access track	
	23-12E	Baravore Reservoir	306420	194070	23	Baravore	Reservoir to hold water feeding the New crusher house at Baravore. Engineered dam and sluice along northern side	Footprint	

County	RPS Feature	Easting	Northing	OS Map	Townland	Description	Curtilage	Photograph
23-12F	Ballygoneen Dressing Floor	306053	194885	23	Ballynagoneen	Small hand dressing floor with washing grate	Includes spoil products from mining and hand dressing. Engineered mine access track	
35-02	Ballymoneen Engine House	318216	180255	35	Ballymoneen	Cornish engine house, probably housed a 25" rotative engine for pumping and winding	Includes spoil products from mining and hand dressing. Possible buried dressing floors	
35-0301	St. Patrick's Mine Office	319828	181787	35	Ballygahan Lower	Large office building dating from 1950's. Potential reuse as mine interpretation centre and museum.	Includes landscaped grounds containing historical C20th mining equipment	
35-0302	Tramway Arch	319333	181486	35	Ballymurtagh	Impressive inclined mineral tramway with extant bridge over an access roadway	Includes spoil products from mining and hand dressing	

County	RPS	Feature	Easting	Northing	OS Map	Townland	Description	Curtilage	Photograph
35-0303	Western Whim	319236	181454	35	Ballymurtagh	Base of chimney for Cornish style engine house. Possibly drove a crusher	Includes spoil products from mining and hand dressing. Nearby is a mellior stone and site of a horse whim plat		
35-0304	Twin Shafts Winder House	319415	181251	35	Ballymurtagh	Winding engine house for Twin Shafts contained an internal rotative engine	Includes service area for Twin Shafts and modern concrete buildings associated with C20th working		
35-0305	Base of Twin Shafts pumping engine house chimney	319424	181202	35	Ballymurtagh	Base of chimney (now built into a wall) for pumping engine at Twin Shafts	Includes service area for Twin Shafts and modern concrete buildings associated with C20th working		
35-0306	Tramway Engine House Chimney	319446	181302	35	Ballymurtagh	Chimney from inclined mineral tramway steam engine (engine house was demolished in late C20th)	Footprint		

County RPS Feature	Easting	Northing	OS Map	Townland	Description	Curtilage	Photograph
35-0307 Forge Engine House	319496	181579	35	Ballymurtagh	Engine house and chimney for a rotative steam engine which operated pumps probably in Wheatley's and Forge shafts	Includes land surrounding the engine which includes an engine pool (reservoir) to the SW	
35-07 Wagon Shaft Engine House Chimney and footprint	321139	183935	35	Sroughmore	Chimney for steam engine at Wagon shaft. Little remains of the engine house	Includes spoil products from mining and hand dressing	
35-08 Engine Pool	321191	183891	35	Sroughmore	Triangular shape concrete lined engine pool which acted as a reservoir for steam engine at whim shaft, Conary	Includes spoil products from mining and hand dressing	
35-10A Pumping ropeway support	320754	184139	35	Sroughmore	Support base for an aerial ropeway which extended from the Avonmore River to Conary. The rope was driven by a water turbine and operated pumps at Conary	Footprint	

County	RPS Feature	Easting	Northing	OS Map	Townland	Description	Curtilage	Photograph
35-10B	Pumping ropeway support	320679	184248	35	Sroughmore	Support base for an aerial ropeway which extended from the Avonmore River to Conary. The rope was driven by a water turbine and operated pumps at Conary	Footprint	
35-10C	Pumping ropeway support	320501	184489	35	Sroughmore	Support base for an aerial ropeway which extended from the Avonmore River to Conary. The rope was driven by a water turbine and operated pumps at Conary	Footprint	
35-10D	Pumping ropeway support	320261	184838	35	Sroughmore	Support base for an aerial ropeway which extended from the Avonmore River to Conary. The rope was driven by a water turbine and operated pumps at Conary	Footprint	
1301	Williams Engine House	319971	182211	35	Tigroney West	Substantial Cornish style engine house which housed a 60" steam engine for pumping from Williams Shaft. This was the largest steam engine on a mine in Ireland	Includes service area around the engine house and includes the boiler house, coal bunker and capped shaft	

County	RPS	Feature	Easting	Northing	OS Map	Townland	Description	Curtilage	Photograph
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35-1302	Baronets Engine House	319997	182502	35	Tigroney West	Remains of a Cornish style engine house with housed a rotative engine for winding from Baronet's shaft	Includes service area around the engine house and a cobbled area in front of the house which was a dressing floor	
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35-1303A	Flat rod tunnel	319942	182081	35	Tigroney West	Portal of flat rod rods were driven by a water wheel close to the river and operated pumps in Williams Shaft after the removal of the steam engine	Line of the flat rods	
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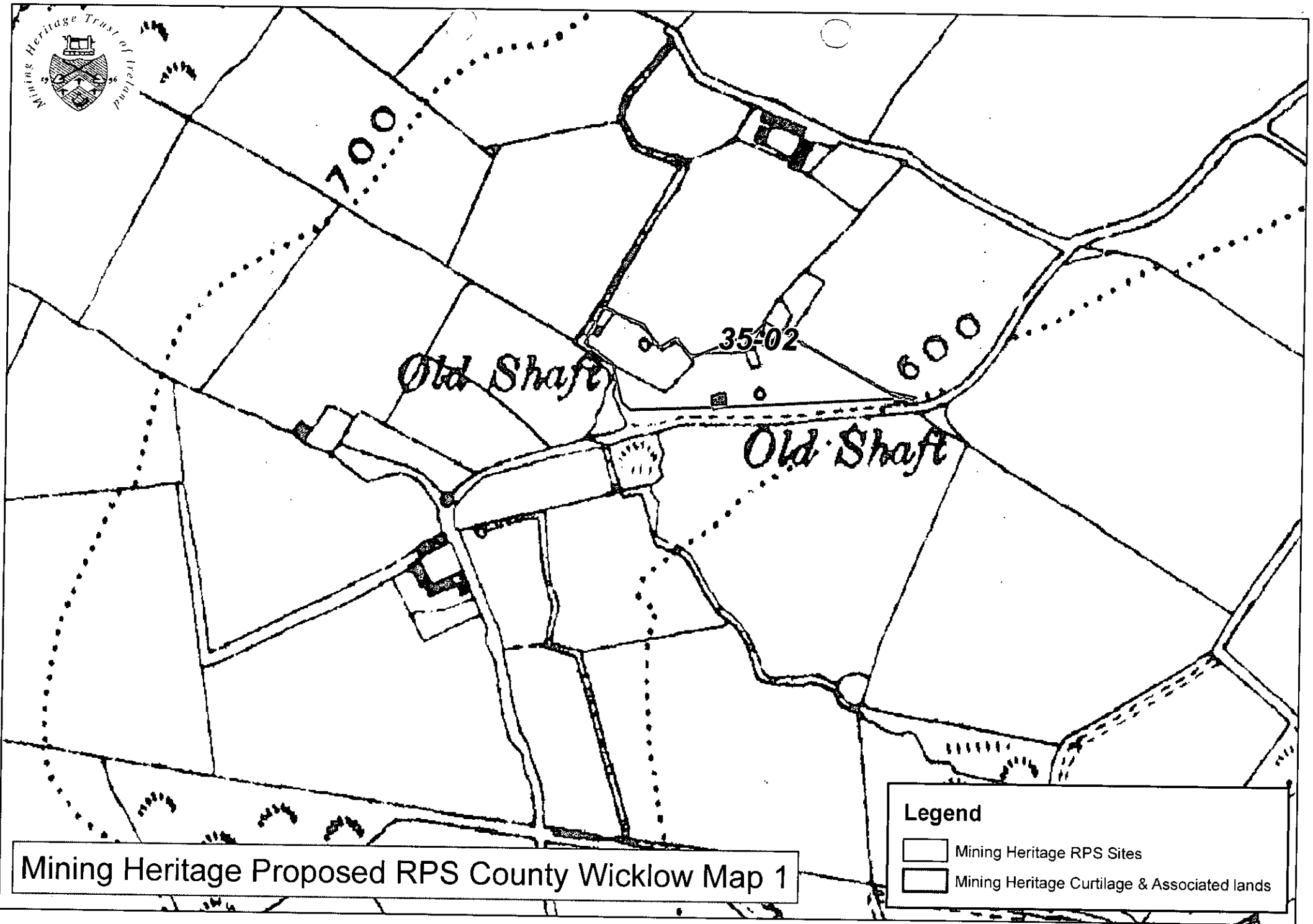
35-1303B	Flat rod tunnel	319920	182030	35	Tigroney West	Portal of flat rod rods were driven by a water wheel close to the river and operated pumps in Williams Shaft after the removal of the steam engine	Line of the flat rods	
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35-1304	Orebins and wood cribbing	319926	182101	35	Tigroney West	Ore bins, probably dating from the Mid C20th used to hold ore extracted from the 850 level. The only extant example in Ireland	Includes mine spoil surrounding the ore bins and wooden cribbing supports	
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

County	RPS Feature	Easting	Northing	OS Map	Townland	Description	Curtilage	Photograph
35-1305	Precipitation on launders	319883	182188	35	Tigroney West	Area of partially exposed copper precipitation launders. The Tigroney mine was one of the pioneers of copper precipitation in the C18th and C19th	Includes mine spoil	
35-1307	Ochre Precipitation Pits	319925	182484	35	Tigroney West	A series of linked pits used for the precipitation of ochre (iron oxide) from mine waters and oxidised ores. Avoca was one of the prime sources of ochre in the British Isles in the C19th	Includes surrounding land which might contain buried archaeology	
35-1308	Footprint of Assay House	320836	183115	35	Tigroney East	Footprint of probable assay office for the Cronebane mine	Includes surrounding land which includes archaeological artefacts such as assay crucibles and a mineral sett boundary stone	
1309	Cronebane Mine, East Avoca and Cronebane open pits	320610	183013	35	Cronebane	Extensive open pit workings and spoil from the C20th which contain unique exposures of the massive sulphide mineralisation and supergene zone. Exposure of C19th underground workings	Footprint	

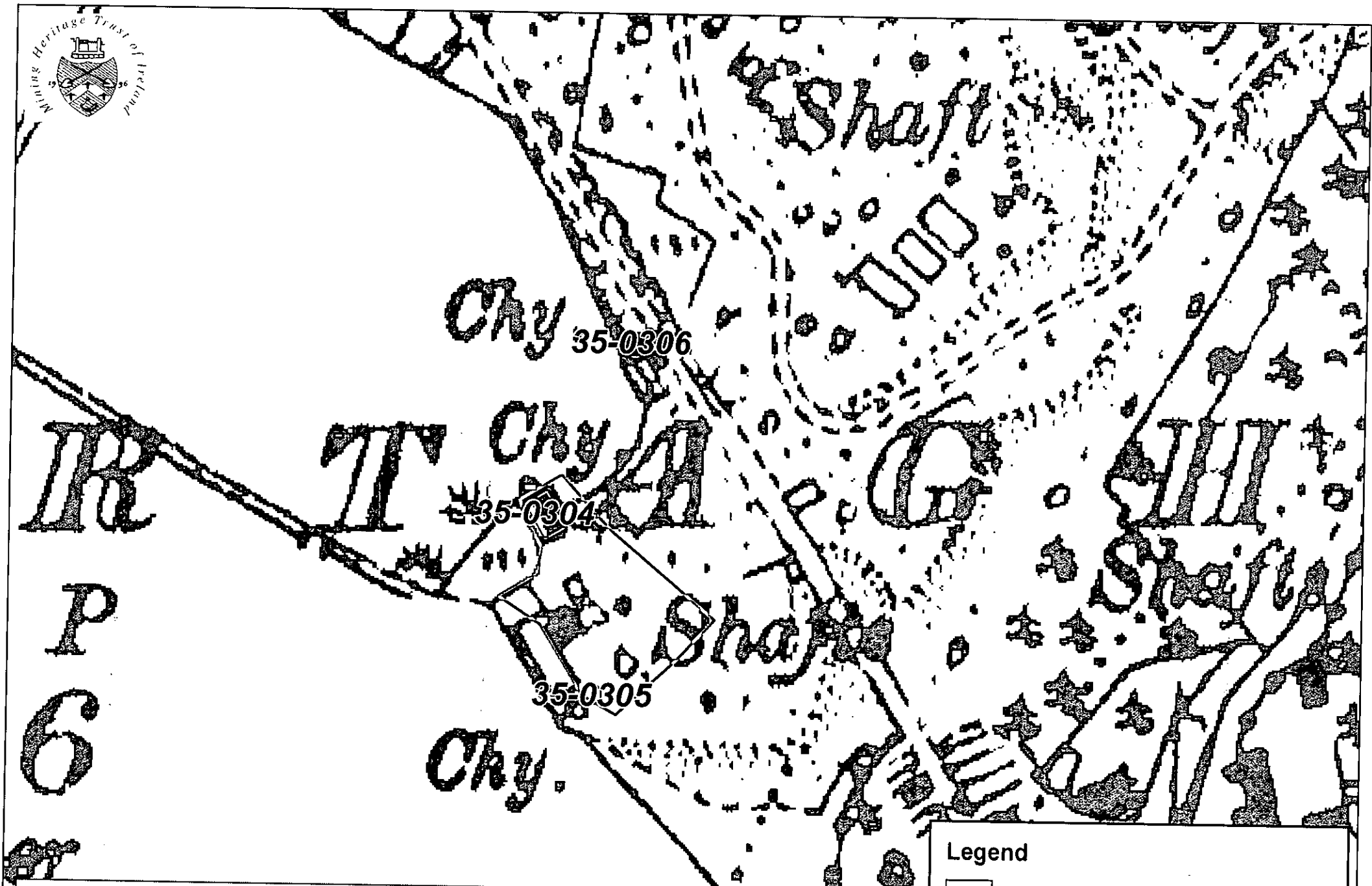
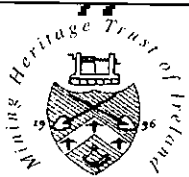
County	RPS Feature	Easting	Northing	OS Map	Townland	Description	Curtilage	Photograph
35-1310	Ochre Pits	319857	182273	35	Tigroney West	A series of linked pits used for the precipitation of ochre (iron oxide) from mine waters and oxidised ores. Avoca was one of the prime sources of ochre in the British Isles in the C19th	Footprint	



Mining Heritage Proposed RPS County Wicklow Map 1



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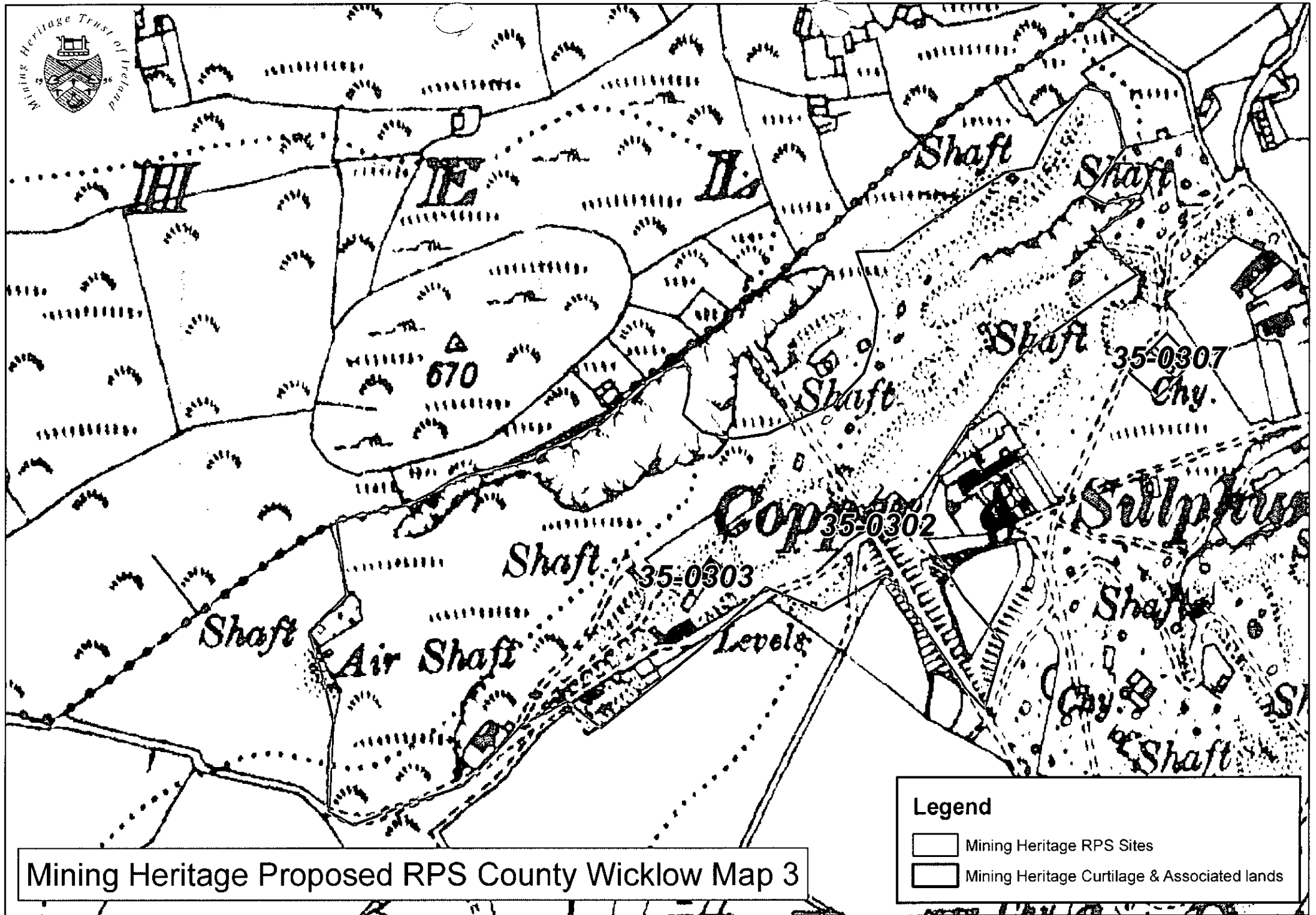
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-  Mining Heritage Curtilage & Associated lands



Mining Heritage Proposed RPS County Wicklow Map 2

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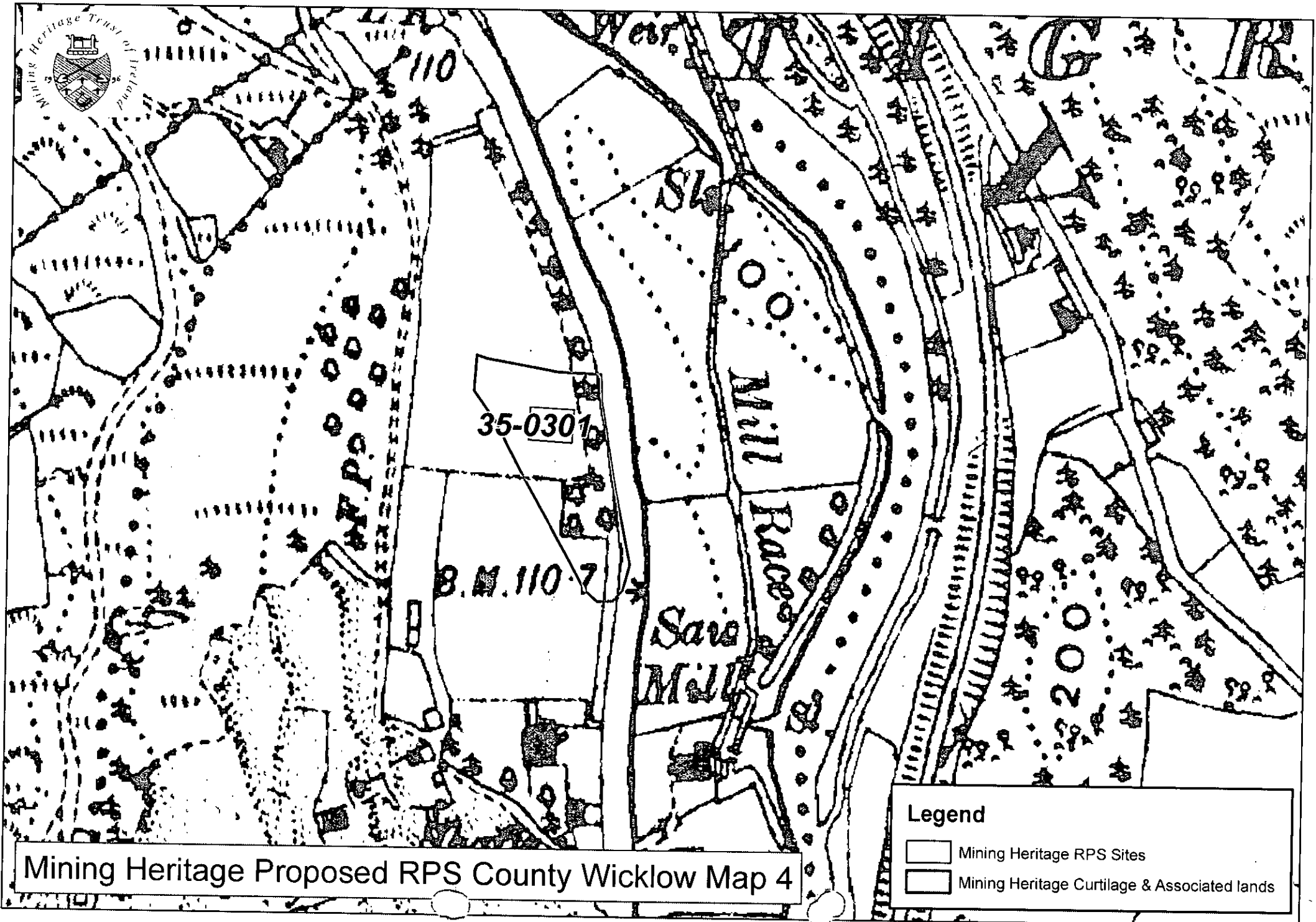
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

Mining Heritage Proposed RPS County Wicklow Map 3

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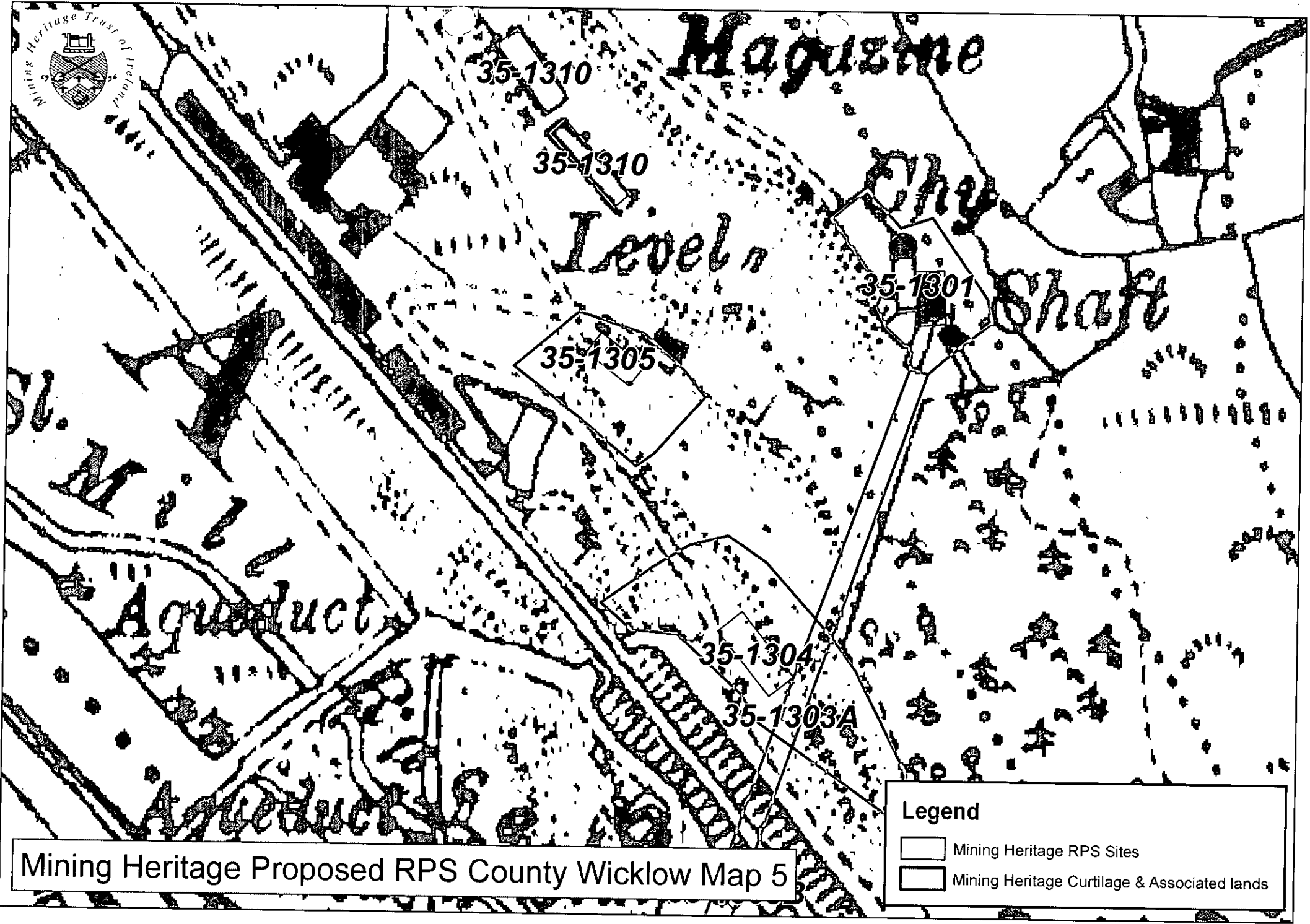
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-  Mining Heritage Curtilage & Associated lands



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-  Mining Heritage RPS Sites
-  Mining Heritage Curtilage & Associated lands

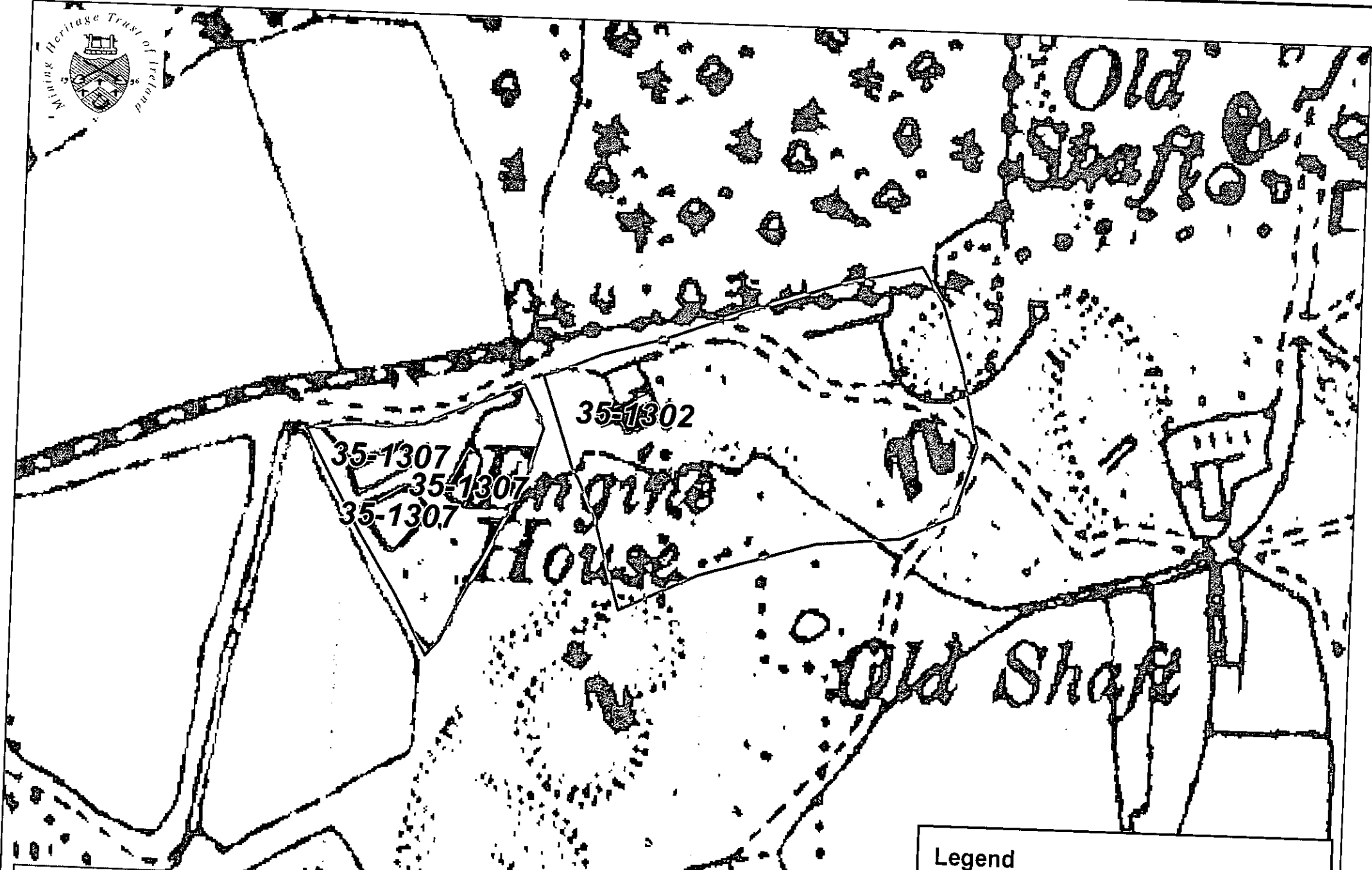
Mining Heritage Proposed RPS County Wicklow Map 4



Mining Heritage Proposed RPS County Wicklow Map 5



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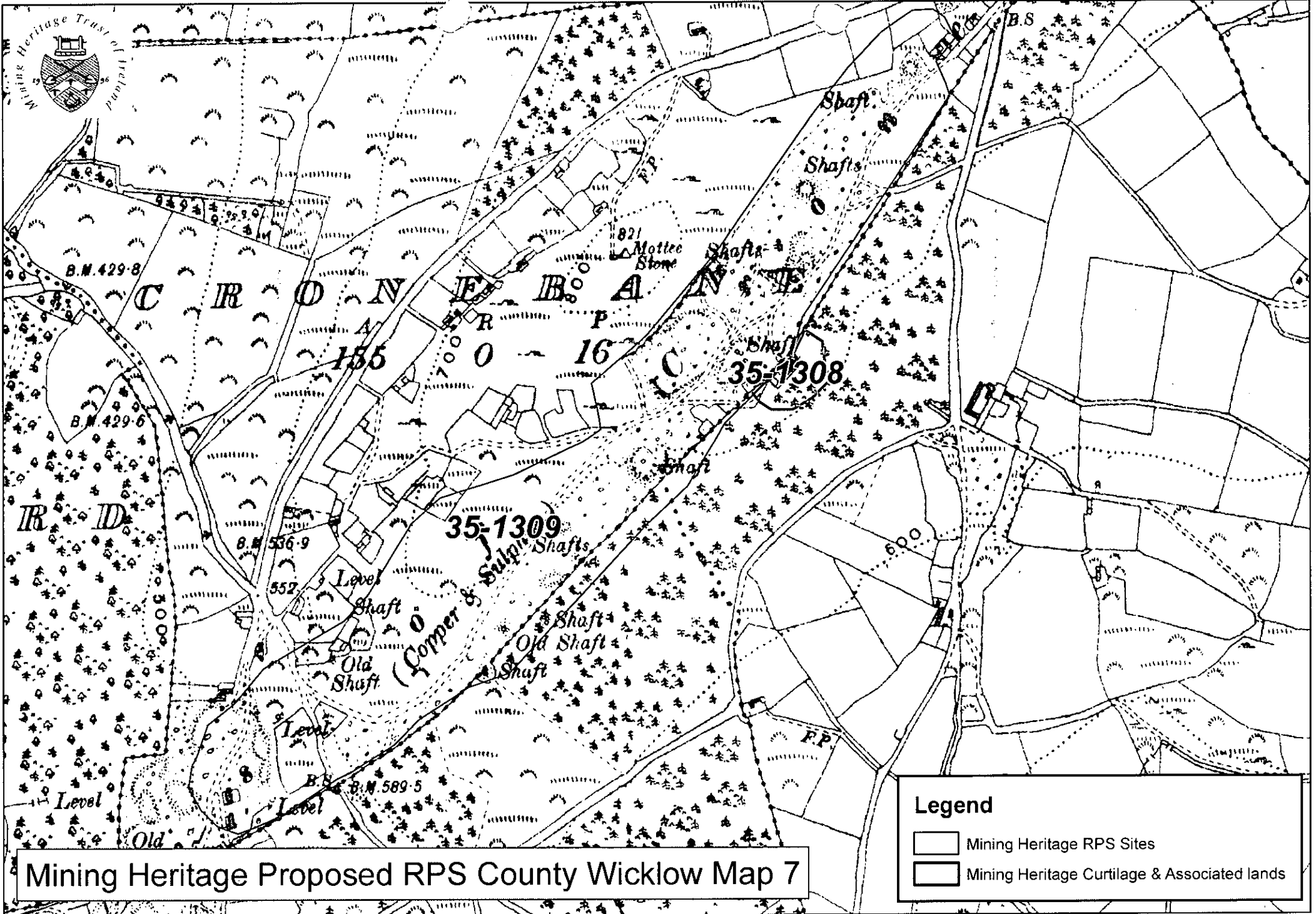
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-  Mining Heritage Curtilage & Associated lands



Mining Heritage Proposed RPS County Wicklow Map 6

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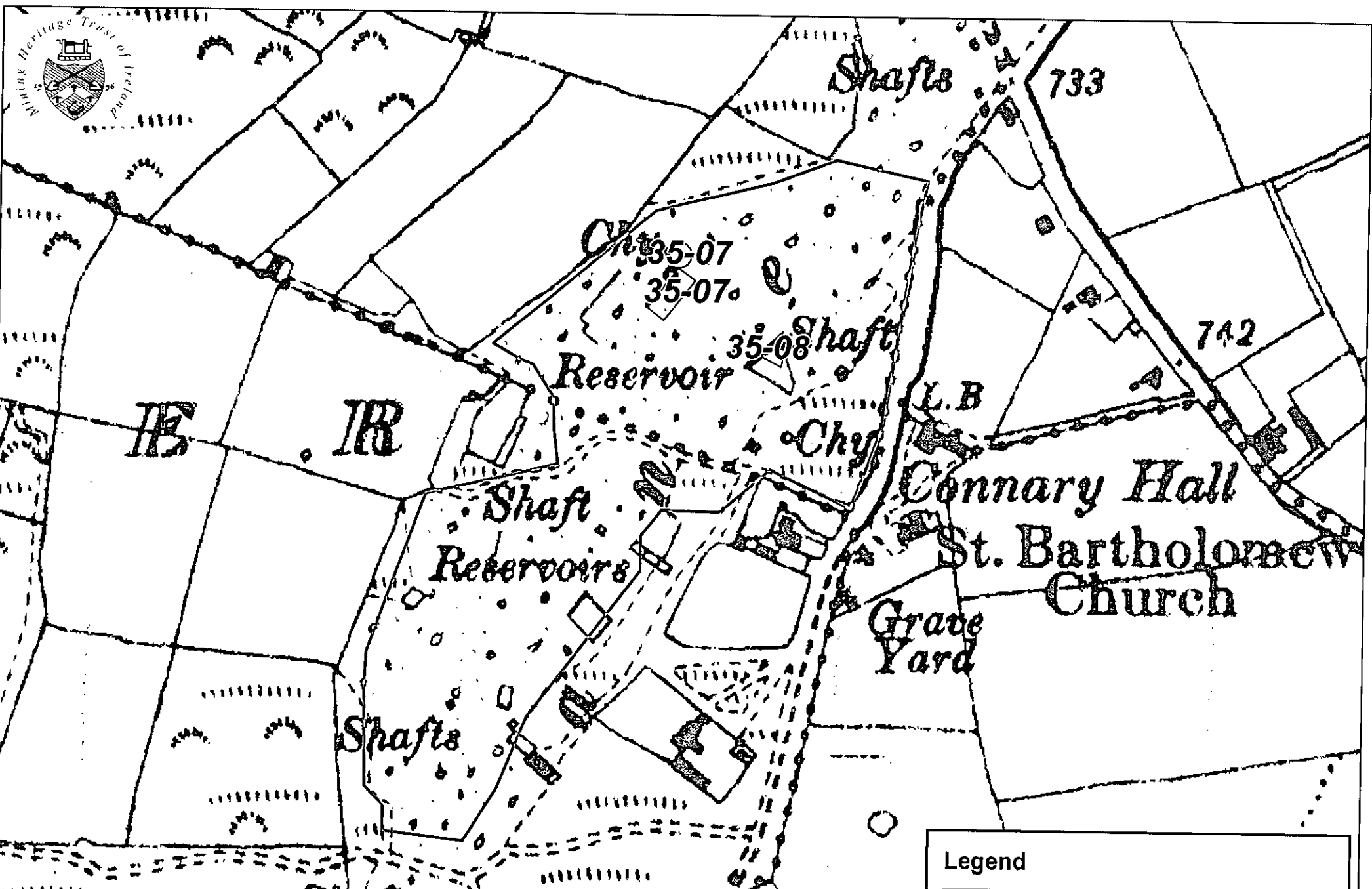
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-  Mining Heritage Curtilage & Associated lands



Mining Heritage Proposed RPS County Wicklow Map 7

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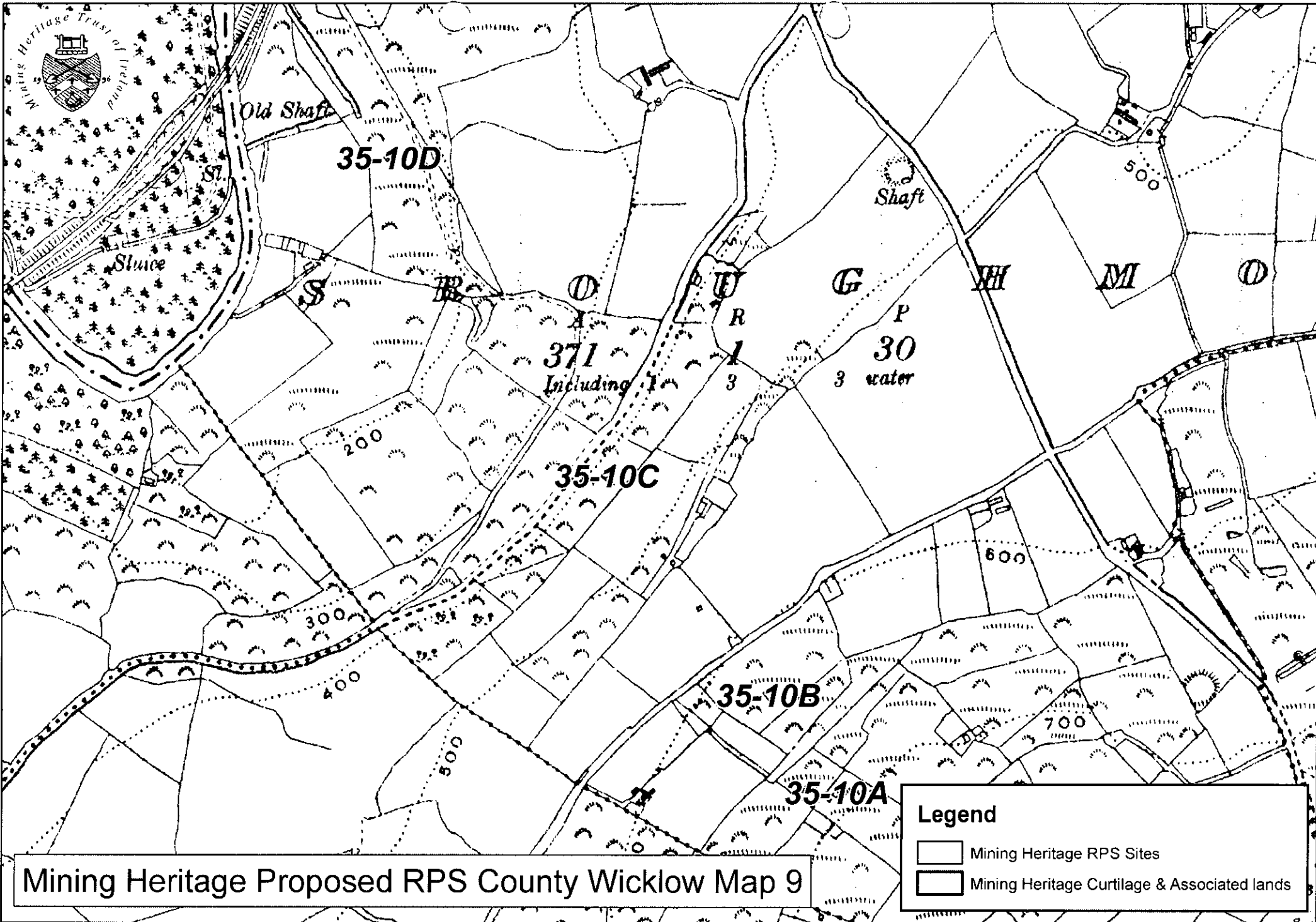
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Mining Heritage Proposed RPS County Wicklow Map 8



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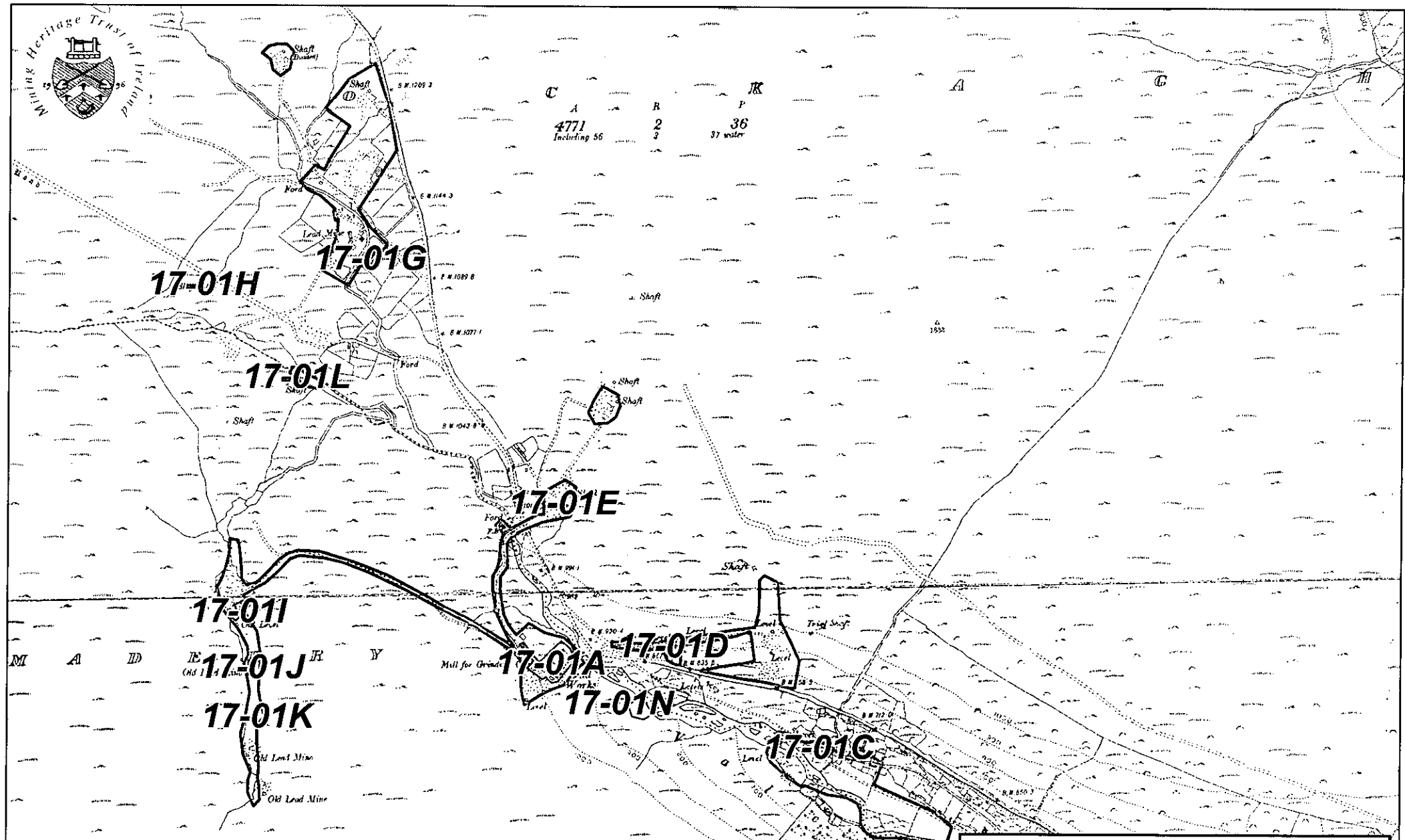
- Mining Heritage RPS Sites
- Mining Heritage Curtilage & Associated lands





Mining Heritage Proposed RPS County Wicklow Map 9

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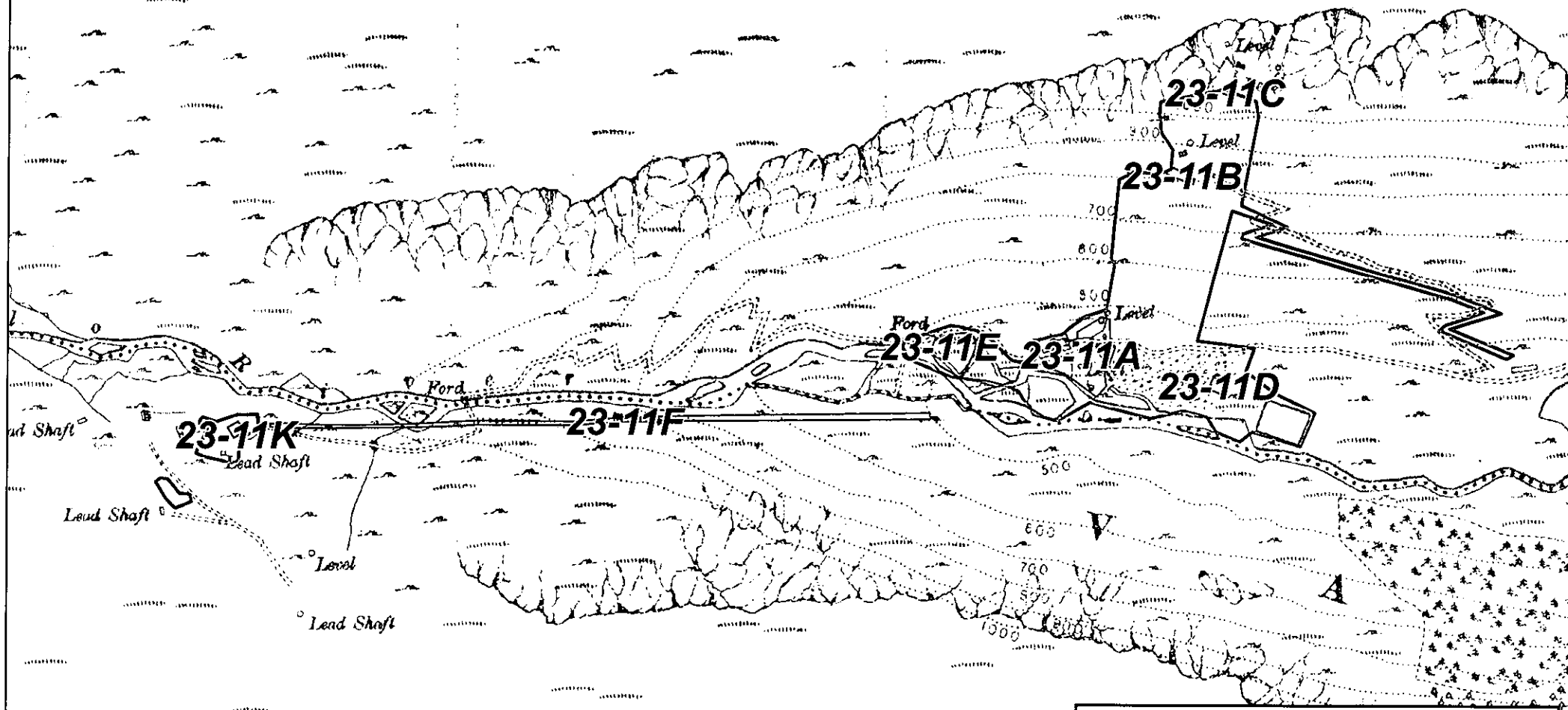
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-  Mining Heritage Curtilage & Associated lands





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-  Mining Heritage RPS Sites
-  Mining Heritage Curtilage & Associated lands

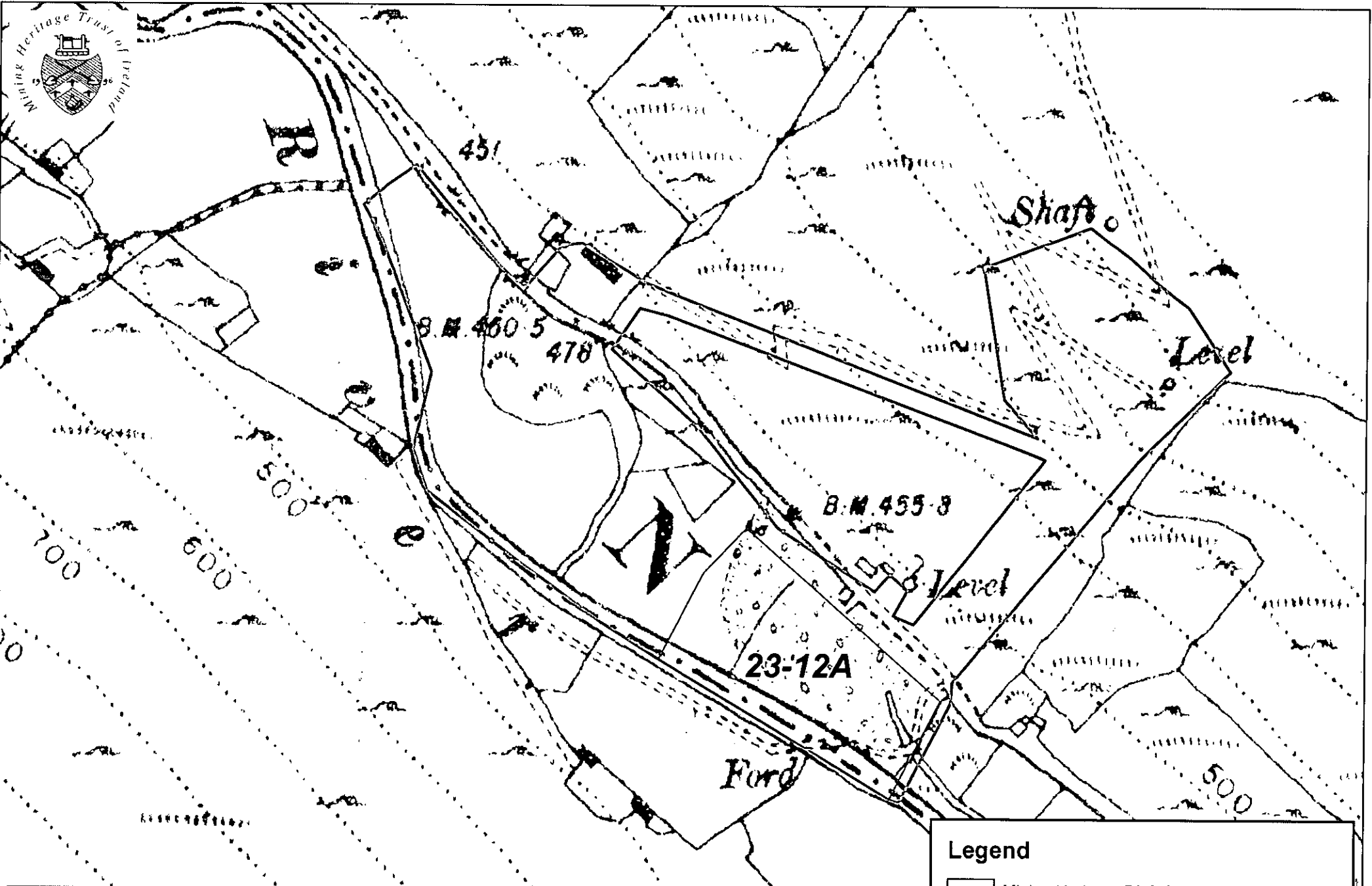
Mining Heritage Proposed RPS County Wicklow Map 10



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

-  Mining Heritage RPS Sites
-  Mining Heritage Curtilage & Associated lands

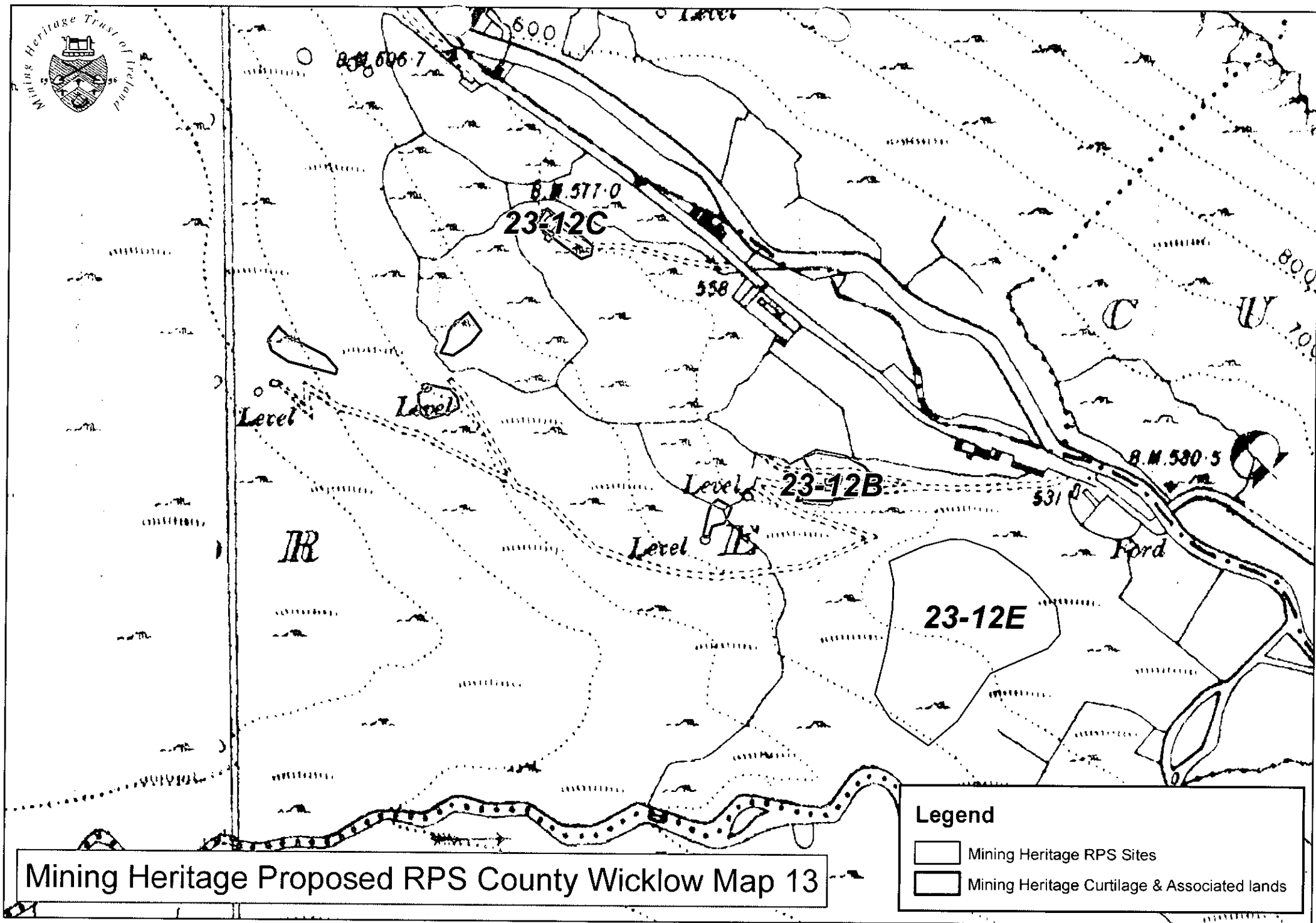
Mining Heritage Proposed RPS County Wicklow Map 11



Mining Heritage Proposed RPS County Wicklow Map 12



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-  Mining Heritage RPS Sites
-  Mining Heritage Curtilage & Associated lands



Mining Heritage Proposed RPS County Wicklow Map 13

Legend

-  Mining Heritage RPS Sites
-  Mining Heritage Curtilage & Associated lands

C107

Leonora Earls

From: Morna Lynn
Sent: 09 February 2016 12:30
To: Planning - Development Plan Review
Subject: Donard

Dear Mr. Bryan Doyle

In view of the forthcoming Wicklow Development Plan I wish to submit my interest in the future of Donard.

My husband Bob (an artist) and I have been living in Ballinlea - two miles from Donard, for the past thirty two years. Donard is our local village and we look forward to Wicklow County Council supporting the preservation of its heritage features. The following issues are of concern:

1. Listing Donard as a village rather than as a town.
2. Preservation of heritage buildings such as the old monastery, and traditionally built stone walls especially on the church road entrance to the village.
3. Have derelict buildings restored and made habitable where possible.
4. Ensuring the planting of native trees and shrubs especially where new development occurs.
5. Making of a new footpath on the dangerous corner where the recently County Council depot is situated, as well as on the equally dangerous stretch from the school to the creche.

Thank you for your attention.

Yours sincerely,
Morna Lynn

C108

Leonora Earls

From: Tracy Byrne [tracy...]
Sent: 20 February 2016 02:22
To: Planning - Development Plan Review
Subject: Draft County Development Plan 2016-'22
Attachments: Letter to WCC Devel Plan.docx

Please find attached our submission regarding the draft county development plan 2016-'22

yours sincerely,

Tracy & Barry Mac Devitt

9 Countybrook Lawns
Ballyman Road
Enniskerry
Co. Wicklow

19/2/2016

Wicklow County Draft Development Plan Review - Period 2016 - 2022

Dear Sir/Madam,

We are residents of Enniskerry village and we have lived in the village for over 40 years. We understand that development has been planned for Enniskerry and the environs to meet the population growth objectives of the plan. We have reviewed the plan in some detail and would make the following comments:

The Development Plan states "Landscape plays a large part in town's character and development". It also states "The County Development Plan also categorizes the landscape surrounding Enniskerry in all directions as an Area of Outstanding Natural Beauty". In the plan the vision for Enniskerry confirms the necessity to "protect the built and natural heritage of the area along with its identity".

In the Development Plan 2016 - 2022 WCC CEO states as an objective "to strengthen and enhance as appropriate all objectives of the existing town plan particularly those relating to heritage including views, traffic and transportation and community development".

At a very general level, we feel that the developments proposed for Enniskerry and its environs will negatively impact the integrity, character and uniqueness of our beautiful and quaint Victorian village in a way that could not be reversed.

Enniskerry is a "village" of unique character and the village and Powerscourt Gardens is one of the prime attractions for visitors to County Wicklow. The proposed developments will result in traffic and parking chaos which will be detrimental to its attractiveness and to the residents' enjoyment of their local community.

The preservation of a green belt around Enniskerry is essential to the ongoing existence of Enniskerry as a Victorian village and to keep its status a major tourist destination in conjunction with Powerscourt.

We are also particularly concerned about the proposed development at Fassaroe and its potential to subsume Enniskerry and negatively impact its unique character. We would therefore re-emphasise the importance of maintaining a green-belt around Enniskerry to preserve its uniqueness as a Victorian village and major tourist attraction.

We have a number of additional concerns with the proposed plan for the following reasons:

Enniskerry sits right on the county border with Dun Laoghaire Rathdown. There is large scale development and population increases proposed and in progress at Cherrywood, Carrickmines, Kiltiernan and Fassaroe. We are concerned that there appears to be very little joined up thinking about how all these adjacent developments integrate with the Wicklow County Development Plan and their obvious impact on Enniskerry village.

While we are not anti-development, we believe the designation of Enniskerry as a level 5 small growth town is mis-judged given that Enniskerry will be squeezed in between some of the biggest population growth centres across two counties. This alone will bring significant increased pressure on the already inadequate infrastructure of Enniskerry.

The projected population in 2028 is shown as 2,500 - an increase of 560. We don't understand how 470 housing units are required to service this increase.

Traffic is already a major issue in the village particularly at week-ends. It impacts on both business and resident activities. As a major tourist attraction Powerscourt Estate brings large numbers of visitors most of which pass through Enniskerry to get there. Most of these visitors arrive by either car or bus. In addition, the village is also the starting point for many hill walkers who park their cars in and around the village for extended periods particularly at the weekend. The residents and businesses in the village welcome these visitors as they bring important economic activity. However any additional development in Enniskerry will have to take into account the parking and traffic situation in the village so as not to compromise the experience that visitors should have.

There is a deficit of amenities in and around the village at the moment. Any additional development must be accompanied by appropriate amenities (e.g. better bus services, schools, playgrounds, sports facilities). It should also be noted that such amenities should be part of the initial development and not something that would be provided after the event.

With regard to the proposed development at Fassaroe and SLO1 (referred to on page 11 of Volume 2 of the town plans and settlement), we note that suitable access shall be provided from the Ballyman Road to Fassaroe and via versa. Our concern relates to how the Ballyman road could accommodate the proposed increase in the volume of traffic coming from Fassaroe and the N11 given that this development is designated as the largest growth area in the county.

We are also very concerned and fail to understand how the existing roads into Enniskerry (which already have dangerously high volumes of traffic particularly at week-ends) can cope with this level of increased traffic. Neither the Ballyman road nor the access roads into Enniskerry from the Ballyman road have adequate footpaths or even sufficient space for adequate footpaths. This makes these roads extremely dangerous for pedestrians and with the proposed volume of traffic increases that Fassaroe and SLO1 will bring it is difficult to understand how these proposed developments can be justified.

We sincerely hope you take our concerns into consideration.

Yours faithfully,

Barry and Tracy MacDevitt

C109

Sorcha Walsh

From: Seán Mag Leannáin [seanmagleannain@wco.ie]
Sent: 07 December 2015 19:23
To: Sorcha Walsh
Subject: Re: Query re Blessington in new county development plan?

Hi Sorcha,

I've gone through the various chapters as suggested and I have to say it's an impressive document. Apart from anything else it's a great source of information about the county and its various towns and villages etc.

I actually live in Hollywood village myself, so apart from my interest in Blessington I also took note of the references to Hollywood.

I was surprised that there wasn't a single reference to Hollywood in the tourism chapter and little or no reference to it in the heritage chapter either. The name Hollywood itself is a great selling point and it's amazing the number of tourists who stop to take photographs of the road signs for Hollywood, the sign over the old Post Office and the sign up on the hill overlooking Hollywood imitating the one in Hollywood, Los Angeles. The annual Hollywood Fair (now in its fifth year) held in mid-August has been drawing huge crowds. The Kevin's Way between Hollywood and Glendalough attracts a lot of walkers. Hollywood and Glendalough at the western and eastern ends of the Wicklow Gap road should perhaps be twinned as tourist attractions. They are both important points on what could perhaps be called the circuit of Wickow - the favourite route for Dublin day-trippers touring Wicklow on bikes, motorbikes and motorcars - as well as being a favourite route for the tour buses.

I also noted that the pedestrian laneway in Hollywood, which is known as the watery lane, has not been noted as one of your public rights of way. It's not disputed as such at present but it would be no harm to have it formally recognized as a public right of way to prevent arguments about it in the future.

Also the issue of Coillte properties and the walks which have traditionally gone with them deserve some mention and recognition.

Le gach dea-ghuí,

John

2015-12-07 15:29 GMT+00:00 Sorcha Walsh <SWalsh@wicklowcoco.ie>:

Dear John,

The entirety of Volume 1 of the plan is really the 'County-wide' or strategic part of the plan and nearly every chapter would have relevance to Blessington and would set out objectives for different types of development across the entire County, and would therefore be applicable to Blessington.

However, just to run through the principal areas that might be of interest:



Ch2 – the 'Core Strategy' – p13 - this sets out the position of Blessington in the County settlement hierarchy, its population and housing unit targets and its position and role in the economic development and retail hierarchies

Ch3 – settlement strategy – see p33

Ch5 – economic development – further detail on role of each towns / groups of towns, what type of economic / employment development is allowed and where, as well as objectives for different types of economic development

Ch6 – centres and retailing - further detail on role of each town/ groups of towns, what type and quantum of retail development is allowed and where- see p112, p113, p119

Ch7 – tourism – sets out the type of tourism development permitted in towns is set out as well as specific tourism projects of relevance to Blessington – e.g. p138

Ch8 – community – sets out the community facilities hierarchy for towns of different sizes (see p151) as well as objectives for different types of development

Ch9 – infrastructure –objectives related to strategic infrastructure in Blessington area

Might I suggest you would use the CTRL + F function on your keyboard to search for 'Blessington' as this would quickly bring you to any mention of it in each chapter.

With regard to the differences between Blessington and Baltinglass, the difference in designation is important as the position and designation of each town in the County settlement hierarchy translates into different goals and objectives, for example with respect to the population and housing targets, or the type of employment development that would be encouraged. When you look at the Core Strategy in Ch2, you will see that Blessington is designated in the regional plan as a 'moderate growth town' in the region, with a population target of 7,500 in 2028, whereas Baltinglass is a lower tier 'small growth town' in the regional plan, and thus has a much lower population target of 3,000 in 2028. Baltinglass also has a lower order function in terms of employment development similarly.

I hope this answers your questions, but please revert to me if you need any more clarification.

Is mise le meas,

Sorcha Walsh

Sorcha Walsh

Senior Planner | Planning & Development

Wicklow County Council | Station Road | Wicklow Town | Co. Wicklow

☎: 0404 20100 | 📠: 0404 69462 | ✉: swalsh@wicklowcoco.ie

From: Seán Mag Leannáin [mailto:s
Sent: 07 December 2015 14:41
To: Planning - Development Plan Review
Cc: Seán Mag Leannáin
Subject: Query re Blessington in new county development plan?

A chara,

note in email advising about the new county development plan the following reference:

The following towns are covered by separate plans and the County plan does not include the detailed planning objectives for these towns: **Bray, Wicklow-Rathnew, Arklow, Greystones-Delgany, Kilcoole, Rathdrum, Blessington, Newtownmountkennedy.** The County Plan does however set out high level goals and objectives for these towns and will impact on future development plans for these towns. New local plans for these towns will be prepared between 2017-2019.

I have gone into your website but the entire county plan is a very large document and I am particularly interested at the moment only in Blessington. Can you tell me where exactly in the Plan are the high level goals and objectives for Blessington set out?

I note Blessington is classed among the larger towns whereas Baltinglass is classed among the level 5 towns. What is the significance of this? Is Blessington seen as a major centre for future development? Any information you can give me will be appreciated.

Thank you,

John Glennon

(Chairman, Blessington and District Credit Union)

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***** Is d'úsáid an duine/na ndaoine chuig a bhfuil sí seolta agus sin amháin atá an teachtaireacht seo. D'fhéadfadh go bhfuil faisnéis faoi phribhléid nó faoi rún de réir bhrí an dlí is infheidhme inti. Má fuair tú an ríomhphost seo de bharr earráide, téigh i dteagmháil leis an seoltóir chomh luath agus is féidir, le do thoil. Ní gá gurb ionann

na dearcaí a léirítear sa ríomhphost seo agus dearcaí Comhairle Contae Chill Mhantáin. Tá aon iatáin seiceáilte ag scanóir víris agus dealraíonn sé go bhfuil siad glan. Bí cinnte go ndéanfaidh tusa scanáil ar gach teachtaireacht chomh maith, le do thoil, mar ní ghlacann an Chomhairle dliteanas ar bith i leith éilliú ná dámáiste do do chuid córas.

C110

Leonora Earls

From: Ruth Magee [mailto:ruthsaramagee@icloud.com]
Sent: 18 February 2016 23:32
To: Planning - Development Plan Review
Cc: David Whelehan; ruthsaramagee@icloud.com
Subject: Draft County Council Development plan Submission 2016-2022 (Enniskerry)
Attachments: WCC Submission 2016-2022

Dear Sir / Madam,

Please find attached submission for County Development Plan 2016-2022 (Enniskerry). Please confirm receipt of this submission.

Many thanks,

Ruth Magee



Pine Heights, Cookstown Road, Enniskerry, Co. Wicklow

18th February 2016

Dear Sir/Madam,

Wicklow Draft County Development Plan 2016 – 2022 Submission (Enniskerry)

Proposed zoning on Cookstown Road referred to as AA3.

Action Area 3 Plan (9.4 ha) in the Enniskerry Town Plan 2016 – 2022 was formerly AA4 in the Enniskerry Local Area Plan - 2010 – 2016 Wicklow County Development Plan.

The current density outlined for the AA4 lands is: a maximum of 2.15 ha to be developed for housing at a maximum density of 20 / ha. – yielding approx **40 units**

The proposed 2016 – 2022 density for the AA3 lands is: a maximum of 6.7 ha (over three times the previous area) to be developed for housing with a maximum 3 ha at a maximum density of 10 / ha and the remaining 3.7 ha at a maximum density of 20 / ha - yielding approx **100 units**

The proposed overall density for the 6.7 ha designated for residential is the equivalent of 15 units / ha and represents an increase of 2.5 times the number of units when compared to existing zoning.

The initial classification of this location was an area of outstanding natural beauty and it has been changed to an urban development for high density residential.

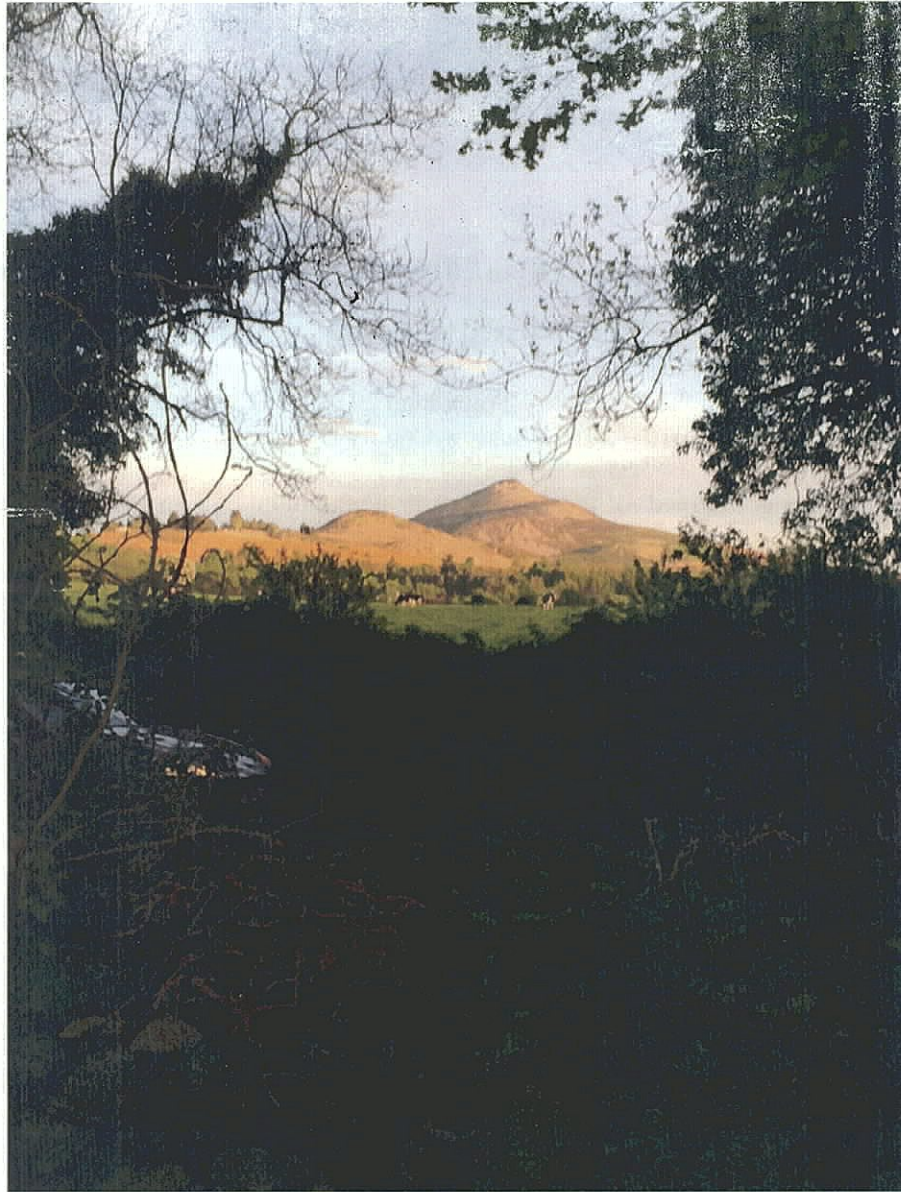
The proposed zoning on Cookstown Road would irreparably damage a key visual amenity, including the Sugarloaf and the Dargle Valley walk; materially alter the character of the Cookstown Road as a historic access point to both Powerscourt Estate and Enniskerry village and cause further traffic chaos on a small country road which is already struggling to service existing traffic. There are many horses, cyclists and pedestrians which use this road and it has become extremely dangerous for all using it. It has issues of long term significant flooding both outside our house and at the new school.

The Planning & Development Act requires that a development plan includes objectives for:

“The preservation of the character of the landscape where, and the extent that, in the opinion of the Planning Authority, the proper planning and sustainable development of the area requires it, including the preservation of views and prospects and the amenities of places and features of natural beauty or interest”.....

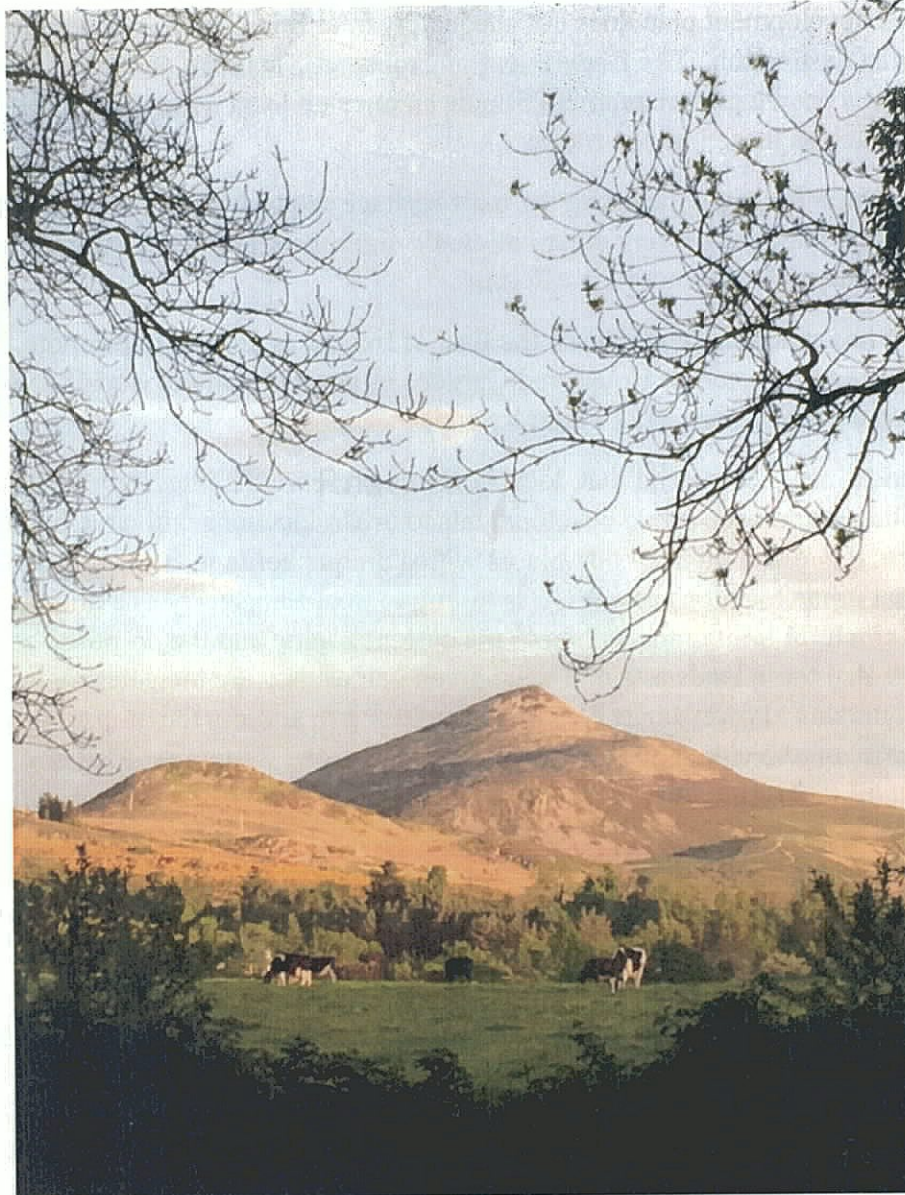
The view of the Sugarloaf South from the Cookstown Road over the AA3 site is omitted and is not listed in the Schedule 10.14 (Views of Special Amenity Value) despite being central to the conditions for the development of the AA4 lands in the current Wicklow County Development Plan (2010 – 2016) and the now AA3 lands draft plan (2016 – 2022)

Pine Heights, Cookstown Road, Enniskerry, Co. Wicklow



Views of the Sugarloaf Mountain from the pedestrian footpath

Pine Heights, Cookstown Road, Enniskerry, Co. Wicklow



Views of the Sugarloaf mountain from the pedestrian footpath

LAP 2009 for Enniskerry Vision: “protect the heritage of the existing town of Enniskerry and its environs along with its identity, in terms of its built and natural heritage and landscape conservation in the area”.

We fail to see how the proposed re-zoning of this location complies.

LAP 2009 “the County Development Plan 2004 – 2010 categorises the landscape surrounding Enniskerry in all direction as an area of outstanding natural beauty.”

We fail to understand what has materially changed to alter the re-zoning of this area.

Pine Heights, Cookstown Road, Enniskerry, Co. Wicklow

The proposed development plan does not adequately treat Enniskerry as a unique heritage village / tourist destination. The Department of Transport, Tourism and Sport (People, Place and Policy growing tourism to 2025) puts an onus on local authorities to preserve and protect areas such as these into the future.

“ Ireland’s cultural heritage, including the built heritage sector (monuments, historic estates, gardens, national parks, and many other nationally significant protected structures and antiquities) is integral to our tourism offering”.

Failte Ireland has specifically identified the East of Ireland as an area to promote. National Geographic listed Powerscourt House and Gardens as number 3 in the world to visit, and it attracts 208,916 visitors annually (Failte Ireland).

European guidelines recommend that local councils preserve the integrity of heritage / Victorian villages and keep urban developments to urban locations with an existing infrastructure. It is recommended that places with a unique heritage are not treated in the same way that urban locations are. WCC is failing to treat Enniskerry as a unique village with severe infrastructural limitations with both the current zoning and the proposed zoning. It previously treated these lands as a protected green belt as they are the gateway into the Wicklow mountains / Powerscourt. WCC is also failing to address the impact of vastly increased traffic on the village with the proposed Kilgarron / Kilmolin / Fassaroe development (3,000 residential units) – all within a mile radius of Enniskerry village.

County Wicklow Bio-Diversity Action Plan 2010 – 2015 Address of County Manager

..... “*The biodiversity of County Wicklow contributes enormously to the local economy, particularly in sectors such as agriculture and forestry, but also in less apparent ways such as flooding abatement and erosion control. While often taken for granted, the maintenance of good biodiversity in County Wicklow is crucial also to the protection of our scenic landscape, and to ensuring the continuation of the associated benefits for our quality of life, recreation and tourism.”*

We believe the proposed Draft development plan 2016-2022 (Enniskerry) will impact catastrophically on Enniskerry. It is a unique Victorian village that will be celebrating its 175th anniversary in 2018 and is likely to be afforded Heritage status in the near future.

Yours Sincerely,

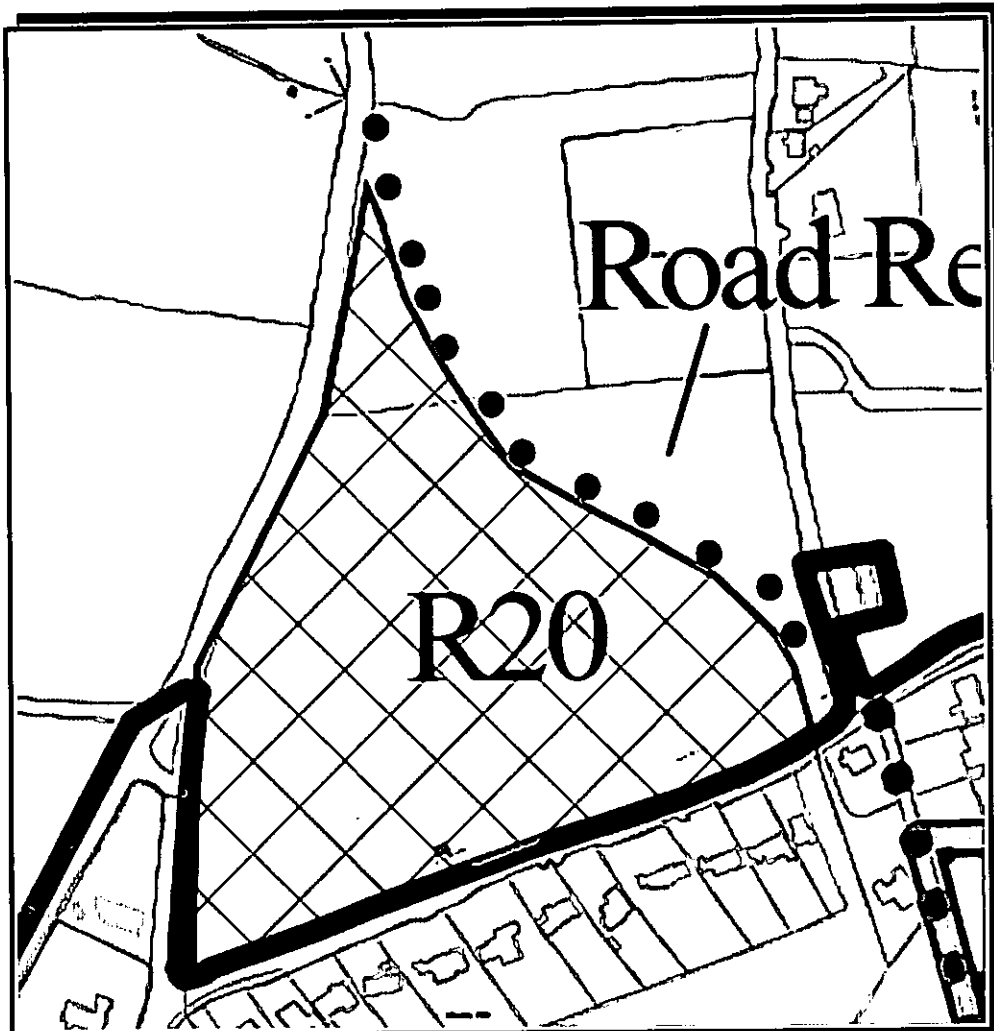
David Whelehan and Ruth Magee

C111

SUBMISSION

DRAFT WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

REZONING AT MONASTERY, ENNISKERRY



February 17th 2016

WICKLOW COUNTY COUNCIL
19 FEB 2016
PLANNING DEPT.

**FRANK O'GALLACHÓIR
& ASSOCIATES LTD.**
*Professional Town
Planning Consultants*

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FRANK Ó'GALLACHÓIR
& Associates Ltd.

Planning & Development Consultants

C111

Our Ref: J13/040

County Development Plan Review
Planning Department
Wicklow County Council
County Buildings
Wicklow Town

Date: February 17th 2016

Draft Wicklow County Development Plan Submission – Road Reservation and Residential Zoning at Monastery, Enniskerry, Co. Wicklow

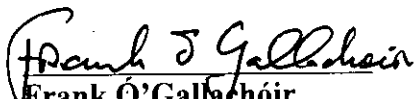
Dear Madam,

We act on behalf of James Maguire and Breda Maguire of Annaghaskin, Enniskerry, County Wicklow. We wish to make a submission regarding the Draft Wicklow County Development Plan 2016-2022 for the consideration of the Council.

Our submission seeks to provide a suggested route for the extension of the proposed "Northern Access Road" and the zoning of the lands enclosed by the road reservation from agricultural to residential. Our submission follows.

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

Yours sincerely,


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

Enc: Development Plan Submission

**DRAFT WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022
SUBMISSION ENNISKERRY TOWN PLAN**

**EXTENSION OF PROPOSED NORTHERN ACCESS ROAD & ZONING OF ENCLOSED
LANDS AS RESIDENTIAL**

MONASTERY, CO. WICKLOW

1. INTRODUCTION & SUBMISSION OBJECTIVE

1.1 Background

These lands form part of the Maguire family farm holding at Monastery and Annaghaskin, Enniskerry. The said lands comprise circa 5 ha of farmland facing onto the Ballyman Road to the south and to the west facing onto the R117 regional road from Enniskerry to Kiltiernan. They are currently used for agricultural. The lands on the other side of the Ballyman Road/Monastery Grove were developed for one-off houses many years ago.

1.2 Draft Wicklow County Development Plan 2016-2022 – Enniskerry Town Plan

The Draft Wicklow County Development Plan 2016-2022 contains the Draft Enniskerry Town Plan. The Enniskerry Town Plan Boundary is contiguous with the southern and western boundaries of these lands. See Figure 1. The lands to the south on Ballyman Road have been developed for housing and are zoned RE i.e. existing residential.

The Draft Town Plan proposes an “alternative road” from Enniskerry to the N11/M11 from Monastery to Fassaroe via the Fassaroe Interchange. See Figure 1. This road is described in the Enniskerry Town Plan as the Northern Access Road and has two route options shown onto the Ballyman Road, where it stops, adjacent to the said lands.

The Draft Enniskerry Town Plan also contains an objective ENN11 to improve the Ballyman Road from Countybrook to the R117 as a result of the proposed Northern Access Road terminating there

1.2 Submission Objective

The submission objective is to suggest a connection between the Northern Access Road straight through to the R117 and the zoning of the land enclosed (circa 7 ha.) by this new road reservation R20 i.e. new residential. See Figures 1 and 2.

2. SUBMISSION RATIONALE

We believe it is appropriate and sustainable, to provide this Northern Access Road reservation and to zone the enclosed lands for new residential development for the following reasons.

2.1 Roads

1. The suggested road reservation would provide a direct link from the R117 south of the Scalp to the N11/M11 providing an east-west access to the proposed Fassaroe Masterplan area in Bray Environs and the proposed Luas Station.
2. The provision of the Northern Access Road would reduce traffic on the Dargle Road which is known as the "21 Bends", which is the existing unsatisfactory road link between the N11/M11 and Enniskerry.
3. The proposed road reservation would be a suggested alternative to the widening and upgrade the existing Ballyman Road and the two poor junctions at its western end, resulting in less capital expenditure by the local authority, and less disruption and loss of amenity to existing residents living along these existing roads at Ballyman and Monastery.
4. The suggested road reservation where it joins the R117 will eliminate a bad bend which is an accident blackspot and which has been the location for fatal traffic accidents.
5. The development of the said lands would facilitate the rapid provision of this road link between the R117 and the Ballyman Road and the provision of the northern end of the proposed Northern Access Road.
6. The suggested road reservation would alleviate traffic concerns in relation to proposed Fassaroe and Kilternan developments.

2.2 Services

1. The said lands are fully serviced with water supply from the public mains from the public reservoir already provided close by at Killegar.
2. The said lands drain to the local Countybrook River.
3. There is an existing public sewer which serves these lands at Ballyman Road.
4. There is a 10kv electricity line serving the site.

2.3 Planning

1. The lands are flat and easy to develop.
2. There are no conservation or amenity objectives constraining the development of these lands.
3. Given that some lands have already been dezoned in the existing Draft Enniskerry Town Plan, the proposed zoning of this limited area, will not undermine the core settlement strategy of the Wicklow County Development Plan or the population projections for Enniskerry.

3. CONCLUSION

We request the Planning Authority to take this submission into account and to make the proposed changes to the Enniskerry Town Plan.

Regards

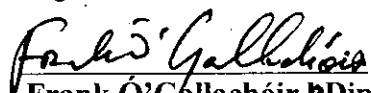

Frank Ó'Gallachóir Dip. T.C.P., M.Sc., M.I.P.I.

Figure 1 Draft Enniskerry Town Plan

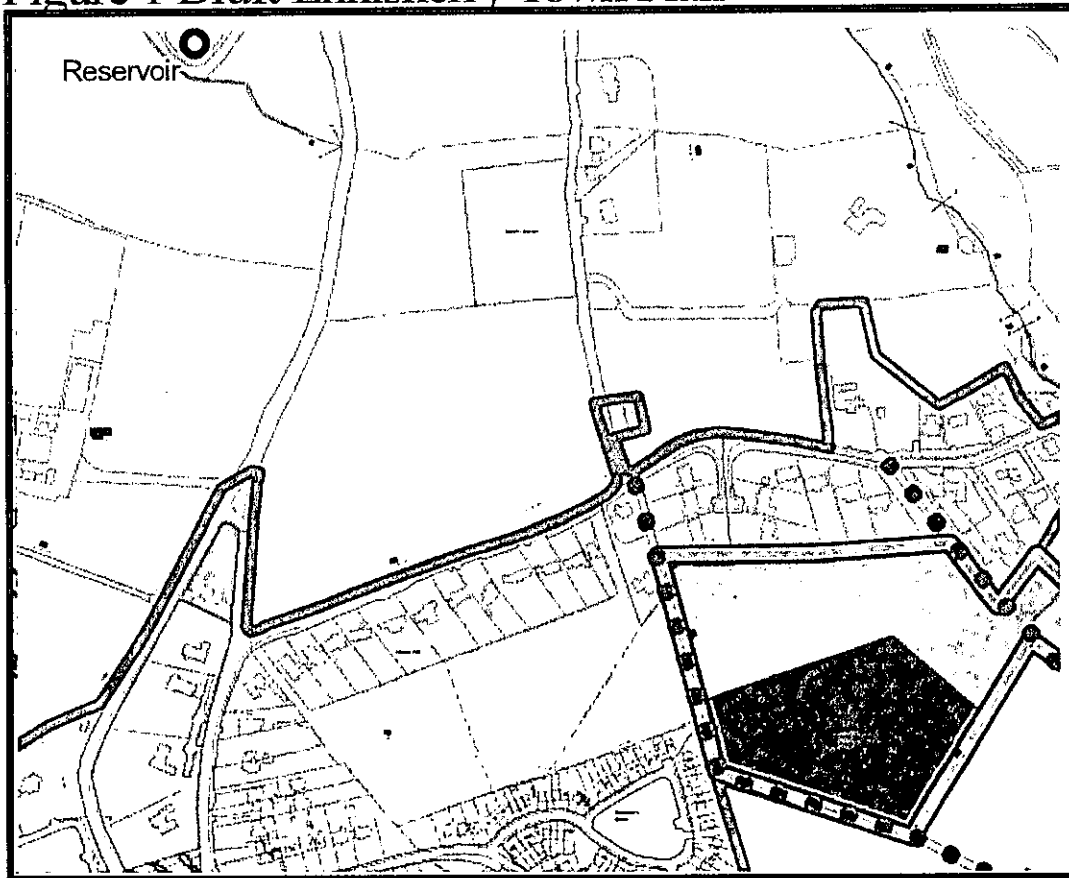
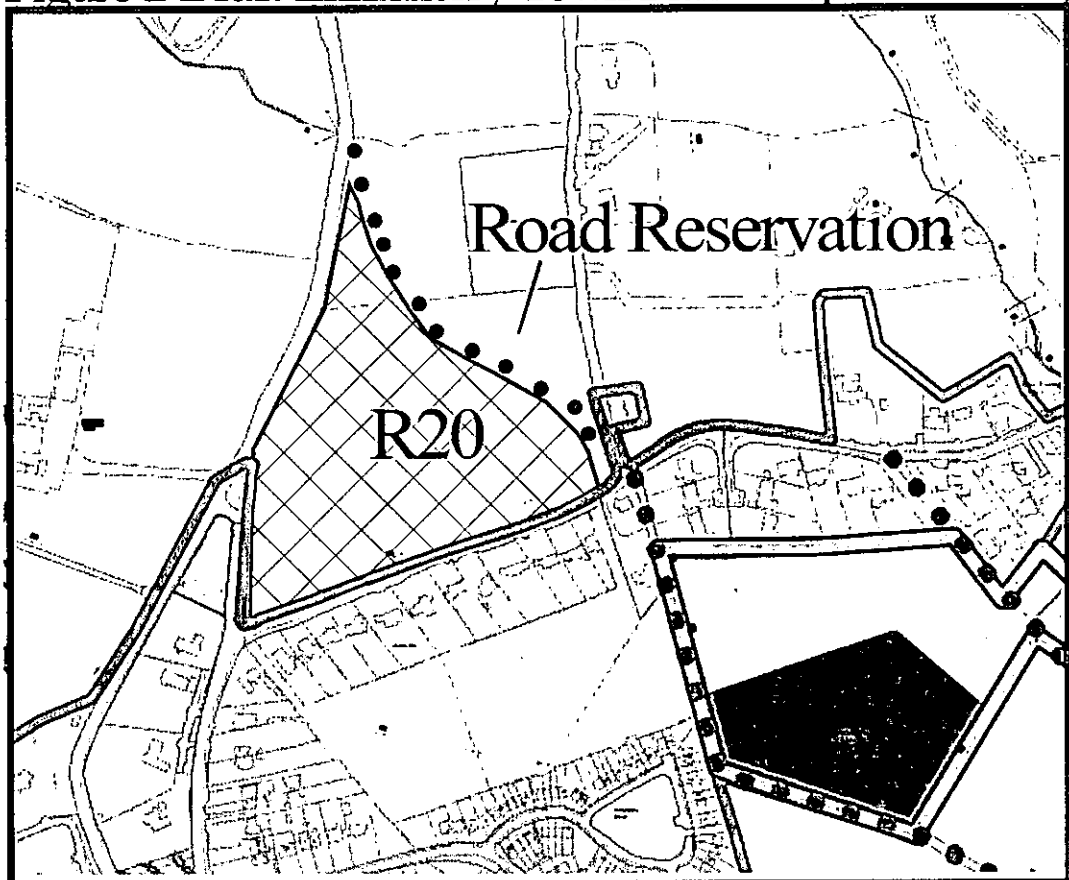


Figure 2 Draft Enniskerry Town Plan- Proposed Zoning

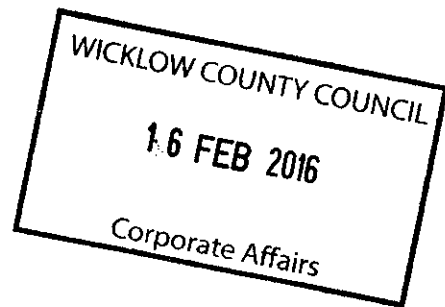


CI12

County Development Plan Review
Planning Dept.
W.C.C
Wicklow

3rd February 2016

To Whom It May Concern



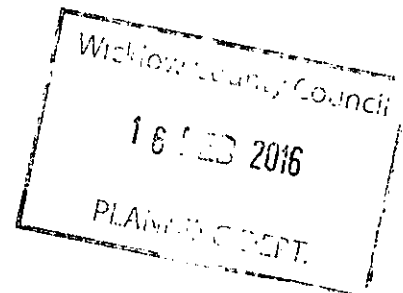
Re: Sloan Terrace, Meath Road, Bray, Co. Wicklow REF NO:NIAH 16301032

Sloan Terrace, Meath Road dates from c. 1880 and a fine example of Victorian architecture. The properties have been in the same family ownership for c.70 years and together with the curtilage, remain very much original to the period. In particular, the highly decorative, wrought iron gates and railings are one of the finest examples of Victorian ironmongery in the Bray area.

I would agree that the above should be included on the Record of Protected Structures, as recommended by the Minister through the NIAH survey of Co. Wicklow.

Yours faithfully,

Lina Maher
3 Richmond Terrace,
Meath Rd.
Bray.



C113

Leonora Harris

From: Tom Delahoyde [v]
Sent: 19 February 2016 13:21
To: Planning - Development Plan Review
Cc: Christine Flood
Subject: Submission for County Wicklow Development Plan.
Attachments: CWETT\MBDG Draft CDP Submission 160216 final.docx

To whom it may concern

Please find enclosed a submission for the County Wicklow Development Plan on behalf of the Maritime Business Development Group.

Regards

Tom Delahoyde

Chairman MBDG.

DRAFT Wicklow County Development Plan 2016-2022

CHANGES PROPOSED BY MARITIME BUSINESS DEVELOPMENT GROUP

The County Wicklow Economic Think Tank (CWETT) is collaboration between local business, Wicklow County Council and Wicklow Local Enterprise Office. The CWETT Action Plan (which was adopted by Wicklow County Council in January 2015), was developed in order to drive and maintain economic activity and increase employment in the county. The formation of the Maritime Business Development Group (MBDG) is an action under objective 5 of the CWETT Action Plan *Sustain and where possible grow traditional sectors in the county*. The aim of the MBDG is to capitalise on the maritime infrastructure in County Wicklow and to identify and assess opportunities to take full advantage of the marine resources available.

The importance of Ireland's marine resources as a key asset to contribute to the expansion of the national economy has been recognised in Harnessing Our Ocean Wealth (HOOW) – An Integrated Marine Plan for Ireland. HOOW sets an overarching target to double the value of Ireland's Ocean Economy to 2.4% of GDP by 2030 and to increase the annual turnover to exceed €6.4bn by 2020. In addition, individual sectoral targets were proposed, namely a €1bn target for Seafood, €2.6bn for Maritime Commerce and Ship Leasing, €1.5bn for Marine and Coastal Tourism and a €1.2bn target for Ports and Maritime Transport Services, Maritime Manufacturing, Engineering, and other marine industries.

In County Wicklow in addition to leisure and tourism activities such as development of coastal trails and blueways, and traditional port uses, there are opportunities for the development of the ports in the county to service windfarms, and for use in "near porting" (as an alternative to moving goods by road), and in provision of maritime financial services

The MBDG has examined and discussed the Draft Wicklow County Development Plan and wish to make the following submission.

A key recommendation of the MBDG is that there should be a strong commitment in the County Development Plan to protecting and maintaining the county's harbour infrastructure including access, services and operability to allow for the future sustainable development of the county's maritime assets for commercial and leisure and tourism activities. Any Development, policy or strategy which would adversely affect this objective or be an impediment to this objective should be discouraged

VOLUME 1 CHAPTER 2 – VISION & CORE STRATEGY

2.3 Vision and Goals (page 12)

Point 7 Infrastructure – incorporate 'maritime infrastructure' into this paragraph:

"To protect and improve the county's transport, water, waste, energy, communications and maritime infrastructure whilst having regard to our responsibilities to respect areas protected for their important flora, fauna and other natural features."

2.3 Vision and Goals (Table)

Transport

To integrate land use planning with transportation planning, with the dual aim of reducing the distance that people need to travel to work, shops, schools and places of recreation and social interaction, **facilitating the sustainable transportation of goods** and the delivery of improved public transport.

CHAPTER 5 – ECONOMIC DEVELOPMENT

5.4 The Role of Land Use Planning in Economic Development (viii) Supporting key sectors for growth Maritime (page 89)

5.4 (viii) Supporting key sectors for growth

Maritime - The maritime sector in Wicklow benefits from a host of assets and activities capable of expansion and development including: shore-side services, shipping services, repairs and maintenance, fishing, tourism and leisure, servicing of the offshore renewable energy industry, maritime financial services etc. The County Wicklow Economic Think Tank Action Plan and the Local Economic and Community Plan support the identification and realisation of the economic opportunities within the maritime sector.

CHAPTER 11- COASTAL ZONE MANAGEMENT

11.1 Introduction (Page 270)

N.B. 'For the avoidance of doubt, any objectives set out in this chapter shall override any other objectives set out in this plan.' This may conflict with other objectives e.g economic objectives

11.2 Coastal Zone Management Objectives (Page 270)

CZM1 N.B. The Murrough is constituted of gravel – this paragraph introduces restrictions on the removal of such material.

Insert the word 'unauthorised' to read ultimately:

"To ensure that there is no unauthorised removal of sand dunes, beach sands or gravels through application of the provisions of the Foreshore (Amendment) Act (1992), in close co-operation with the Department of Communications, Energy & Natural Resources and the Department of Environment, Community and Local Government."

CZM3 (Page 270)

This paragraph prohibits any new building or development within 100m of 'soft shorelines'

Consider additional clause at end of paragraph:

"To protect both public and private investment by prohibiting any new building or development (including caravans and temporary dwellings) within 100m of 'soft shorelines' i.e. shorelines that are prone to erosion excepting infrastructural development that incorporates intrinsic coastal protection."

Cell 3 CZ3 Page 272

Reduce the rate of erosion on Greystones North Beach and Cliffs by measures including land drainage¹.

C115

Leonora Earls

From: Hilary [mailto:hilary.martin@wco.wicklow.gov.ie]
Sent: 22 January 2016 14:12
To: Planning - Development Plan Review
Subject: Protected Structure Listing - NIAH 16301032 2 Sloan Terrace, Meath Road, Bray Co Wicklow

Dear Sir/Madam,

We would like to note that we are pleased that the above has been recommended for inclusion on the Record of Protected Structures.

Sloan Terrace, Meath Road is a terrace of two semi-detached houses built c. 1880. It has been in my family's ownership for nearly 80 years, having originally been purchased by my grand-mother in c. 1938/9. I, together with my brother, own 2, Sloan Terrace and 1, Sloan Terrace is owned by two further brothers. I have lived at the address for 20 years. The houses remain very much intact and the decorative wrought iron gates and railings to the front gardens are one of only two original decorative Victorian examples remaining on Meath Road. They are most attractive and add greatly to the 19th century streetscape.

We would very much like these to be included on the Record of Protected Structures, as recommended by the Minister through the NIAH survey of Co. Wicklow.

Yours faithfully,

Hilary Martin
2, Sloan Terrace
Meath Road
Bray
Co Wicklow
0863838346



This email has been checked for viruses by Avast antivirus software.
www.avast.com

C116

Leonora Earls

From: Maurice Martin
Sent: 10 January 2016 21:18
To: Planning - Development Plan Review
Subject: Proposed addition of 1 Sloane Terrace Meath Road Bray to RPS

Dear Deirdre

I recently spoke with you re the above subject I have inherited the above premises with my brother from our late father who purchased it about 1940 during the 2nd world war. A family of tenants occupied the property then and a 'controlled rent' was placed on it at something like five pounds per year. The tenants were responsible for the upkeep of the interior and this was very much neglected up till the last family member vacated the premises about ten years ago.

It is now in a very delapidated state with plaster falling from ceilings and walls. There is apparent dry rot, wet rot and some subsidence and after substantial monies been paid in Capital Acquisition Tax there are no funds to renovate it. Consequently we are hoping to sell the property as soon as possible and consider that an RPS would hinder the sales prospect.

Therefore I am not in favour of your proposal and I request that you do not include No 1 to the Record of Protected Structures, Wicklow County Development plan 2016 - 2022 Yours Sincerely Maurice Martin

PS I can provide photographs showing the delapidated state of the interior, if you wish

Sent from my iPhone

C117

Leonora Earls

From: noel marti
Sent: 10 January 2016 15:50
To: Planning - Development Plan Review
Subject: Record of protected structures

A Chara,

With regard to the inclusion of, 1 Sloan Terrace, Meath Road Bray, under the, "Record of protected structures", having recently inherited the property as tenant in common with my brother, but as yet do not have the deeds or any control of the property i would strongly object to the property's inclusion under the R.P.S.

The above property was always described by my late Father as "jerry built". The property was rent controlled for about 40 years and with a rental income of about 50 pounds a year no money was spent on the property. There is "wet rot", "dry rot", "rising damp", "falling damp", and a "leaking roof" to mention a few of the issues with the property, and having recently paid a substantial capital acquisition tax bill, i can assure you that i have no funds available to spend on the upkeep of the property.

My Brother and I plan to sell the house in the spring of 2016 and any mention of "protected structures", will only put off potential buyers and result in the property deteriorating further.

I am flattered that you think so highly of 1 Sloan Terrace but i can assure you that i really is a "pigs ear" and im sure there must be other properties more worthy of protection.

If you need discuss the matter further I can be contacted on 0864091000, but if posting this email please obscure my phone number,

best regards,

Noel Martin

C119

Leonora Earls

From: Gerry McGlinchey
Sent: 19 February 2016 15:32
To: Planning - Development Plan Review
Subject: Draft Wicklow County Development Plan 2016 to 2022 Submission
Attachments: Enniskerry_LAP_Submission_19Feb16.pdf

County Development Plan Review,
Planning Department,
Wicklow County Council,
Station Road,
Wicklow Town

Dear Sir,

I note that submissions on the Enniskerry Draft Local Area Plan 2016 – 2022 may be made until the 19th of February 2016.

Brookville is located within the village boundary of Enniskerry on mains sewer and water and within 500 meters of a bus stop.

The Ballyman road has been improved since the last development plan. Brookville consists of 1.7 hectares. I request that the 0.2 hectares area indicated in the attached map be considered for residential zoning in the Enniskerry Draft Local Area Plan 2016 – 2022.

I attach a

Sincerely

Gerard Mc Glinchey
Brookville
Ballyman Road,
Enniskerry,
Co. Wicklow

Enniskerry Draft Local Area Plan 2016 – 2022 Submission

Gerard Mc Glinchey
Brookville
Ballyman Road,
Enniskerry,
Co. Wicklow

19 February 2016

County Development Plan Review,
Planning Department,
Wicklow County Council,
Station Road,
Wicklow Town

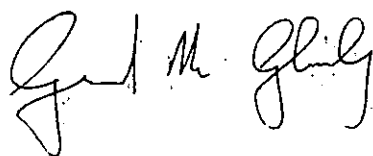
Dear Sir,

I note that submissions on the Enniskerry Draft Local Area Plan 2016 – 2022 may be made until the 19th of February 2016.

Brookville is located within the village boundary of Enniskerry on mains sewer and water and within 500 meters of a bus stop. The Ballyman road has been improved since the last development plan. Brookville consists of 1.7 hectares

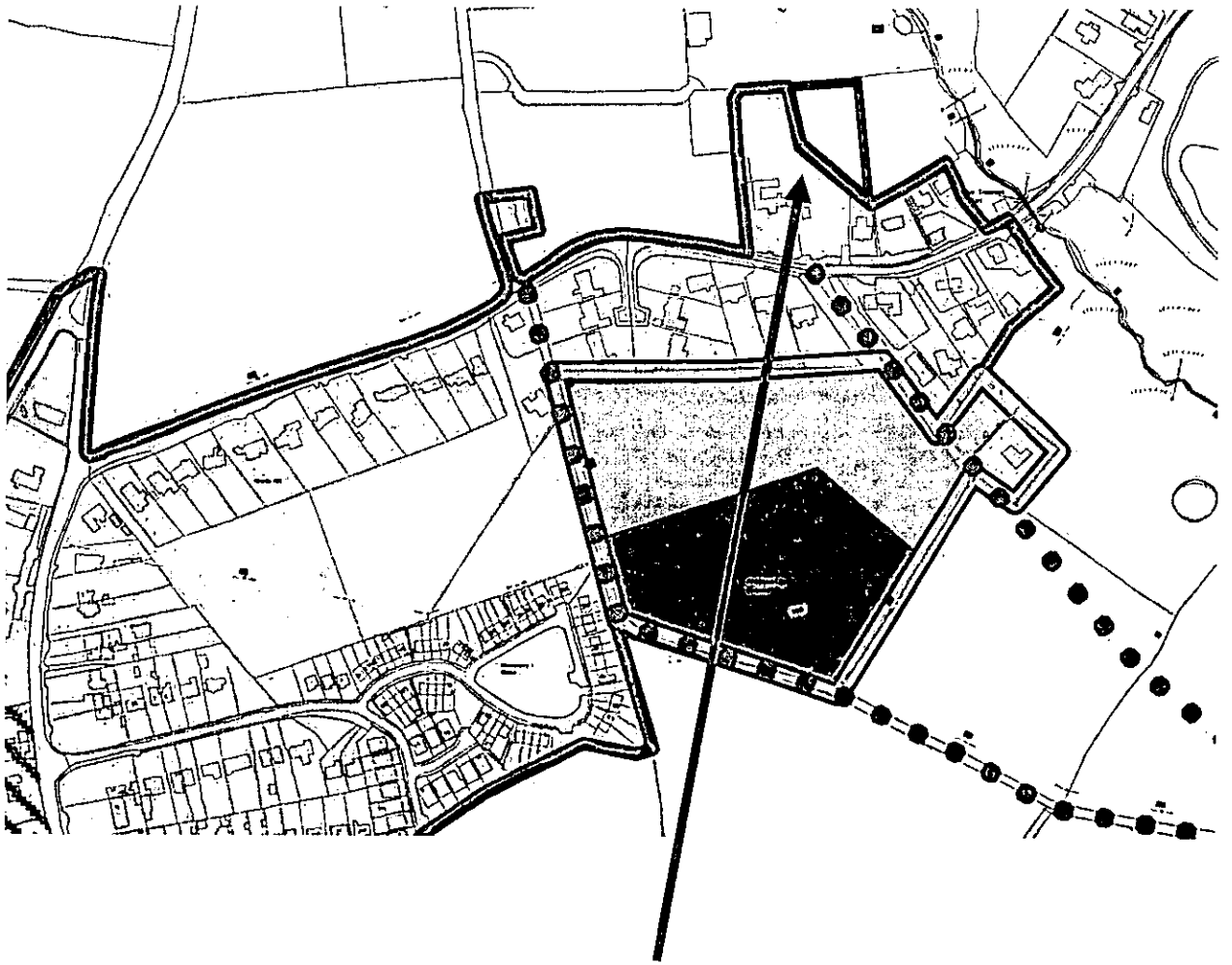
I request that the 0.2 hectares area indicated in the attached map be considered for residential zoning in the Enniskerry Draft Local Area Plan 2016 – 2022.

Sincerely



Gerard Mc Glinchey

Enniskerry Draft Local Area Plan 2016 – 2022 Submission



I request that the 0.2 hectares area outlined in Green be considered for residential zoning in the Enniskerry Draft Local Area Plan 2016 – 2022.

C120

Leonora Earls

From: Liz Mc Mahon [mailto:.....]
Sent: 10 February 2016 17:22
To: Planning - Development Plan Review
Subject: Submission
Attachments: Enniskerry Town Plan response.docx

Wicklow County Council

Draft County Development Plan

2016-2022

Submission

From Liz McMahon,

Braeburn, Kilmolin,

Enniskerry.

10/02/16

'Enniskerry is described as a compact picturesque settlement. Landscape plays a large part in the town's character and development. The County Development Plan categorises the landscape surrounding Enniskerry in all directions as an Area of Outstanding Beauty.'

Action area 1 to be developed for a small business park / employment zone, car-park and up to 156 residential units, ('town centre' type densities), needs consideration to ensure that the character of the picturesque settlement is maintained whilst expanding residential, employment and community buildings.

Part of the field at the opposite side of the road from Parnasillogue Court has also been changed to become residential.

Careful planning will be needed to avoid continuous heavy density housing for 2 km to Enniskerry on the L1010 Glencree to Enniskerry road on both sides of the road blocking the outstanding beauty. Currently there are beautiful views of mountains and sea.

We need to ensure that the Enniskerry settlement does not become swamped by large housing estates. The outstanding beauty can still be observed on this route L1010 to the centre. Planning needs careful designing in consultation with professional landscape designers to keep some of these views.

'To ensure a high quality living environment for existing and future residents'

The assets of living in Enniskerry are outstanding due to the natural landscape and access to it. Enniskerry is a playground for all with Knocksink Wood, Ballyman Glen and Bog Meadow and the GAA grounds etc . The access is important for the residents to enjoy a quality living environment. Bogmeadow has fantastic

recreational assets - football fields and tennis courts. Developed walkways are maintained by the local community around the playing fields and courts, to river banks and woods. These pathways connect up to Knocksink wood. With a growing population these kind of assets need to grow as also. Connecting up our natural areas to all newly built up areas is very important to keep Enniskerry a wonderful place for families to grow. Educators and health personnel are now realising the importance of outdoor living for families to combat obesity and children to learn in the environment. This is a growing area. Children do not only need a corralled manmade playground for exercise. They learn far more in the natural environment where the whole family can share exercise. Enniskerry has this and we need to maintain and have access for all.

'Vehicular movement

The roads in the town centre are generally of good quality and traffic moves reasonable well.'

Currently there are problems with traffic movement during school times, mass times, weddings and funerals at the road that crosses the L1010 as it reaches Enniskerry town centre zone. During these times cars park on the Library side of the road. Cars can only drive in one direction at a time. This can be both hazardous and slow. The road here is marked with a solid white line.

To drive straight through the crossroads to the town centre is equally problematic as again cars park on the left hand side leaving room in only one direction at a time. This currently works on a "politeness" basis.

The new planning for houses and business on the L1010 could mean 200 more cars on those roads every day putting increased pressure from regular traffic on these black spots.

'To create functional public spaces and pedestrian routes linked to new development that maximise the natural features of the area.'

'Ensuring the protection of natural habitats (in particular the protected habitats at Knocksink Wood and Ballyman Glen), cultural heritage, ecological resources and quality landscapes and the protection and enhancement of biodiversity.'

Suggestion

At AAI site beginning at the top of Kilmolin a green walk-way, cycle track could be developed along its northern field perimeter to the current GAA site. Existing trees on the boundaries could be preserved and new stone walls and native trees planted.

'ENN8 To support and facilitate in co-operation with relevant bodies and landowners, the provision of tourism amenity routes around the town.'

This would pass beside the Parknasilloge Chambered Grave. The megalithic tomb is as yet unclassified. It could be a Cist or maybe a disturbed Wedge tomb, as there are a number of small boulders lying around the chamber. Presently the tomb is being over run with brambles and a fallen tree lies next to the tomb. Hopefully this would encourage the relevant bodies to attend to this site.

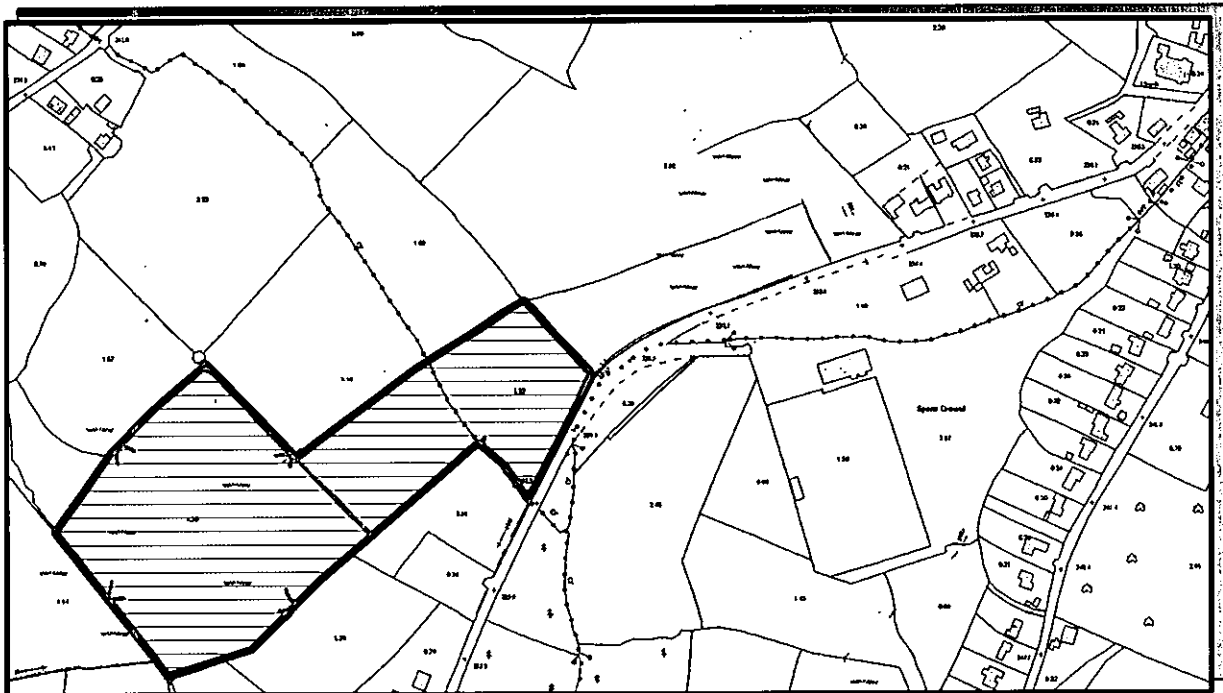
The track could connect into the GAA grounds opening up possibilities to connect to the village at a later date.

C121

SUBMISSION
DRAFT WICKLOW COUNTY DEVELOPMENT PLAN
2016-2022

ZONING OF ANNAMOE ROAD, ROUNDWOOD

ROBERT MILLER



February 17th 2016

WICKLOW COUNTY COUNCIL
19 FEB 2016
PLANNING DEPT.

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

*Professional Town Planning
Consultants*

94 Rathdown Park
Greystones
Co. Wicklow

- T 01 276 2512
- F 01 276 2516
- E info@fogassociates.com
- W www.fogassociates.com



FRANK Ó'GALLACHÓIR
& Associates Ltd.

Planning & Development Consultants

C121

Our Ref: J13/040

County Development Plan Review
Planning Department
Wicklow County Council
County Buildings
Wicklow Town

Date: February 17th 2016

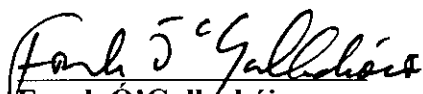
Draft Wicklow County Development Plan Submission
Robert Miller Commercial Zoning
Annamoe Road, Roundwood, Co. Wicklow

Dear Madam,

We act on behalf of Mr. Robert Miller of Ballinastoe, Roundwood, Co. Wicklow, the owner of these lands at Annamoe Road, Roundwood, Co. Wicklow. We wish to make a submission on the Draft Wicklow County Development Plan 2016-2022 – Roundwood Settlement Plan for the consideration of the Council. Our submission seeks to include our client's lands within the Secondary Zone of the Roundwood Settlement Plan in order to enable general industrial development and employment creation to be carried out in the said lands. Our submission follows.

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

Yours sincerely,


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

Enc: Development Plan Submission

**DRAFT WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022-
SUBMISSION – ROUNDWOOD SETTLEMENT PLAN**

ANNAMOE ROAD, ROUNDWOOD, CO. WICKLOW

ROBERT MILLER

1. INTRODUCTION & SUBMISSION OBJECTIVE

1.1 Background

Our client is the owner of these lands at Toghermore and Baltynanima, Annamoe Road, Roundwood. He wishes, in association with the local community to have this land zoned appropriately for general industrial use and for recreational use.

The lands are located on unused rough mountain land on the Annamoe Road on the southern side of Roundwood. The lands may be divided up into two parts as follows. The road frontage of circa 120 metres is a dog leg shape comprising two hectares (circa 5 acres). The area to the rear has no road frontage. This land is unused bogland at present. It has an area of circa 3.48 hectares (circa 8.6 acres).

1.2 The 2007 Roundwood Local Area Plan

The 2007 Roundwood Local Area Plan, designated these lands as Action Area 3 with the following objectives. See Figure 1.

- **Open Space Zone.** 3.48ha for the development of athletics track and facilities and a shared carpark between the livestock sales yard and the athletic facility, to be located within these open space lands.
- **E1 Zone.** 1.2ha for the provision of an agricultural livestock sales-yard.
- **E Zone.** 8ha for Employment uses, of which a minimum of 50% shall be reserved for local enterprise development.
- **T1 Zone.** 1.33ha for tourism, leisure, and transportation uses.

The 2007 Roundwood Local Area Plan required that no development would commence until ownership of the appropriate lands had been transferred to the Athletics Club and that a legal undertaking to provide the shared car-parking between the athletics facility and the livestock sales yard be entered into.

1.3 Post 2007 Roundwood Local Area Plan

Following the making of the 2007, Roundwood Local Area Plan our client endeavoured to progress the implementation of this action area.

In order to make planning applications on the lands, it was necessary to propose an Action Area Plan and have it approved by the Council. This Action Area Plan was approved by Wicklow County Council by letter dated 8th of December 2008.

Our client received planning permission under Planning Register Reference 08/999, on the 30/1/2009 on the area zoned E. This permission was for the construction of an employment facility comprising of 2,373m² incorporating two buildings measuring 1,471m² and 902m² respectively, each with multiple units on the area zoned E.

Planning Register Reference 09/333 granted planning permission on the 14/10/2009 for a temporary effluent treatment and disposal system together with an on-site water supply to service the development granted permission under Planning Register Reference 08/999.

Planning Register Reference 13/8305 granted planning permission to extend the duration of Planning Register Reference 08/999 until the 6th of June 2019 on the 12th of June 2013.

To summarise our client went through all of the planning procedures and got the relevant approvals and planning permissions in place to carry out this development. However because of the economic recession, our client has not been able to carry out this development. Similarly the other parties involved in the development of the action area have not been able to contribute to the originally proposed development.

1.4 Other Action Area Plan Objectives

The ownership of the lands proposed for the athletics track have been transferred to the Club. See attached letter from our client's Solicitors and from the Roundwood & District Athletics Club. No development can commence on the athletics track until the roadside frontage has been developed. The agricultural livestock sales yard development has proved not to be economically feasible. There has been no interest by relevant parties in progressing this development.

2. ROUNDWOOD DRAFT TOWN SETTLEMENT PLAN

The proposed Draft Town Settlement Plan has now excluded these lands entirely from within the development plan boundary and effectively removed any zoning from these lands. See Figure 2. There is no explanation in the written statement as to why this has been done. We note that there are now no lands zoned for employment creation and in particular for general industrial use, within the Roundwood Settlement Plan boundary.

Employment uses are only permissible in the primary and secondary zones. In the primary zone area, employment developments are only possible if they are "*small-scale light industrial and manufacturing developments that do not undermine the attractiveness of the main street as traditional town centre*".

In the secondary zone, employment creating development are possible only in the context of being able to locate, where they would not serious impact on other adjacent land uses. In other words, general industrial developments will only be acceptable, if they are on large sites with buffers between them and incompatible landuses such as residential, office, educational or tourist uses. Therefore there is a need for relatively large sites to be available in order to facilitate new industrial type developments in the town and to create local employment.

3. SUBMISSION AND RATIONALE

3.1 Submission

Our client requests that the Planning Authority to extend the secondary zone to include all of the lands previously part of Action Area 3 in the 2007 Local Area Plan, in order to provide for employment creation by him and others in Roundwood. Figure 1.

It is noted that the planning authority has changed its zoning practices for smaller settlements such as Roundwood, in this Draft County Development Plan. It is therefore unlikely that similar specific zoning designations would be made for these lands as were made in the 2007 Local Area Plan. We would suggest that, to be consistent, the secondary zone be extended to include the areas previously zoned E, E1 and T1 in the 2007 plan.

3.2 Business Rationale

The objective of this zoning submission is to provide for industrial employment creation in Roundwood and in particular to provide for Miller Bros. Stone to consolidate its operations in the town.

Our client's existing stone yard which is used for display, storage and transfer of ornamental stone is located in the town centre of Roundwood. It needs a more permanent location than where it is currently located and it also needs room for expansion. Our client's manufacturing facility is in Rathnew at present. It is our client's intention to provide more local employment in Roundwood by concentrating his business there.

3.3 Planning Rationale

We believe that the proposed zoning sustainable is in accordance with proper planning principles for the following reasons.

- The planning authority previously considered employment creation proposals on this land to be sustainable in making the 2007 Roundwood Local Area Plan, in approving an Action Area Plan for these lands and when granting planning permission for an employment centre and for the provision of effluent treatment and water supply systems for the employment centre development in 2008 and 2009. Furthermore, it extended the duration of this planning permission in 2013.


- This industrial zone will accommodate general industrial developments which should be located within the village but not adjacent to existing residential, educational, commercial or retail uses.
- The location of the lands on the outskirts of the village, yet within the existing speed limit area, is ideal for these purposes.
- It is in an area with no specific nature conservation or amenity designations.
- With appropriate design and landscaping, this facility could complement the character of the village.
- It will provide safe vehicular access to the Roundwood and District Athletics Club grounds. However, in order to provide vehicular access thereto, it is necessary to carry out the industrial development on the road frontage, including vehicular access and car parking.
- The proposal use of this unused bog-land would be to the benefit of the local community and County Wicklow athletics in general.

4. CONCLUSION

We request the Planning Authority to include our client's land within the secondary zone. This zoning will address existing local employment needs and recreational needs in Roundwood. The zoning will assist the local growth of Roundwood in terms of the protection of existing employment and employment creation. It would be sustainable in relation to minimising the commuting necessary for local employees to go to their places of employment.

Please contact us if we can be of further assistance. We will gladly make an oral submission if this is requested or supply additional information.

Yours faithfully,


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

Attached

Figure 1: Roundwood Local Area Plan 2007
Figure 2: Draft Wicklow Development Plan – Roundwood Settlement Plan
Roundwood & District Athletics Club Letter
Solicitors Letter dated 16th February 2016

Figure 1 Roundwood Local Area Plan 2007

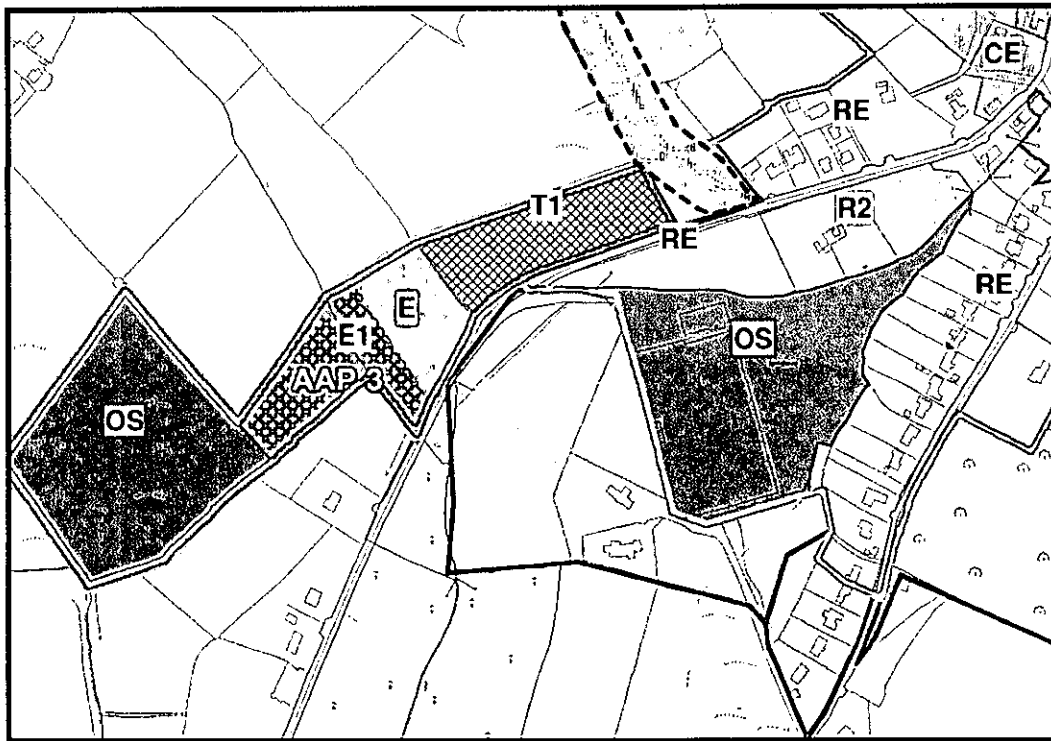
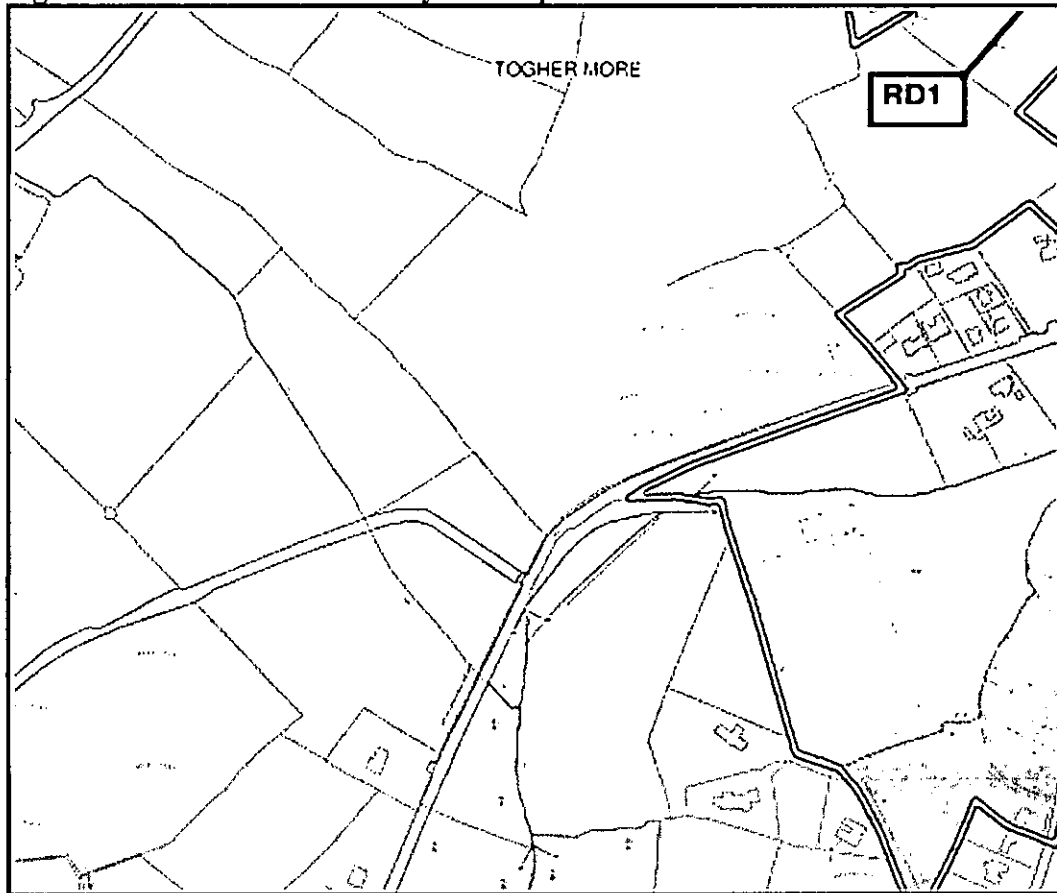


Figure 2 Draft Wicklow County Development Plan 2016





To whom it may concern,

Roundwood Athletic club would formally ask the council to reconsider the de zoning of the lands at Baltanamina which are currently owned by our club.

While we appreciate we have made a recent investment into grounds adjacent to An Tochar GAA club , this facility is on a small scale and will only provide for a small number of activities/events ,sprinting, long jump high jump etc.

It is the clubs long term goal however to have facilities for all events within the athletic track and field calendar. All of which should it be provided would cater for the Roundwood area and possible west and south Wicklow.

The clubs desire is to ultimately have an internal running track and facility which will increase the growing reputation, standards and participation in athletics in this county.

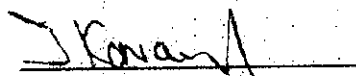
While we appreciate this is not our immediate goal with the lands in the village which we have just purchased , we do intend to make use of the field subject of this dezoning for long distance running cross country, javelin etc..

The de zoning of this land will leave us at a huge financial disadvantage as the lands we own will no longer be zoned for such usage and the purchase of similar lands will be completely out of our reach if we were to try and provide for such facilities..

We would therefore urge the council to reconsider its decision to rezone this land.

Yours sincerely

Signed:



Terry Kavanagh

Chairperson Roundwood and District Athletic Club

Dated: 18/2/16



Neville Murphy & Co
SOLICITORS

9 Prince of Wales Terrace, Bray, Co. Wicklow
Tel: (01) 286 0639 / 286 2491
Fax: (01) 286 0572, DX 16003 Bray

Our Ref:

Your Ref:
GM/AD

Planning and Development Section
Wicklow County Council
County Buildings
Wicklow
DX 46 004 Wicklow

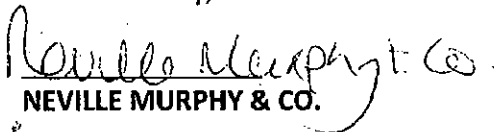
16 February 2016

**RE: Our client Robert Miller and the Miller Family.
Them with Roundwood and District Athletic Club**

Dear Sirs,

We would confirm that we act on behalf of the above named clients and for the removal of doubt **WE HEREBY CONFIRM** that our client executed a Deed of Transfer for the ownership of lands at Baltyanima, Ballinacor North, Roundwood comprised in folio 5336 Co. Wicklow on or about the 3rd December 2009 to Kathleen Kenna, Eithne Kavanagh and Lucy Molloy being Trustees of Roundwood and District Athletic Club. The solicitors acting for the Club was Liam O'Brien who subsequently ceased practise as far as we are aware but all of the legal documents were handed over to the solicitor in late 2009.

Yours faithfully,

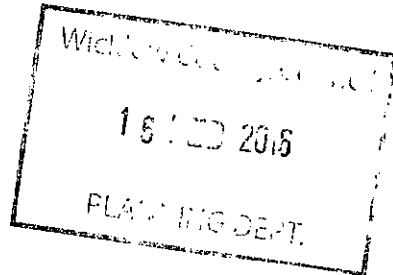

NEVILLE MURPHY & CO.

Partners: Neville Murphy BCL. Gene Murphy (Cásca 1981) Darren Murphy LLB Dip Emp Law. Caroline Murphy BA Dip LS.
VAT No. IE 4102442L

C123

County Development Plan Review
Planning Department
Wicklow County Council
Station Road
Wicklow Town

14th February 2016



Dear Sir/Madam,

Re: Sloan Terrace, Meath Road, Bray, Co. Wicklow REF NO:NIAH 16301032

Sloan Terrace, Meath Road, is a fine example of Victorian architecture, dating from c. 1880. The houses remain very much as they were built and the original, wrought iron decorative gates and railings are one of the finest examples of Victorian ironmongery in the Bray area. Many of these original, decorative railings have been removed from Bray residences and Sloan Terrace and Earlsbrook Nursing Home are now two of the only remaining examples on Meath Road.

I would agree that the above should be included on the Record of Protected Structures, as recommended by the Minister through the NIAH survey of Co. Wicklow.

Yours faithfully,

Joseph Murney
2, MILWARD TQ
Meath Rd Bray

C124

From:

historicbuildingconsultant@gmail.com on behalf of Rob Goodbody
[rot [s.ie]

Sent:

19 February 2016 12:42

Subject:

Planning - Development Plan Review
Draft Wicklow County Development Plan 2016-2022

Attachments:

Ballykean-DevelopmentPlanSubmission-2016-02-17.pdf

I attach a submission in relation to the development plan and would be grateful if you would take it into account.

With thanks,

Rob

Rob Goodbody

A(mod), Dip. Environmental Planning, Dip.ABRC, MA, MUBC, MIPI
Historic Building Consultant

Old Bawn, Old Connaught, Bray

Email: rob@historicbuildingconsultant.com

Tel: 01853 872222

Mob: 087 941 1234

HISTORIC BUILDING CONSULTANTS

OLD BAWN
OLD CONNAUGHT
BRAY

rob.goodbody@historicbuilding.com

County Development Plan Review
Planning Department
Wicklow County Council
Station Road
Wicklow Town
County Wicklow

19th February 2016

Re: Draft Wicklow County Development Plan 2016-2022

I wish to lodge an observation on behalf of Gerard Moore of Ballykean House, Redcross, Co. Wicklow in relation to his property at the townland of Ballykean (Penrose), Redcross. Ballykean House is a protected structure, under reference 30-04 in the current development plan. The location of the property is indicated on the map below.

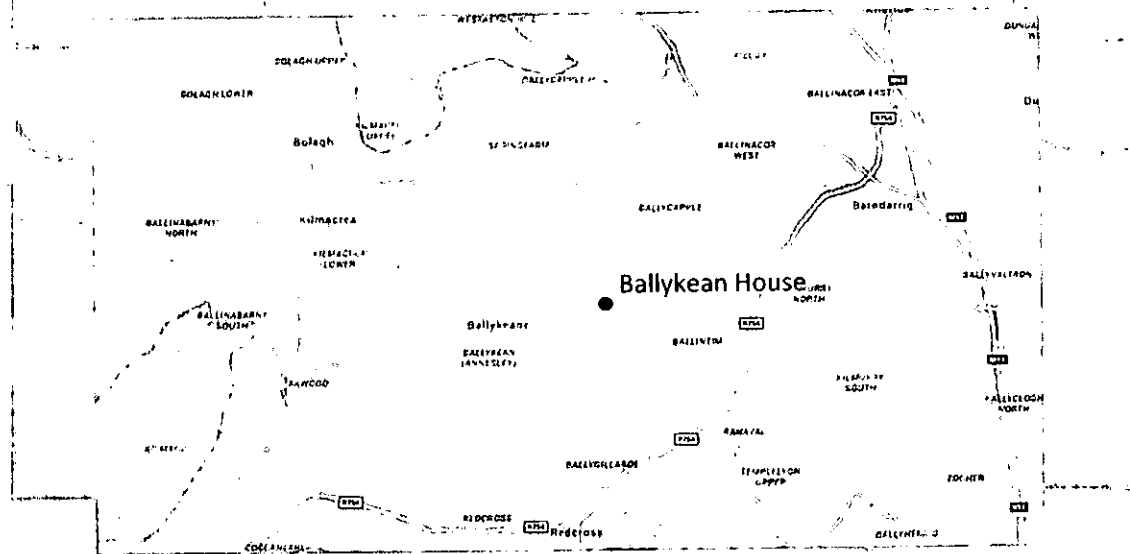


Figure 1: Location of Ballykean House

Summary of submission

This submission seeks to have the demesne and attendant grounds of Ballykean House set down in the Record of Protected Structures and also seeks to have the prospect of the demesne and house from the R754 to the south of the demesne included in the list of protected prospects as set down in the written statement of the new development plan.

Rob Goodbody BA(mod), DipEP, DipABRC, MA, MUBC, MIPI

Background

Penrose family

The known history of the house and demesne at Ballykean goes back to the early seventeenth century when land was granted to the Parson family of Birr. In the middle of the century two brothers, Richard and Robert Penrose, moved to Ballykean from Yorkshire. Some accounts say that one, other, or both, of them had been soldiers in Cromwell's army and this is certainly possible, as many of the immigrants of that time had been involved in the English civil wars. It is known that they were Quakers and it is believed that they moved to Ballykean in 1658. It is not known whether they had become Quakers before their move to Ireland, but they were certainly in Ballykean, and members of the Society of Friends (Quakers) by 1668.

The two brothers both married women named Anne and between them they had eight children. Robert and Anne's son, Robert, and Richard and Anne's son, John, both stayed on in Ballykean and both married women named Mary, between them producing sixteen children. Robert and Anne moved to Coolroe, near Tinehely, in about 1704 and around 1708 they moved again, to Monduff, near Rathnew. John and Anne's son, Daniel, moved to Wexford for a time in the 1720s, but moved back to Wicklow with his wife, Grace. Their son, Francis, and his wife, Grace, lived in Offaly for a time in the 1770s, but returned to take on the property at Ballykean. Francis and Susanna were the last Penroses to live at Ballykean and they died in 1805 and 1806 respectively. The family continued to own the property for many years after this, though it was let to tenants.

Richard and Anne Penrose's son, William, moved to live in Waterford and it was his son, George, who established Waterford Glass, which was a highly sought-after commodity in the eighteenth century.

Quakers

The Penrose family had a Quaker meeting at Ballykean. Quaker worship does not require a consecrated building and can take place anywhere. It is more than likely that the original Quaker meetings at Ballykean were held in the Penrose house. Quaker meeting houses were built for convenience once the congregation became large enough to warrant a separate building. There is no record of when a meeting house was built at Ballykean, though it is known that it existed by 1760, as it was depicted on Jacob Nevill's map that was published in that year. The meeting closed in 1812 and it is not known what happened to the building.

Ballykean House

The present house at Ballykean dates from the late eighteenth century – probably around the 1770s. It doesn't seem that there are any remnants of the original house built into the walls. Hard information is lacking, but the house was shown on Jacob Nevill's map of County Wicklow, published in 1760. The scale of the map is too small to give any detail or to pinpoint the location of the house accurately. The map is very accurate for its period and type and the road network can be seen to match that shown on later Ordnance Survey maps. Taken literally, the location of the house on this

map is very close to the site of the eighteenth century Ballykean, while the Quaker meeting house appears to be near the road, to the west of the main house.



Figure 2: Detail of Nevill's map of 1760

Demesne

The present layout of the demesne at Ballykean has changed little since the first edition Ordnance Survey map of 1838.

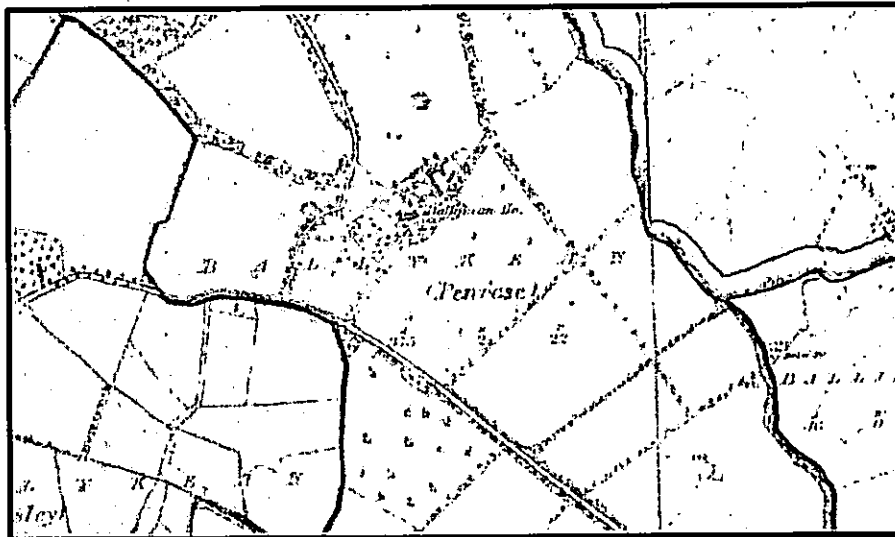


Figure 3: Detail of Ordnance Survey map of 1838

The grey stippling on this map defines the demesne as a relatively tight area to the south and west of the house, including an area on the north-western side of the adjacent road. There is generous tree planting in the vicinity of the house, with a walled garden adjacent to the west and with a stable yard at a slight remove to the east. The area to the south of the house is divided into two

compartments or fields, each surrounded by trees. This appears to be an over-strict categorisation of the demesne, both as a designed landscape and as the property boundary.



Figure 4: Ordnance Survey map of 1838 with property boundaries added

The map reproduced in Figure 4 is a copy of the 1838 Ordnance Survey map to which the property boundaries have been added by the Valuation Office in the later nineteenth century. The thicker red line that surrounds an irregular area running from top to bottom in the centre of the view denotes the boundary of the townland of Ballykean (Penrose) and also defines the land held by the Penrose family. This area has been picked out in green on the map. The grey-shaded area in the centre is the demesne as defined by the Ordnance Survey. It is clear, however, that the designed landscape extended further than this area. The entire northern section of the townland is laid out with belts of trees and woodland and has the appearance of parkland.

The most striking feature of this landscape, as seen on maps and aerial photographs, is the very straight road that leads towards the north-west from the R754. Apart from the southernmost section, this road was within the property ownership of the Penrose family and the straight section ends when it reaches the boundary with the adjacent property. It is noted that this line and the line of the field boundaries to the north are set symmetrically on either side of the axis of view from the main house. In other words, these are part of the structure planting of the demesne. It seems clear that this road was laid out by the Penrose family and this would appear to have been done at an early date, given that it is on Nevill's map of 1760.

The style of demesne planting that came into vogue before the mid-eighteenth century adopted a pseudo-natural look, with parkland interspersed with clumps and belts of trees as well as woodland

and individual specimen trees. The rigid straight lines of the earlier period, which was at its height in the late seventeenth century, had become unfashionable, though in many instances they were not swept away in the remodelling of the landscape in the later eighteenth century. The implication here is that this pair of straight lines and their symmetrical placing, are out of character with the late eighteenth century Ballykean House and may be a surviving element of the demesne landscape that went with the original house.

The 1838 Ordnance Survey map shows the property as it was more than thirty years after the Penrose family had moved elsewhere. The red numerals on the map in Figure 3 above indicate plot numbers for the valuation of the properties and those labelled 1A and 1B were occupied with the main house. It is more than likely that plots 2A and 3 were also part of the land held with the main house in the seventeenth and eighteenth centuries, though they had been leased separately after the Penroses had ceased to occupy the land.

Present state

The house and demesne at Ballykean have survived more or less intact. Comparison between the 1838 Ordnance Survey map and today's maps and aerial photographs shows that the house, its outbuildings and the layout of the gardens, drives, tree planting and other features in the vicinity of the house are fundamentally unchanged. Similarly, the straight stretch of road with trees on either side, the line of trees to the north-east and the field boundaries are also essentially the same as they were almost two hundred years ago. This includes significant numbers of historic ditches, old stone walls, stone-reinforced earth banks and tree planting. A group of farm buildings has been erected to the south-east of the house, though located in such a way that they do not form a feature when seen from the R574, due to the screening of the belts of trees and the dark green colour of the farm buildings.

Location and prospects

Ballykean House and its demesne are prominently visible from the R574, whether travelling eastwards or westwards. They also catch the eye at the northern end of the local road, designated the Michael Collins Drive, when approaching the junction with the R574, where the house and its setting present an appearance that cannot differ much from the house and demesne as they were laid out in the eighteenth century.

The photographs overleaf show the views of the demesne as seen looking northwards from the R754 near to Ballykean and to the east of the village of Redcross.



Figure 5: View from R754 at junction with road to Brittas Bay



Figure 6: View from R754 to west of junction with road leading to Ballykean House



Figure 7: View from R754 to south east of Ballykean House

and individual specimen trees. The rigid straight lines of the earlier period, which was at its height in the late seventeenth century, had become unfashionable, though in many instances they were not swept away in the remodelling of the landscape in the later eighteenth century. The implication here is that this pair of straight lines and their symmetrical placing, are out of character with the late-eighteenth century Ballykean House and may be a surviving element of the demesne landscape that went with the original house.

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The photographs overleaf show the views of the demesne as seen looking northwards from the R754 near to Ballykean and to the east of the village of Redcross.

Proposal

1. Record of Protected Structures

Ballykean House is a protected structure as set down in the current Wicklow County Development Plan 2010-2016 (Reference 30-04). To date the curtilage has not been defined. It is requested that the description of the protected structure, as set down in the Record of Protected Structures, be augmented to include the curtilage and attendant grounds of the house, defined as extending to include the townland of Ballykean (Penrose), coloured green in figure 4 above. This would ensure that the integrity of the eighteenth century demesne and the surviving elements of the seventeenth century demesne would be protected from inappropriate change.

2. Prospect of special amenity value or special interest

It is also requested that the prospect of the demesne as seen from the R574, which represents a view over an unusually intact demesne of the seventeenth and eighteenth century, together with the late-eighteenth century country house, be registered as a listed prospect in the Schedule 10.15 of the development plan. The appropriate length of road along which this protection should extend would be that part which affords the clear prospect of the house and demesne, which extends from a point just to the west of the junction with the road to Ballykean House, at grid reference 725661 684454, through to a point just before a group of houses on the northern side of the road, at grid reference 725960 684917.

With thanks,



Rob Goodbody

C125

Leonora Earls

From: Dennis Muldoon (ICT Forge) [mailto:d.muldoon@ictforge.com]
Sent: 15 February 2016 23:52
To: Planning - Development Plan Review
Subject: New Site Avoca Railway Station Submission
Attachments: New Site Avoca Station Submission.pdf

County Development Plan Review,
Planning Department,
Wicklow County Council,
Station Road, Wicklow Town.

15th February 2016

A Chara,

please consider the submission to the Draft Wicklow County Development Plan 2016-2022, in the attached document "New Site Avoca Station Submission.pdf".

The old Avoca station is unsuitable for today's needs, having insufficient parking and vehicle access. The last passenger train ran in 1964.

There are many advantages in opening a new modern Avoca station just south of the village beside the GAA park:

- Catchment area of Avoca, Aughrim, Woodenbridge, Conary, Redcross, Brittas Bay would be compatible with Iarnrod Eireann's 2030 Rail Network Strategy Review Final Report October, 2011, for the Connolly-Rosslare rail corridor
- Greater incentive to live in Avoca and in surrounding area
- Possibility to park cars and buses easily at new Avoca station (over 1 acre available)
- Local people can access higher-paid jobs creating more value than those available in Avoca, by commuting
- Local people will have an alternative to bus and road transport to Wicklow, Dublin, Arklow
- Less traffic on M11/N11, already saturated to what it was at the peak of boom times
- Less pollution and greenhouse gas due to 400 commuters travelling by train not road, as well as less fossil fuel imported at great cost to the nation
- Improved local economy due to increased tourism (via train) concurrent with development of Avoca Mining tourist initiatives
- Limited investment needed compared to the benefit returned to the community
- Site was historically used by Dublin & Wicklow railway company for loading mineral ore trains and so is suitable for trains to stop
- A protected pathway for pedestrian access to the village already exists between the proposed site and the road bridge 150-200 meters away
- The area is already zoned for community use
- Proximity to Avoca GAA park would be an incentive for the GAA and other groups to stage events in Avoca, with supporters travelling by train
- Acceptable project both to Iarnrod Eireann and to Wicklow County Council, according to correspondence from Mr. Lynch and from Mr. Sheehy.

The attached submission present the key aspects of the proposed new Avoca railway station with parking facilities. The existing stone structure at the site is of typical historical character and dates from the 1850s when the tracks were first laid. It is the former smithy's workshop, used by the train company, and could be re-purposed to cater for passengers, tourists and locals.

2512
The Draft plan (p.164) indicates the County's current Public Transport Objectives are in alignment with the present submission. The relevant objectives are:

- To ensure that possibilities for improvement of the Dublin – Rosslare line, including the re-opening of closed stations, are maintained and to ensure that land uses adjacent to former stations are appropriate and would facilitate future improvements.
- In particular: - to require any development proposals in the vicinity of former train stations to be so designed to facilitate future access to the station and to reserve adequate space for future car parking.

Kind regards,
Dennis Muldoon

County Development Plan Review,
Planning Department,
Wicklow County Council,
Station Road, Wicklow Town.

15th February 2016

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The old Avoca station is unsuitable for today's needs, having insufficient parking and vehicle access. The last passenger train ran in 1964.

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Greater incentive to live in Avoca and in surrounding area

Possibility to park cars and buses easily at new Avoca station (over 1 acre available)

Local people can access higher-paid jobs creating more value than those available in Avoca, by commuting

Local people will have an alternative to bus and road transport to Wicklow, Dublin, Arklow

Less traffic on M11/N11, already saturated to what it was at the peak of boom times

Less pollution and greenhouse gas due to 400 commuters travelling by train not road, as well as less fossil fuel imported at great cost to the nation

Improved local economy due to increased tourism (via train) concurrent with development of Avoca Mining tourist initiatives

Limited investment providing an extremely high benefit to the community

The site was historically used by Dublin & Wicklow railway company for loading mineral ore trains and so is suitable for trains to stop

A protected pathway for pedestrian access to the village exists between the proposed site and the road bridge 150-200 meters away

The area is already zoned for community use

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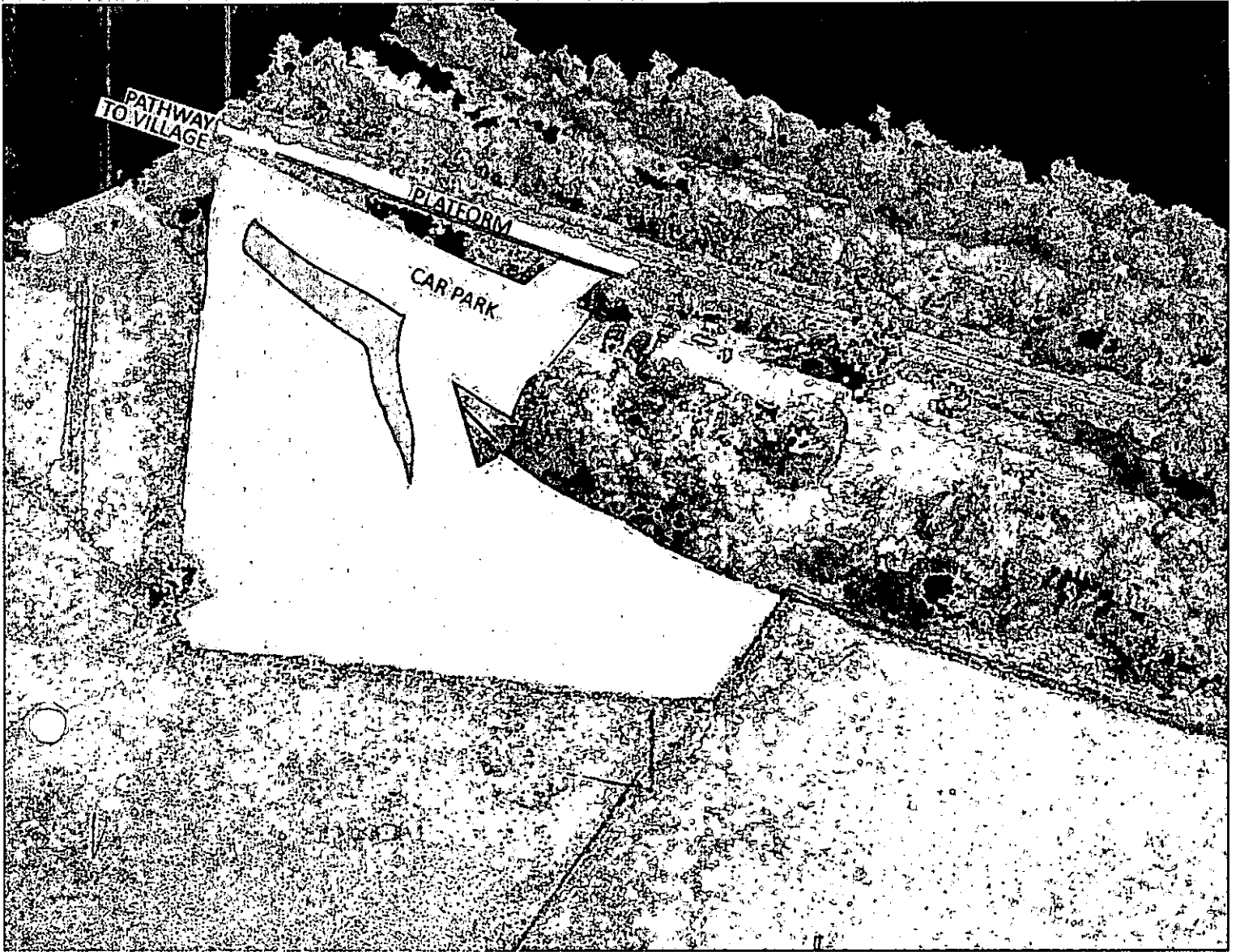
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Kind regards,
Dennis Muldoon



- 1 - Upgrade existing protected pathway to exit onto Avoca bridge for village access
- 2 - Build flat open 4-car platform beside tracks
- 3 - Grade and tarmac car park (total between 3/4 acre and 1 acre)
- 4 - (Optional)



CMLL

Pound Lane
Tinahely
Co Wicklow

County Development Plan Review,
Planning Department,
Wicklow County Council,
Station Road,
Wicklow Town.
Co Wicklow

03rd February 2016

Dear Sirs

I wish to propose that the lands highlighted on the attached map be considered for zoning for 'Community Development' in the County Development Plan for 2016 -2022 which is being compiled at present. The land is owned by myself.

We believe there is a growing need for the provision of specific residential, day care and nursing home facilities for the elderly in the Tinahely area and feel there is a deficit in community development in the area.

The 7 acre site is located in close proximity to the health centre in a quiet residential area but is close to shops and to other community facilities, all of which are within walking distance of the site. E.g Garda station, local farm shop, post office, doctors' surgery and the town centre .There are two access points to the site which will allow for safe and clear access. There are excellent existing vehicular and pedestrian linkages to services. The scale of a facility on this size site would be reflective of the semi rural location.

We feel there is a need to provide for those who wish to downsize their homes in Tinahely and live in more suitable sized homes with easy access to essential amenities and community services.

Over the past few of years a number of residents from Tinahely relocated to Carnew Community Care, Tullow Nursing home, Arklow Nursing homes and Rathdrum care facilities to avail of accommodation that provide services that Tinahely in lacking. This transition removes them from their usual place of living and isolates them from their friends and community.

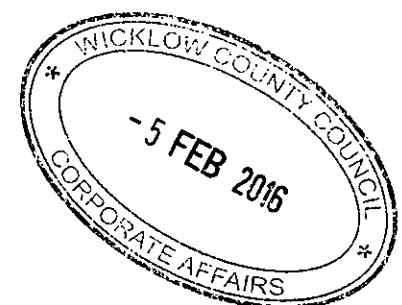
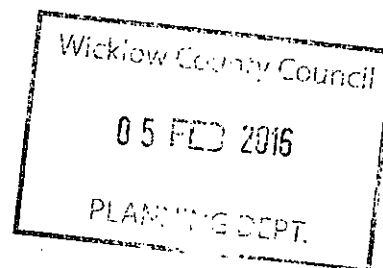
I would greatly appreciate if you could examine this proposal and consider zoning the site as 'Community Development' so that these facilities can be provided for the people of Tinahely who are need of it.

If you need further information please do not hesitate to contact me

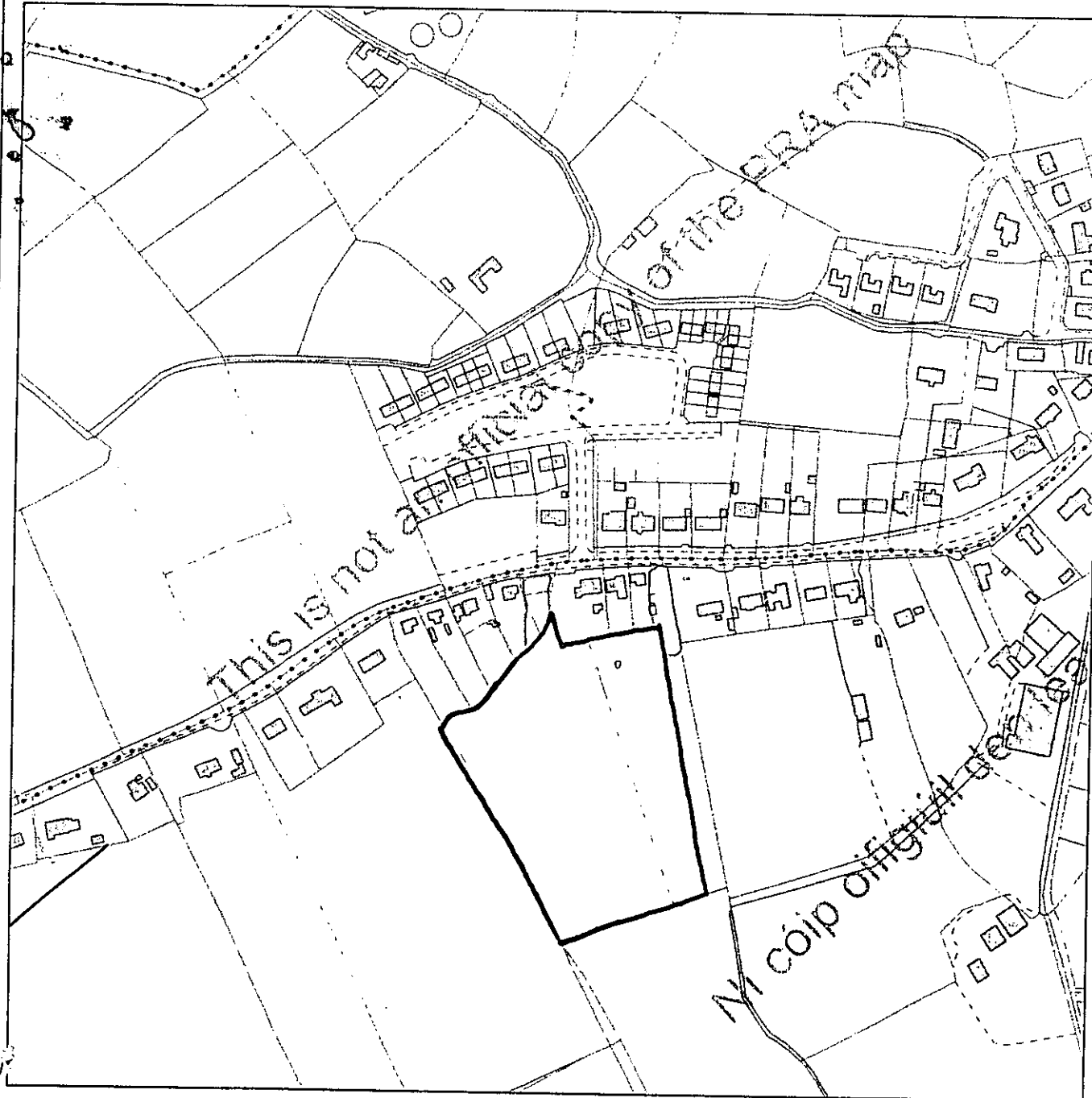
Yours sincerely



Anthony Murphy



Tinaneely village.



The Property
Registration Authority
An tÚdarás
Clárúcháin Maoine



Print map images taken from www.landdirect.ie may be used for information purposes only.

Ni fhéadtar na hiomhánna léarscáile priontáilte arna fháil ó www.landdirect.ie a úsáid ach chun críocha eolais amháin.

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

Feidhmíonn Clárann na Titlín córas teorann neamhdhochtóite. Aithníonn Mapa na Clárlainne maoin, nach ionann agus teorainneacha, rud a chiallaíonn nach bhfuil an cur síos ar thalamh i gclár ná a haithint trí thagairt do mhapa clárlainne cinntitheach maidir le teorainneacha ná fairsinge. (Féach Ailt 85 den Acht um Chlárú Teidil, 1964). Mar a ionadaíodh ag Ailt 62 den Acht um Chlárú Gníomhas agus Teidil 2006.

Creation Date: Friday, September 18, 2009 21:24 AM



MURROUGH COASTAL DEFENCE AND CONSERVATION

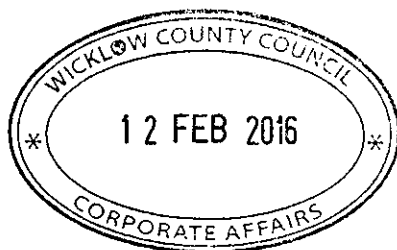
SUBMISSION TO

WICKLOW COUNTY DEVELOPMENT PLAN 2016 — 11/2/2016

BY : MURROUGH COMMUNITY CO OPERATIVE — PREPARED BY :

CO WICKLOW PLANNING AUTHORITY
COUNCIL BUILDINGS
WICKLOW.

MICHAEL KUNZ
BALLYPHILIP
KILCOOLE
CO WICKLOW



PHONE

LOCATION

THE MURROUGH MARSHLANDS STRETCH FOR 14 KM ALONG THE NORTH EAST WICKLOW COAST FROM BALLYGANNON IN THE NORTH TO BROADLOUGH IN THE SOUTH AT WICKLOW TOWN.

THERE IS A GLACIAL SAND AND GRAVEL UNDERLAY UP ON THE BED ROCK WITH LAYERS OF GREY MARL TOPPED BY MORE SAND AND GRAVEL AND THEN PEAT, SOIL AND SILT MIX ON TOP. ANCIENT STUMPS AND ROOTS OF SCOTS PINE AND NATIVE OAK INDICATE THAT OUR WOODLANDS ONCE EXTENDED OUT BEYOND OUR EXISTING SHORE LINE AND CAN BE SEEN AT LOW SPRING TIDE. IRISH ELK ANTLERS WERE FOUND IN THE MARSHES AT BLACKDITCH.

WILD LIFE

THIS ANCIENT MARSHLAND WAS ONCE KNOWN AS SESCENNA VAIRBEOL IN APPROX 100 AD (ATTACK ON DA DERGAS HOSTEL) AND ACTED AS A COASTAL DEFENCE FROM SEA MARAUDERS AND AS A HAVEN FOR HUGE FLOCKS OF OVERWINTERING SWANS, GEESE, DUCK AND WADERS OF MANY RARE SPECIES.

INJURED GREYLAG GEESE AND MALLARD DUCK TAKEN IN WINTER HUNTS WERE DOMESTICATED AND IN KILCOOLE THE GREYLAG WAS FARMED EXTENSIVELY. THE UPPER AND LOWER GREENS WERE KNOWN FONDLY AS THE 'GOOSE BANKS'. DOWN FEATHERS, ARROW FLIGHTS, WRITING QUILLS AND GOOSE FAT WERE ALL IN HIGH DEMAND IN THEIR DAY. FOX, OTTER, BADGER AND HARE ALSO DWELL THERE.

HISTORY.

○ NORTH EAST COASTAL WICKLOW FORMED THE ANCIENT SEPT OF FERTHER WITH THE VARTRY RIVER FORMING ITS BOUNDARY. IT WAS CUT OFF FROM THE REST OF IRELAND BY THE WICKLOW MOUNTAINS AND THE MURROUGH MARSHLANDS.

THE AREA BECAME PART OF THE VIKING LORDSHIPS AFTER 800 AD. NORTH OF KILCOOLE WAS KNOWN AS 'OBUN' AFTER THE UI BRUIN CUALANN CLAN WHO SETTLED THERE AND SOUTH OF IT WAS KNOWN AS 'OTHE' AFTER THE UI THEIG.

○ MUCH OF THE AREA WAS INCLUDED IN THE ROYAL MANOR OF NEWCASTLE AFTER HENRY II ANNEXED THE AREA ON HIS WAY TO WEXFORD IN 1172 COVETING ITS RICH OAK WOODS WHICH HE DULY PLUNDERED.

WHEN THE O'BYRNES DOMINATED THE AREA FROM 1460 TO 1600 IT WAS KNOWN AS CRIUCH CUALANN OF THE O'BYRNE. COBBLERS BULK, A GLACIAL DEPOSIT OF BOULDERS AT BALLYGANNON POINT AT THE ENTRANCE TO A TIDAL LAGOON THERE BECAME A NOTORIOUS SHIP WRECKING LOCATION WHERE PASSING SHIPS COME IN CLOSE TO SHORE AT NIGHT WOULD BE LURED ONTO THE BOULDERS AND PLUNDERED.

○ IN THE 1600' THE GREY MARL WAS FORMED INTO BRICKS AND FIRED

KILNS TO MAKE THE STANDARD RED BUILDING BRICK WHICH SURVIVES IN ALL THE GREAT STately HOUSES AND RUINS TO THIS DAY.

DUE TO PRESSURE FROM LOCAL LANDLORDS SUCH AS LORD MEATH, LA TOUCHE, TOTTENHAM, SCOTT, TRUDEL AND FITZWILLIAM, THEY FORCED THE RAILWAY COMPANY TO TAKE THE COASTAL ROUTE SO THAT IT WOULD BE OBLIGED TO PROTECT THE RAILWAY FROM COASTAL EROSION IN 1850-55, WHICH THEY HAVE DONE TO THIS DAY.

THE BRITISH ARMY USED TO LEASE MUCH OF THE MURROUGH MARSHES AS SUMMER GRAZING FOR THEIR HORSES, THE SALT MARSHES AND FLORA BUILDING THEIR STAMINA, THERE WERE HORSE GALLORS AT BALLYGANNON AND CLONMANNON MUCH NOW LOST TO THE SEA.

THE DARK PEATY EARTH WHEN DRAINED PRODUCES THE EARLIEST OF POTATOES, THE HEAVIEST CROPS OF MAIZE, WHEAT AND BARLEY, IT COULD EASILY PRODUCE SO MUCH MORE.

GLOBAL WARMING AND RISING SEA-LEVELS.

BESIDES GLOBAL WARMING AND RISING SEA LEVELS, THE COASTAL STRIP OF THE MURROUGH IS SLOWLY OZING UPON THE MARL INTO THE IRISH SEA. HOWEVER, BY FAR THE GREATER CONCERN IS THE RAPID EROSION FROM STORM SURGES. THE STORM BEACH FORMS A NATURAL SPIT OF SAND, GRAVEL AND STONE ALL ROUNDED BY THE ACTION OF THE SEA OVER THE YEARS, AND HAS LITTLE NATURAL BANDING WITHIN IT.

MOST LANDOWNERS BORDERING THE MURROUGH MARSHES KNOW THAT IN TIME, DUE TO RISING SEA LEVELS MOST OF THE LOW LAYING LAND WILL BE LOST TO THE SEA PERHAPS IN THEIR CHILDREN'S LIFE TIME.

WRITE-OFF, OR WORTH SAVING?

④

WORD HAS IT THAT IN THE EVENT OF COASTAL LOWLANDS AND SALT MARSHES BEING ENGULFED BY THE SEA, THAT THE STATE IS PREPARED TO ACCEPT THAT LOSS AND PUT ITS EFFORT INTO PROTECTING COASTAL TOWNS AND CITIES INSTEAD. SINCE THAT PROBLEM IS NOW WORLD WIDE AND OF OUR OWN MAKING THEY HAVE LITTLE CHOICE.

EACH PASSING DAY SHOWS UP NATIONAL AND INTERNATIONAL INABILITY TO PLAN AHEAD. WHILE WE ARE NOT DUTCH, WE MAY SOON WISH THAT WE WERE.

THE MURROUGH IS WORTH SAVING:

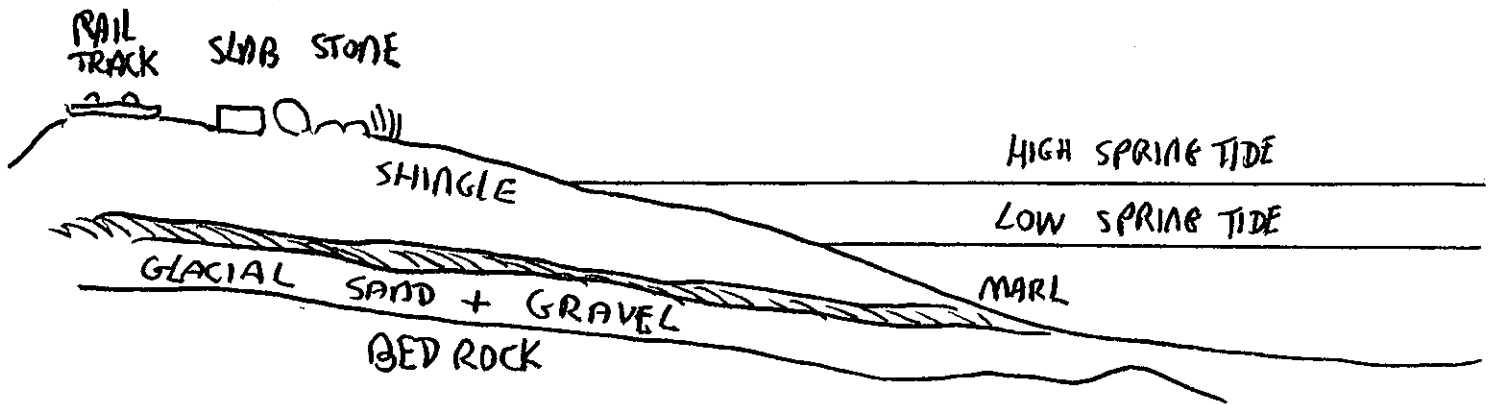
DUE TO THE FACT THAT THE MURROUGH STORM BEACH HAS A NATIONAL RAILWAY RUNNING ALONG ITS RIDGE MAKES IT POSSIBLE TO TRANSPORT ROCK BOULDERS, GYONS, CEMENT AND PILING TO THE LOCATIONS BEING PROTECTED.

ASCON, WHEN CONSTRUCTING THE BALLYGANNON COASTAL DEFENCE USED ROCK DROPPED BY SEA TRANSPORTERS TO LOCATION. A COMBINATION OF RAIL AND MARINE TRANSPORT ARE OBVIOUS CHOICES TO BE USED.

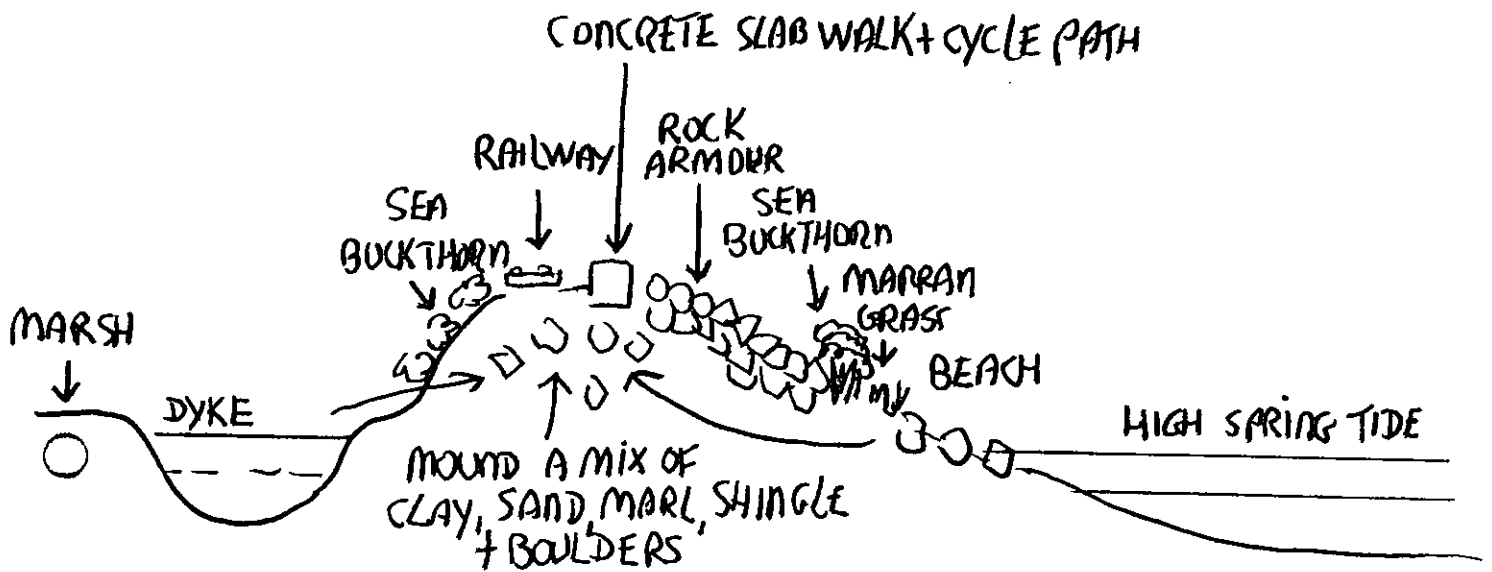
BEACH SAND AND GRAVEL ALLREADY ON LOCATION COULD BE USED TO CONSTRUCT SEA WALLS AND GYONS (AS CIE USED IN THE PAST). THAT CEMENT/CONCRETE SHOULD BE USED TO BUILD A COASTAL WALKWAY FROM GREYSTONES TO WICKLOW SERVING MULTI PURPOSES.

THE FOLLOWING PAGE'S ILLUSTRATE OPTIONS.

AS IS AT PRESENT

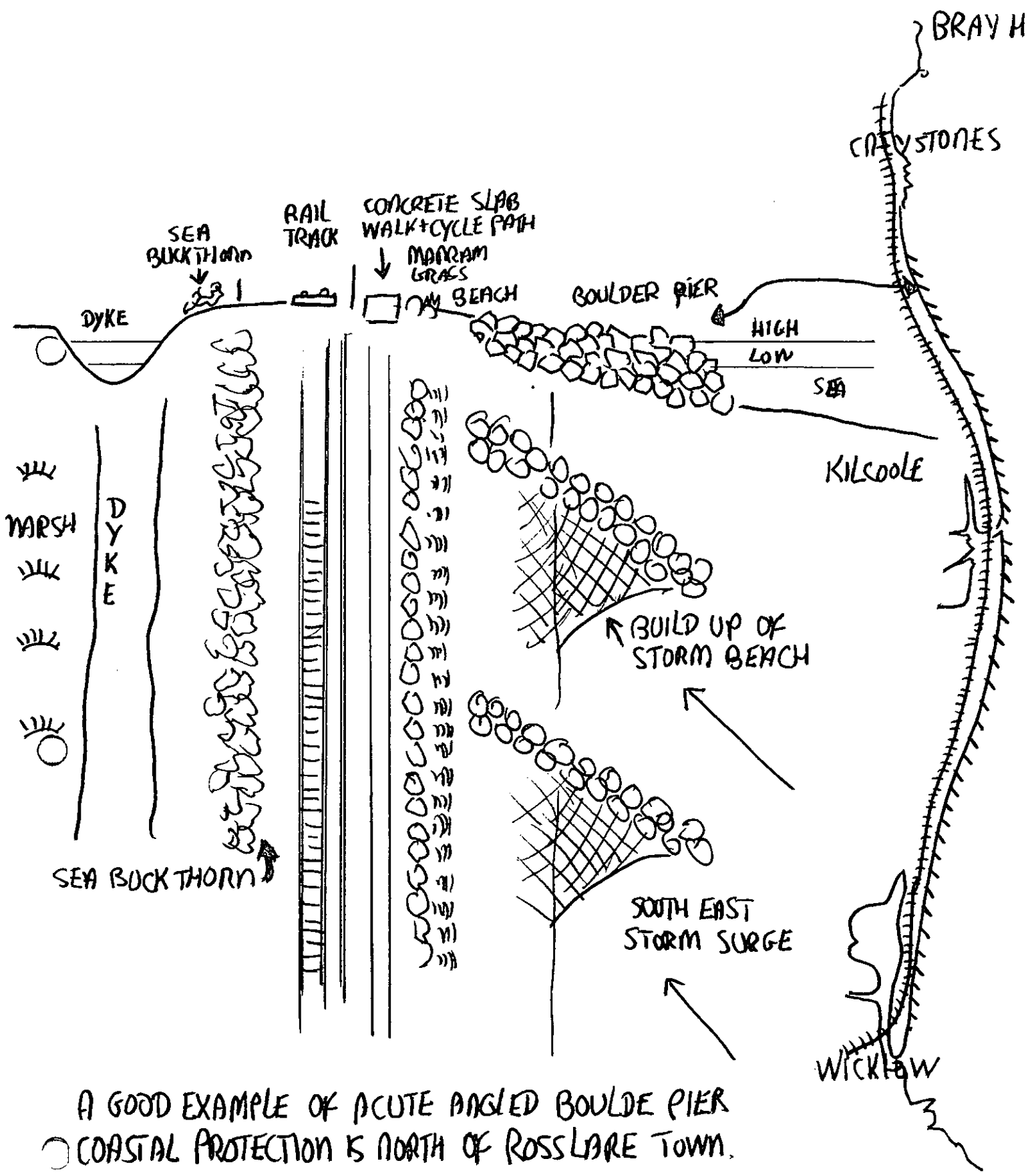


OPTION 1 DUTCH DYKE AND SEA ARMOUR



THE SEAWALL AND DYKE AT THE NORTH WEXFORD SLOBS IS A GOOD EXAMPLE OF THE DUTCH DYKE (OVER 100 YEARS OLD). SOMETHING SIMILAR BUT ON A MUCH LARGER SCALE INCORPORATING ROCK ARMOUR, RAILWAY, WALK/CYCLE SLAB WITH APPROPRIATE FLORA WOULD SUFFICE (WITH ON GOING MAINTENANCE) FOR ANOTHER 100+ YEARS.

OPTION 2 ACUTE ANGLE STONE PIERS



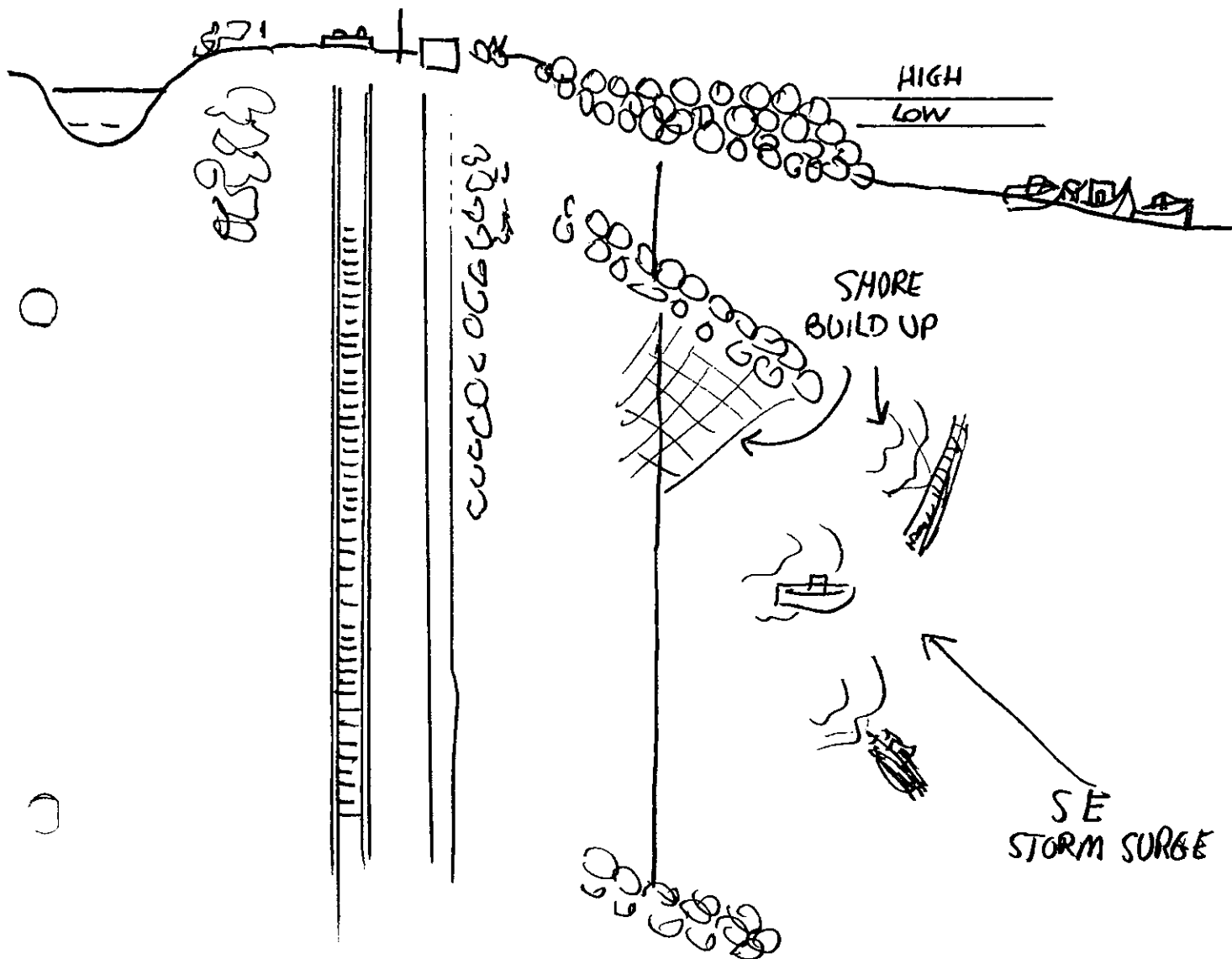
A GOOD EXAMPLE OF ACUTE ANGLED BOULDER PIER
 COASTAL PROTECTION IS NORTH OF ROSSLARE TOWN.

OPTION 3 OFFSHORE ARTIFICIAL REEFS.

WHILE EU LAW STATES THAT NOTHING CAN BE DUMPED IN THE SEA, IT IS WELL KNOWN THAT SHIPS SUNK AT SEA BECOME GREAT ARTIFICIAL REEFS AND ATTRACT A WIDE RANGE OF MARINE LIFE.

OLD DE COMISSIONED TRAWLERS, EARTH MOVING MACHINES, CRANES, ETC WOULD HAVE FAR MORE LONG TERM VALUE IF PLACED 50 METERS OFF SHORE TO ACT AS REEFS AND ENCOURAGE SHORE BUILD UP AND WAVE BREAKERS THAN BE RECYCLED.

ARTIFICIAL REEFS / WAVE BREAKERS TOGETHER WITH LESS ACUTE ANGLED BOULDER PIERS IS WORTH CONSIDERING.



RECOMMENDATIONS

(8)

GIVEN FAIRTE IRELANDS FOCUS ON THE INCREASED DEVELOPMENT OF CO WICKLOW AS A PRIME TOURIST DESTINATION IT SHOULD BE AWARE OF EXISTING NATURAL TREASURES THAT HAVE LONG BEEN IGNORED AND ARE YET POPULAR VENUES FOR COASTAL WALKERS, BIRD WATCHERS AND SHORE ANGLING.

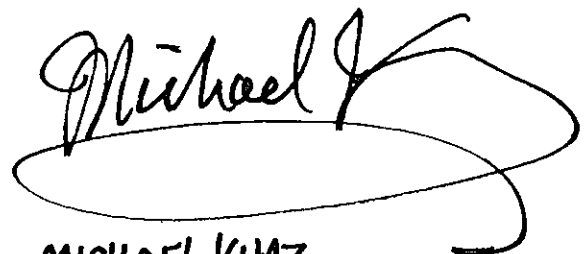
SAVING THE MURROUGH ALSO REFLECTS THE VISION, GOALS AND OBJECTIVES OF THE CO WICKLOW ECONOMIC AND COMMUNITY DEVELOPMENT PLAN TO SUPPORT AND ENHANCE EXISTING ASSETS IN TOURISM, AGRITOURISM, AGRICULTURE, RECREATION, FITNESS, AND THE CONSERVATION OF THE LOCAL COASTAL ENVIRONMENT AND THE PRESERVATION OF THE LOCAL HERITAGE AND COMMUNITY RESILIENCE.

SHORT-TERM INACTION WILL RESULT IN SUBSTANTIAL LONG-TERM LOSS TO THE ENTIRE COUNTY AND COUNTRY.

CONCLUSION

IF THERE IS A WILL THERE IS A WAY TO DO AND ACHIEVE ANYTHING. CONSERVATION AND COASTAL DEFENCE ETC IS BETTER DONE AT TODAY'S COSTS, THAN BEING PUT OFF INDEFINITELY 'TILL THERE IS NOTHING LEFT. NO LAND, NO PEOPLE, NO WILD LIFE.

THE EU TODAY HAS FRAGMENTED AND IS RAPIDLY LOSING ITS IDEALS AND SENSE OF PURPOSE. ITS OWN EXCESSIVE LAWS AND LEGISLATION HAS BECOME ITS OWN UNDOING. NOW IS THE TIME TO THINK, PLAN AND ACT



MICHAEL KUNZ

Leonora Earls

From: Ni Raghallaigh, Caoimhe
Sent: 19 February 2016 15:23
To: Planning - Development Plan Review
Subject: Draft Wicklow County Development Plan, 2016 - 2022 - Submission
Attachments: 160219_Submission on the Draft Wicklow County Development Plan.pdf

To whom it may concern,




Please find attached a submission on the Draft Stage of the Wicklow County Development Plan, 2016-2022 prepared by Bilfinger GVA on behalf of our Clients, Joanne Neville and Nigel Harper, 119 Concordia Building, Seabourn View, Charlesland, Greystones, Co. Wicklow.

We would appreciate confirmation that this submission has been received within the appropriate timeframe.

Kind regards

Caoimhe Ni Raghallaigh, Associate, Bilfinger GVA

Email: [redacted]
Mobile Number: +353 [redacted] Number: +353 (0) 1 661 8500 - Fax: +353 (0) 1 661 8568

 BILFINGER		Segrave House 19-20 Earlsfort Terrace Dublin 2
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Submission

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Draft Wicklow County Development Plan 2016-2022

Submission to the Draft Wicklow County Development Plan 2016-2022

On behalf of Joanne Neville and Nigel
Harper

February 2016

gva.ie

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Prepared By: Caoimhe Ni Raghallaigh
Status: Associate
Draft Date: February 2016

For and on behalf of GVA Grimley Ltd.

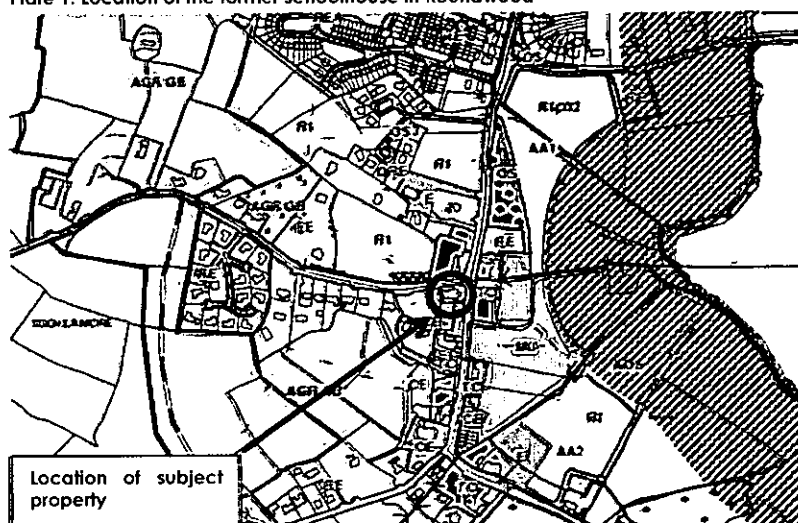
1. Introduction

This submission has been prepared by Bilfinger GVA on behalf of our Clients, Joanne Neville and Nigel Harper, 119 Concordia Building, Seabourn View, Charlesland, Greystones, Co. Wicklow in response to the notice of the publication of the Draft Wicklow County Development Plan, 2016 – 2022 (Draft Plan).

Our Clients are existing residents of County Wicklow, based in Greystones, and have recently purchased the former schoolhouse in Roundwood, a Protected Structure (RPS Ref. No. 18-16), which has been without a permanent use for over 30 years. Our Clients wish to bring this building, which is located in a prominent position in the centre of the Village, back into active use as a home for their young family. The decision to make Roundwood their long-term family home was a natural choice for Joanne and Nigel as Joanne and her family have deep rooted ties to Roundwood and its community with her mother's family living in the area, Glenealy, for 3 generations. Joanne's mother was brought up there as a child and she still has close relations which live in and around the area. Locating in Roundwood means Joanne and Nigel can raise their young family surrounded by her extended family, in the County that they already call home.

While the Draft Plan generally supports the active use of Protected Structures and also recognises and promotes residential use as contributing to the vitality of core Village areas, there are some minor amendments and clarifications required, specifically to the Settlement Plans, to ensure the delivery of the objectives of the Draft Plan. With this in mind, the purpose of this submission is to directly address the provisions set out in the Draft Plan which apply to our Clients and specifically their property in Roundwood Village, see Plate 1 below. In this regard our Clients have already engaged with the Planning Authority as part of the statutory public consultation process for the Draft Plan, the feedback from which has informed this submission.

Plate 1: Location of the former schoolhouse in Roundwood



*Source: Base map is taken from the Roundwood Town Plan.

Summary of Issues addressed in this submission are as follows:

- 1) In order to ensure clarity in relation to the purpose of the Record of Protected Structures and the Protected Structure designation the wording of the Draft Plan should comply with the wording of Part IV of the Planning and Development Act, 2000 (as amended).
- 2) Protected Structures should be afforded the same level of policy support in the Draft Plan as they are in the current Wicklow County Development Plan, 2010 – 2016 (CDP). In this regard the guidance for owners of Protected Structures contained in the CDP, specifically in relation to the active use of such structures, should also be included in the Draft Plan.
- 3) The Settlement Plans appended to the Draft Plan should have regard to the development management guidance provided in the main body of the Draft Plan in order to avoid confusion and conflicts.
- 4) In order to ensure clarity we would request that a minor amendment is made to the wording of Objective HD23.

2. Submission Issues

2.1 Record of Protected Structures

The issue of Protected Structures is dealt with in Section 10.2.3 of the Draft Plan where it is noted that every development plan must include a Record of Protected Structures (RPS) in accordance with Part IV of the Planning & Development Act, 2000 (as amended). In this regard the Draft Plan states that:

*"A Protected Structure is a structure or a specific feature of the structure as may be specified that a Planning Authority considers to be of special interest from **an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view**".* (Emphasis added)

And that the following is the purpose of the RPS:

*"The placing of a structure on the RPS seeks to ensure that the **character and interest** of the structure is maintained and any changes or alterations to it are carried out in such a way as to **retain and enhance that character and interest**".* (Emphasis added)

This interpretation of a Protected Structure and the purpose of the RPS are different to the guidance provided in Section 51(1) of the Act which defines the role of the **RPS** as:

*"For the purpose of **protecting structures, or parts of structures**, which form part of the **architectural heritage** and which are of **special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest**..."* (Emphasis added)

A 'protected structure' is simply defined as any structure or specified part of a structure, which is included in the RPS³.

The guidance provided by the Act clearly explains for owners of Protected Structures the specific attributes of a structure that may warrant the protection and preservation of "the structure/parts of the structure". Importantly the Act clearly states that the purpose of the RPS is to **protect the structure, or parts of the structure** i.e. the physical building, making no reference to character, use etc.

¹ Draft Wicklow County Development Plan, 2016 – 2022, pg. 201

² Draft Wicklow County Development Plan, 2016 – 2022, pg. 201

³ Architectural Heritage Protection: Guidelines for Planning Authorities, 2011, pg. 21

The wording contained in the Draft Plan while referencing the provisions of the Act also includes the concept of "character and interest" stating that the RPS seeks to maintain, retain and enhance these attributes of a structure, with Objective BH9 specifically seeking to protect the character and special interest of protected structures. While a structure may be placed on the RPS due to a specific interest, as above, the Act does not state that the purpose of the RPS extends beyond the "protection of the structure, or parts of the structure" to include the concept of its 'character' or the protection of the 'interest' associated with the structure. The wording contained in the Draft Plan thus has the potential to create issues in terms of development management going forward and may result in the misinterpretation of the role of the RPS.

Given that the purpose of the RPS is expressly prescribed by national planning legislation, for clarity and to ensure the Draft Plan is in accordance with the provisions of the Act, we request that the above references contained in Section 10.2.3 of the Draft Plan and Objective BH9 are removed and replaced with the detailed description contained in the Act, as follows:

"The Record of Protected Structures is for the purpose of protecting structures, or parts of structures, which form part of the architectural heritage and which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, every development plan shall include a record of protected structures, and shall include in that record every structure which is, in the opinion of the planning authority, of such interest within its functional area."

"A 'protected structure' is any structure or specified part of a structure, which is included in the RPS".

The above wording makes it clear that the purpose of the RPS is to protect the structure, or parts of the structure while also explaining to the owner of a Protected Structure the criteria which may have informed the inclusion of a structure on the RPS in the first instance.

2.2 Protected Structures

While it is acknowledged that for the most part the objectives in relation to Protected Structures contained in the existing CDP are also included in the Draft Plan, the stated support for the retention of Protected Structures in active use contained in the existing CDP has been diluted in the Draft Plan.

In this regard the only reference to the active use of the structure in the Draft Plan is Objective BH10 which seeks "to positively consider proposals to improve, alter, extend or change the use of protected structures so as to render them viable for modern use...". While the existing CDP contained a similar objective, Objective RPS1, it also included the following practical guidance for owners of Protected Structures as follows:

*"The key to protecting such structures (or groups of structures) is to **find ways to protect their physical integrity and maintain their viability**. In this regard, there will be **presumption in favour of the active use** of heritage buildings, even if this means some modern interventions, rather than preserving them forever in the past, which can ultimately result in the structure being unusable and falling into dereliction⁴". (Emphasis added)*

The above guidance from the current CDP is in accordance with best conservation practice that dictates that the best way to protect a structure on the RPS is to keep it in active use. It also clarifies for owners of Protected Structures that it is the structure and not the use that must be protected, as provided for in the Act. The above section is thus very important for owners of Protected Structures and its omission from the Draft Plan dilutes the guidance offer by the Planning Authority in relation to Protected Structures and results in the Draft Plan providing no direct reference in support of the active use of Protected Structures.

We thus request that the above section contained on page 237 of the existing CDP is included in the Draft Plan.

2.3 Coherence between the Draft Plan and the Appendices

The main body of the Draft Plan provides guidance on development management issues including *inter alia* supporting the protection of structures on the RPS, providing a community facilities hierarchy model to guide the provision of same and supporting the locating of residential development in designated 'towns' and 'village' centres. In order to avoid any conflicts, misinterpretations or confusion the information and guidance contained in the appendices should accord with that provided in the main body of the Draft Plan.

In relation to the above we specifically refer to Appendix 2 Town and Settlement Plan and the following provision of Section 1.4 of the Level 6 Settlement Plans that states:

"The Planning Authority will resist developments that entail the loss of existing community, education and open space/recreation lands or buildings unless it can be demonstrated that adequate community, education and open space/recreation lands and buildings would be retained in the settlement having regard to the planned future population of the settlement. In particular, developments that would unduly constrain the ability of existing schools to expand will not be permitted."

The above statement is unnecessary as all of the aspects contained therein are covered in a clear way by the guidance contained in the main body of the Draft Plan. In addition the application of the above may result in the creation of conflicts with the key policies within the main Plan.

⁴ Wicklow County Development Plan, 2010 - 2016, pg. 237.

In this regard the Draft Plan provides a community facilities hierarchy model which clearly outlines the level of community facilities required based on the population range of a settlement i.e. for Roundwood which has a population of less than 2,000 people a community/parish hall is required along with other specified open space/play areas. This provision of the Draft Plan would thus cover the issue of "adequate community, education and open space/recreation lands and buildings". If a settlement already has community facilities in line with the requirements of the Draft Plan then to seek to resist developments that entail the change of use of a "community building", for which the Draft Plan has acknowledged is not supported by the population range of the settlement, creates a conflict between the Draft Plan and the above provision of Appendix 2.

The above statement (Section 1.4 of the Level 6 Settlement Plans) is also in conflict with the Draft Plan in relation to the guidance provided for Protected Structures as above. In this regard Objective BH10 states:

"To positively consider proposals to improve, alter, extend or change the use of protected structures so as to render them viable for modern use, subject to consultation with suitably qualified Conservation Architects and / or other relevant experts, suitable design, materials and construction methods." (Emphasis added)

Thus under the main Draft Plan a change of use of a community or education building, that would bring it back into active use would be expressly supported by the Planning Authority. As above this is in accordance with the RPS which protects the structure and not the use and is also supported by best conservation practice. However, the above provision of Section 1.4 of the Level 6 Settlement Plans contradicts this and conflicts with the Draft Plan as it would seek to retain a Protected Structure as a community or education building even where this negatively impacts on the protection of the structure due to *inter alia* vacancy, lack of a requirement for that building to accommodate such a use, the unsuitability of the building for the use having regard to modern building requirements etc.

In addition, the above provision of Section 1.4 of the Level 6 Settlement Plans also has the potential to conflict with one of the core principles of the Draft Plan, that:

"The priority for new residential development shall be in the designated 'town' and 'village' / 'neighbourhood centres' or 'primary zone' in settlements with development plans, or in the historic centre of large and small villages, through densification of the existing built up area, re-use of derelict or brownfield sites, infill and backland development....⁵" (Emphasis added)

⁵ Draft Wicklow County Development Plan, 2016 – 2022, pg. 70

This is the basis of the Sequential Approach which is a core principle in guiding residential development within the County. In this regard Section 2.4.5 of the Draft Plan clearly states that residential development in Level 6 settlements will be directly guided by the population and housing objectives set out in the Draft Plan. Thus the change of use of a Protected Structure, formerly a school house, which has not had a permanent use for over 30 years, in a settlement which already provides community facilities in line with the hierarchy model, to provide a residential dwelling in the historic centre of a village would be compliant with the provisions of the Draft Plan but would still be resisted by the above provision of Section 1.4 of the Level 6 Settlement Plans.

The basis of the Irish planning system is that each application is dealt with on its own merits by the Planning Authority having regard to the provisions of the relevant statutory planning documents for the area. In the current case the Draft Plan provides clear development management guidance which allows for such a case by case assessment of planning applications. The inclusion of a provision in an Appendix to the Draft Plan which applies a blanket restriction on certain types of development or which puts a burden on an application to meet an unquantifiable standard, is not only contrary to the role of the planning system but in the current case leads to conflicts between the guidance of the main Draft Plan and Appendix 2 of the Draft Plan.

As the Draft Plan already comprehensively covers the items addressed in Section 1.4 of the Level 6 Settlement Plans, allowing for a case by case assessment of applications, and as the inclusion of this provision in Appendix 2 results in several conflicts within the Draft Plan, the following wording should be removed in its entirety.

"The Planning Authority will resist developments that entail the loss of existing community, education and open space/recreation lands or buildings unless it can be demonstrated that adequate community, education and open space/recreation lands and buildings would be retained in the settlement having regard to the planned future population of the settlement. In particular, developments that would unduly constrain the ability of existing schools to expand will not be permitted."

2.4 Other Items

Finally, for clarity we would we would ask that a minor amendment is made to the wording of Objective HD23 which currently refers to "rural areas" only in the context of the conversion or reinstatement of non-residential or abandoned residential buildings to residential use. In this regard we suggest the following wording:

"The conversion or reinstatement of non-residential or abandoned residential buildings back to residential use in the rural and urbanised areas will be supported where the proposed development meets the following criteria:

- the original walls must be substantially intact – rebuilding of structures of a ruinous nature will not be considered;
- buildings must be of local, visual, architectural or historical interest;
- buildings must be capable of undergoing conversion // rebuilding and their original appearance must be substantially retained. (A structural survey by a qualified engineer will be required with any planning application); and
- works must be executed in a sensitive manner and retain architecturally important features wherever possible and make use of traditional and complementary materials, techniques and specifications.”

3. Conclusion

We trust that the above comments and recommendations will be taken into account as part of the preparation of the Wicklow County Development Plan, 2016-2022. We welcome the opportunity to comment on the Draft Plan and this submission respectfully requests the Local Authority to:

- Amend the text in Section 10.2.3 and remove Objective BH9 of the Draft Plan in relation to the RPS to ensure compliance with the provisions of the Act.
- Include the provision of the existing CDP, specifically the Section highlighted above⁶, that supports the active use of Protected Structures as the best way to protect their physical integrity and maintain their viability in accordance with best conservation practice.
- Remove the provision of Section 1.4 of the Level 6 Settlement Plans stated above, as it results in conflicts within the Draft Plan and its inclusion is unnecessary as the Draft Plan already comprehensively covers the items addressed in this Section, allowing for a case by case assessment of applications.
- In order to ensure clarity amend the wording of Objective HD23 to include a reference to urbanised areas.

Our Client has already actively engaged with the Planning Authority and we are available for discussion on any matters arising from the above content at any time, should you so require. We would also appreciate confirmation of receipt of this submission.

⁶ Wicklow County Development Plan, 2010 - 2016, pg. 237.

C129

Leonora Earls

From: Drinks Industry Ireland Magazine [r...]
Sent: 19 February 2016 16:04
To: Planning - Development Plan Review
Subject: Wicklow County Development Plan 2016-2022
Attachments: Nolans' Dev Plan observation.docx

Please find attached our observations re the Development Plan - particularly as they relate to the village of Enniskerry.

Yours sincerely,

Pat Nolan & Shella Nolan



**SUBMISSION ON CO WICKLOW DEVELOPMENT
PLAN**

Pat & Sheila Nolan
'Louisville'
Enniskerry
Co Wicklow

We wish to make a number of observations on the draft Wicklow County Development Plan 2016 – 2022, specifically in relation to Enniskerry and environs.

While overall, the plan appears to be sensitive to Enniskerry's particular history, heritage and natural environment, it would not appear to realise the impact that over 400 additional housing units would have on traffic, noise and congestion in what is actually the small throughway of the village itself. The existing village residents are often forgotten in discussions on tourism, trade, traffic etc. The plan talks of new streets? New streets equals more traffic.

We particularly wish to put forward observations on the proposed idea of the development of 2.5 hectares off Kilgarron Hill which we believe to be unsuitable for purpose both visually and practically.

Point 1: Green bowl of the village

It is hugely important to preserve the surrounding green backdrop (the bowl) of the village untouched. This is as much a part of the village structure as the built environment within it.

The area at 'the stables' is exactly in this backdrop category and can be seen from many angles, especially approaching on the Dublin road – the first view that many have of the village itself. Any two-storey structures in this position would be visible and would partially obscure this backdrop.

Point 2: Protection of the skyline/backdrop

The building lines and heights of houses built on this site will inevitably be visible from many angles/positions and would overlook and destroy the privacy and the ambient light of many houses nearby, especially the cottages and houses directly below which are included in the Area of Architectural Conservation and in so doing, affect their traditional setting.

Point 3: Access to proposed site

The narrow and hidden entryway to the proposed rezoned site which does not allow cars to enter or exit simultaneously – which is also so close to a busy junction – would be dangerous and totally unsuitable.

Cars at this point increasing speed to ascend Kilgarron Hill, would add to the danger. As many residents use this area of the hill to park the entryway visibility would be poor.

Point 4: Drainage and water run-off

Over the years there have been drainage problems with run-off water from this site which has caused flooding/damage to the houses below.

Construction interference could significantly add to this problem.

Finally we believe it would be a sad loss for all of us in Enniskerry and County Wicklow to see Enniskerry subsumed into the expanding suburbs of Dublin.

We believe a protective 'green belt' barrier of fields etc should be left around Enniskerry to prevent 'merge'.

We appreciate the pressure for housing and development so close to a large city but let us not destroy something as unique as Enniskerry village and environs in achieving it.

Thank you for your attention

Yours sincerely,

Pat & Sheila Nolan,

'Louisville'
Enniskerry
Co Wicklow.

Sorcha Walsh

C130

From: Fenton O'Brien
Sent: 17 January 2016 18:33
To: Planning - Development Plan Review
Cc: Ciaran
Subject: Right of way 2015. Fenton O'Brien.
Attachments: Fence Rebuttal.docx

Please find attached a copy of our views RE Right of way issue 2015

Yours,
Fenton O'Brien.

RECORDED AS SUBMISSION
RECEIVED UNDER SECTION 14 PROW -
REFER GROUP H.

Fenton and Michelle O'Brien,

Stratford on Slaney,

Baltinglass,

Co. Wicklow

17/1/2016

For the attention of: Sorcha Walsh

RE: PROW8 Table 10.3

To whom it may concern,

We have been informed of the intention of marking a stretch of our land as a public right of way on maps in the near future. We feel that the whole matter has been encouraged by a local counsellor under the request of local residents upset by us changing from a hedge down the pathway, to a timber fence. The said fence had originally been 1.82m and upon request of Wicklow Planning Department had referenced it to 1.2m. On the 8/1/16 we had received a further letter stating that we could, if suited, increase the height to 1.3m, but this concession was independent to the right of way issue at hand. As the fence was erected in the spring of 2015 and the draft plan was in October 2015. If they were independent of one another, I would like to know why the concession was allowed or even mentioned for that matter?

We feel that after the considerable time with the mass path as it is, it is strongly felt that this is an unnecessary amendment as our mass path is only 100m long as opposed to the considerable length of others on the same list (As informed by Sorcha Walsh).

Finally, all we can say that after the 25 years that we have resided on this property, we have had no problems allowing access or any problems in relations to the mass path. On that, we can only conclude that not only is there no justification for any change but both my wife and myself fully refuse to give consent to the proposed amendments as laid out.

Yours,

Fenton and Michelle O' Brien

Email _____

C131

Leonora Earls

From: Jane O'Brien
Sent: 17 February 2016 13:15
To: Planning - Development Plan Review
Subject: Car Parking - School & Village
Attachments: Car Parking Roundwood School & Village.docx

To Whom It May Concern,

Please see attached for submission to Plan Review.

Regards,

Jane O'Brien



ST LAURENCE O'TOOLE'S N.S. ROUNDWOOD, BRAY, CO
WICKLOW

17/2/16

RE: Parking for St Laurence O'Toole's N.S.

To Whom It May Concern,

I wish to draw your attention to the issues that concern the Board of Management, Staff, Parents and pupils at the above school.

St Laurence O'Toole's N.S has grown significantly in recent years – an extension was added in 2012 and another will be commencing shortly. We currently have 321 pupils on roll.

Our main entrance is on the Lough Dan Road. There also is a walkway from the school through to the village beside the old School Building.

Our main concern is safety of all our pupils. Drop off and collection is causing huge issues and as most of the Lough Dan Road outside the school is unsuitable for parking we ask parents to park in the village. This clogs up the village. We also have an issue with staff parking – we have limited car parking spaces outside the school but as staff numbers have grown in line with the increase in pupil numbers, many staff now need to park in the village all day.

These arrangements are not sustainable as general village parking is being occupied by parents/guardians at drop-off, collection times and by staff over the course of the day. This is not ideal for local business people/residents.

The school has no extra space for parking within its premises.

On behalf of the school, I ask that consideration be given to the zoning of land for parking purposes and that an appropriate car park can in time be provided to alleviate the situation outlined.

Yours Sincerely,

Jane O'Brien

Principal.

Leonora Earls

C133

From: Teresi O'Brien
Sent: 23 February 2016 14:52
To: Sorcha Walsh; Leonora Earls
Subject: FW: Land for allotments in Bray

From: kristin o'donovan [mailto:_____
Sent: 19 February 2016 16:47
To: David Forde
Subject: Land for allotments in Bray

Dear Mr. Forde

Following a conversation with Christine Flood at the public viewing of the Draft County Development Plan, we would like to make a submission to the Council for the provision of land for allotments and a community garden/orchard in Bray.

We note that there are already guidelines laid out in the Draft CDP for the development of allotments in the Community Development section on p.159 under **Open Space Objectives:**

CD 44 To facilitate the development of allotments of an appropriate scale on lands which meet the following criteria:

- Lands situated within or immediately adjacent to the edge of towns/villages;
- lands that are easily accessible to the residents of a particular town or village;
- where an adequate water supply can be provided;
- where adequate road infrastructure and access exists/can be provided; and
- where adequate parking facilities can be provided.

and also in Appendix 1 Development and Design Standards on p.47, the section on **Community Development and Open Space**, subsection **Allotments:**

2210

Proposals for the development of allotments shall be evaluated against the following criteria:

- the suitability of the site location vis-à-vis the location of the population served – sites in or at the edge of the settlements will be preferred
- the adequacy of the public road serving the site
- the adequacy of car parking
- the adequacy of water supplies
- the suitability of the land to absorb the somewhat haphazard appearance of allotments, which often include randomly positioned sheds, tunnels and greenhouses

There are currently no public allotments or community gardens in the Bray area, despite the guidelines that are already in place, and we propose that it is time to rectify this. There are many people who do not have the space to grow food beside their homes, and in this time of rising food and energy prices it is important that we find ways to increase our capacity to feed ourselves, and particularly to assist low income families in the provision of fresh, local food. The activity of growing food also enriches the physical and mental health of a community, especially where there is sharing of skills and space, such as with allotments and community gardens.

Community gardens and allotments can bring people from all walks of life and social and ethnic backgrounds together, including children and people with learning difficulties. There are at least 14 different nationalities living in Bray, and getting together to garden could facilitate integration and mixing together.

There are a number of sites that we have identified that may be suitable for development as either allotments or community gardens:

- The south bank of the Dargle, at the end of the Maltings, could provide ample space for community allotments
- The north bank of the Dargle, from Castle Street bridge to the start of the People's Park- this site was the former park keeper's garden, and would make an ideal site for a community orchard
- The People's Park itself, for either allotments or a community orchard
- The rear of Ballywaltrim Library- this would be an ideal site for a community nursery or garden
- The former pitch&putt course on Bray Head at the back of Raheen Park- there is already an access lane- for a community garden/allotments.

There are likely to be other sites that the Council is aware of.

Most County Councils in Ireland are now providing land for allotments/community gardens. We would like to collaborate with Wicklow County Council in identifying and developing suitable land for allotments/community gardens for the townspeople of Bray.

We look forward to hearing from you concerning this matter.

Yours sincerely,

Kristin O'Donovan, Connolly Square

Annie White, Herbert Park

Bernie Reilly, James Everett Park

Gerry Dorman, Newcourt Road

Ruadhri Bashford, Novara Avenue

Bill Parker, Sans Souci

Michael Ryan, Connolly Square

Bernie Barrett, Southern Cross

Liz Bevan, Bray

Valerie Oldham, Bray

Andrew Bowen, Herbert Park

Sorcha Walsh

C134

From: Sorcha Walsh
Sent: 21 January 2016 10:41
To: 'Frank O'Gallachoir'
Subject: RE: Mixed-use zoning in Baltinglass draft plan -Clarification

Dear Frank

I have been awaiting advice, but I feel there is a reluctance to give a definitive answer! I have decided at this stage, given how long the draft plan has been on display and the number of people who may have already viewed it, that it would not be right to correct an errata. I do of course intend to make the required correction at the next stage as an 'amendment' and at least it will then be clear and out in the open for everyone to understand the 'change' being made. We would therefore welcome a submission from you on these matters.

Regards
Sorcha

From: Frank O'Gallachoir [mailto:
Sent: 20 January 2016 16:42
To: Sorcha Walsh
Subject: Re: Mixed-use zoning in Baltinglass draft plan -Clarification

Sorcha

Have you received the clarification to correcting the draft plan re this site in Baltinglass as stated in your previous email?

Let me know if you have any queries.

Regards

Frank

Frank O'Gallachóir & Associates Ltd.
Professional Town Planners
94 Rathdown Park
Greystones,
Co. Wicklow
A63 Y384

Phone 353 01 2762512
Fax 353 01 2762516
Mobile 353 086 8295627
Website <http://www.fogassociates.com/>

On 8 December 2015 at 11:21, Sorcha Walsh <SWalsh@wicklowcoco.ie> wrote:

Hi Frank,

I have clarified some matters and wish to advise as follows:

The site in Parkmore you describe is not actually the same colour on the map as the 'MU' area at the Mart - we acknowledge that the colours are quite similar and we will change this. Therefore the 'MU' objectives / uses are not applicable on your site

2. Unfortunately the 'code' for the colour used for your client's site was erroneously left off the legend and zoning table - it should have been described as 'local shops and services' (similar to the NS zoning used in the 2010 Baltinglass plan for the land opposite your clients). The description of this LS zoning is 'To provide for small scale retail, retail services and other local service uses, that meet only the retail or service needs of residents in the immediate catchment and are not of such a scale or type that would detract or draw trade from the existing town centre.'

3. As this is just an errata, I intend to seek advice as to whether this error can be amended at this stage or whether we would have to wait until the next stage of plan making. I will let you know what has been decided as soon as I can.

4. Please do make a submission however if you feel you need to on behalf of your client.

Regards

Sorcha

From: Frank O'Gallachoir [mailto:_____]_____
Sent: 07 December 2015 14:44
To: Sorcha Walsh
Subject: Mixed-use zoning in Baltinglass draft plan -Clarification

Sorcha

A client of mine James Curran owns a site in Baltinglass - Parkmore, which has been the subject of unauthorised development correspondence and various planning permissions. See UD Ref 3489C. It had previously been zoned existing residential and is now being proposed as a mixed-use zone. However neither the Draft County Development Plan nor the town specific document specifies what mixed use means in relation to this particular site.

Perhaps you could clarify whether the mixed-use definition as included in Action Area One of the Baltinglass town plan applies to other mixed-use zones?

This is not a CDP submission.

Regards

Frank

Frank O'Gallachóir & Associates Ltd.
Professional Town Planners
94 Rathdown Park

Greystones,

Cc. Wicklow

A63 Y384

Phone 3

Fax 3

Mobile

Website <http://www>

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***** Is d'úsáid an duine/na ndaoine chuig a bhfuil sí seolta agus sin amháin atá an teachtaireacht seo. D'fhéadfadh go bhfuil faisnéis faoi phribhléid nó faoi rún de réir bhri an dlí is infheidhme inti. Má fuair tú an ríomhphost seo de bharr earráide, téigh i dteagmháil leis an seoltóir chomh luath agus is féidir, le do thoil. Ní gá gurb ionann na dearcaí a léirítear sa ríomhphost seo agus dearcaí Comhairle Contae Chill Mhantáin. Tá aon iatáin seiceáilte ag scanóir víris agus dealraíonn sé go bhfuil siad glan. Bí cinnte go ndéanfaidh tusa scanáil ar gach teachtaireacht chomh maith, le do thoil, mar ní ghlacann an Chomhairle dliteanas ar bith i leith éilliú ná d'ámáiste do do chuid córas.

Leonora 15

C135

From: Betty O Reilly [mailto:betty.o.reilly@wcc.ie]
Sent: 19 February 2016 11:37
To: Planning - Development Plan Review
Subject: Submission re Draft Development Plan 2016-2022
Attachments: Dev Plan Submission 190216.docx

Dear Wicklow County Council,

Attached is a submission on the draft Development Plan.

Regards
Betty O'Reilly

Elizabeth O'Reilly
Oakfield
Bellevue
Delgany
Co. Wicklow
19 February 2016

County Development Plan Review
Planning Department
Wicklow County Council

Dear Sirs,

Submission re Draft County Development Plan 2016-2022

I wish to make a submission regarding the draft boundary of Kilpedder/Willow Grove (Map Number 03.04B) which is designated as a large village settlement in the Draft Plan.

I am a joint owner of the lands contained in Land Registry Folio number 8841, which directly adjoins the settlement boundary as indicated in the draft plan. The land consists of circa 8 acres of flat land with good, long road frontage and would make a very worthwhile addition to the village settlement area as it abuts other small settlement areas as well as one-off housing developments in the Willow Grove and Tinnapark area. It has easy access to roads, bus routes and village amenities.

The land has been owned by my family for generations and was inherited by my 4 siblings and I from our parents.

Yours sincerely,

Elizabeth O'Reilly

C136

SUBMISSION
DRAFT WICKLOW COUNTY DEVELOPMENT
PLAN 2016-2022

Ballinalea, Ashford, County Wicklow
Rezone Town Centre to Residential Zone



Mr. C. and B. O'Reilly Hyland

5th February 2016

FRANK O'GALLACHÓIR
& ASSOCIATES LTD.
Professional Town Planning
Consultants

94 Rathdown Park
Greystones
Co. Wicklow

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• W www.fogassociates.com



FRANK Ó'GALLACHÓIR
& Associates Ltd.

Planning & Development Consultants

C136

Our Ref: J15/065

County Development Plan Review
Planning Department
Wicklow County Council
County Buildings
Wicklow Town

Date: 5th February 2016

RE: Draft Wicklow County Development Plan Submission at Ballinalea, Ashford "To Rezone Town Centre Zone To Residential Zone"

Dear Madam,

We act on behalf of Mr. C and B O'Reilly Hyland of Rock Farm, Brittas Bay, County Wicklow. We wish to make a submission regarding the Draft Wicklow County Development Plan 2016-2022 for the consideration of the Council. Our submission follows.

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

Yours sincerely,


Frank O'Gallachóir

Dip. T.C.P., M.Sc., M.I.P.I.

Enc: Development Plan Submission

DRAFT WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022 SUBMISSION

REZONE TOWN CENTRE ZONE TO RESIDENTIAL ZONE

BALLINALEA, ASHFORD, CO. WICKLOW

1. INTRODUCTION & SUBMISSION OBJECTIVE

Our clients own this overall site with an area of 3,720 sq ms (0.92 acres) at Ballinalea, Ashford. The faces onto the Ashford Downs local road at its junction with the Ashleigh housing estate. It is a small plot of land that has been used for the last fifty years for a variety of commercial, light industrial, residential and warehousing uses. It currently comprises of a light industrial shed, half of which is now unoccupied and the remainder is used as the motor repair workshop. It also contains a vacant two-storey house with a residential annexe. There is also a single-storey derelict premises. There are two lock-up garages facing onto the Ashford Downs road. The surrounding commercial yard is disused.

The majority of the site is zoned RE existing residential. The corner of the site, which is used for residential purposes, is zoned town centre although it is not in the town centre of Ashford. This corner comprises of circa 1,300 sq ms. In order to secure the redevelopment of this site for infill residential development, it is necessary to change the zoning of the entire site to residential.

1.1 Submission Objective

The objective is to secure sustainable redevelopment on the site with a landuse that is compatible with the surrounding residential landuse. We request the Council to rezone a portion of this site from town centre zone to residential zone i.e. from TC Town centre zone to R20 zone which provides for new residential development. See Figure 1 attached

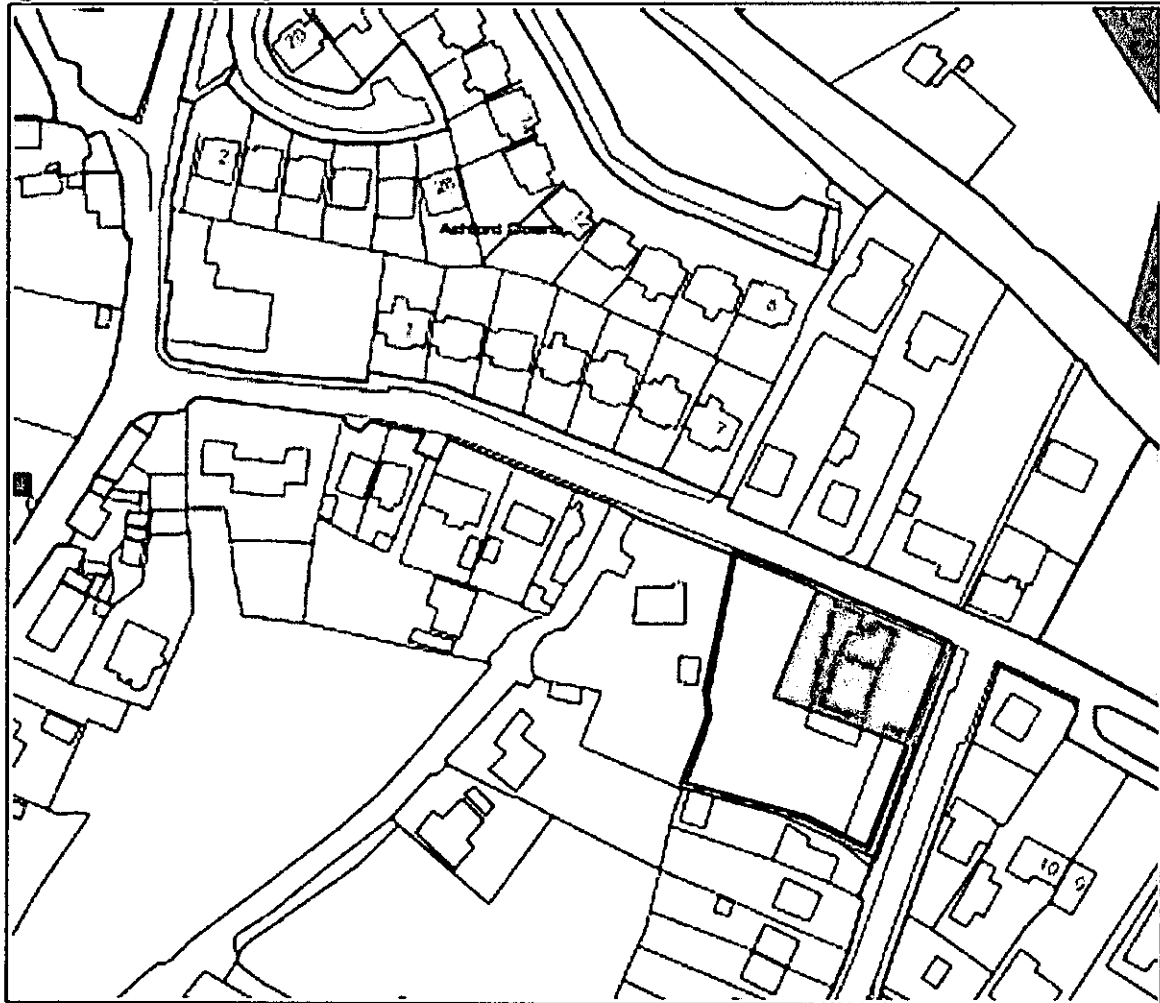
2. BACKGROUND

2.1 Site Description

The lands in our clients' ownership comprise of 3720 sq ms (0.92 acres). The area, subject to this rezoning request, is the portion of the site which is zoned TC-Town Centre in the Draft Wicklow County Development Plan. Ironically, this is the part of the site, which has been used for residential purposes in the past.

The adjacent house to the site on Ashley Road is currently for sale. It has an extant retail use as a shop although it is currently not trading.

Figure 1 O'Reilly Hyland's Site at Ballinallea – Rezone Town Centre to Residential



O'Reilly Hyland Site at Ballinallea



Draft Plan Town Centre Zone – Rezone to R20

2.2 Planning History

The only planning application, referred to in the Planning Register is Planning Register Reference 11/4083 which refused permission in August 4th 2011 to Port Walls Ltd for the conversion of an existing commercial building on part of the site into two single-bedroom studio apartments. This development was refused planning permission for reasons referring to sub-standard design proposals and traffic safety.

2.3. Existing Development Plan

The existing Ashford Town Plan forms part of Variation 5 of the Wicklow County Development Plan 2010, which was adopted on 6th of October 2014. This 2014 plan zoned the subject plot of land town centre in a similar manner to the existing draft i.e. TC-Town Centre Activities.

2.4 Draft Development Plan 2016-2022

The Draft Development Plan 2016-2022 seems to have readopted the Ashford Town Plan 2014 without any significant changes. In particular the said plot of land continues to be zoned TC-Town Centre.

3. SUBMISSION PROPOSAL

3.1 Submission Request

We request the Planning Authority to rezone this site from town centre zone to residential zone i.e. from TC Town Centre zone to R20 residential zone which provides for new residential development. See descriptions of the referred to zones in Tables 1 and 2 below.

Table 1. TC: Town Centre Zone

Objective: To provide for the development and improvement of appropriate town centre uses including retail, commercial, office and civic use, and to provide for 'Living Over the Shop' residential accommodation, or other ancillary residential accommodation.

Vision: To develop and consolidate the existing town centre to improve its vibrancy and vitality with the densification of appropriate commercial and residential developments ensuring a mix of commercial, recreational, civic, cultural, leisure, residential uses, and urban streets, while delivering a quality urban environment which will enhance the quality of life of resident, visitor and workers alike. The zone will strengthen retail provision in accordance with the County Retail Strategy, emphasise town centre conservation, ensure priority for public transport where applicable, pedestrians and cyclists while minimising the impact of private car based traffic and enhance and develop the existing centres fabric.

Uses generally appropriate for town centres include retail, retail services, health, restaurants, public house, public buildings, hotels, guest houses, nursing/care homes, parking, residential development, commercial, office, tourism and recreational uses, community, including provision for religious use, utility installations and ancillary developments for town centre uses in accordance with the CDP.

Table 2. R20: New Residential
Vision: To facilitate for the provision of high quality new residential developments at appropriate densities with excellent layout and design, well linked to the town centre and community facilities. To provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.
Uses generally appropriate for residential zoned areas include houses, apartments, residential open space, education, community facilities, retirement homes, nursing homes, childcare, health centres, guest house, bed and breakfast, places of public worship, home based economic activity, utility installations and ancillary development and other residential uses in accordance with the CDP.

3.2 Rationale for the Submission

We believe this modest zoning proposal is sustainable and in accordance with the proper planning and sustainable development of the area. Our reasons are as follows.

1. The subject site is in the heart of an existing residential area at Ballinalea. The site contains residential buildings at present. The remainder of our clients' land is also zoned for residential development.
2. The rezoning of this small area from town centre to R20 will not undermine the settlement strategy or population projections for Ashford, as set out in the draft County Development Plan.
3. The subject site is located adjacent to a house which has an established use of the shop. This shop is presently not trading but is suitable for the continuation of its use as a convenience shop. If there is sufficient demand for a local convenience store then this local shop use could be re-established.
4. The Ballinalea area is quite close to existing services. For example, the Woodpecker Public House and Restaurant is only 130m from the subject site.
5. The town centre core for Ashford town is only 370m from the subject site. The Retail Planning Guidelines define between 300-400 m as being an easy walking distance for shopping purposes. The Guidelines consider that edge of centre retail developments should only be considered when they are in excess of this walking distance From the shopping core of a town. Therefore we consider that the zoning of a site for town centre purposes within easy walking distance of the shopping core of Ashford is not consistent with the Retail Planning Guidelines.
6. We also note that this Ballinalea site is located c 500m from the Mount Usher Gardens Shopping Village, which is another retail destination.
7. Furthermore we note that a development, granted permission under Planning Register Reference 08/1704, is currently under construction by Atherm Construction Ltd. at Main Street, Ashford. It is located circa 350m from our clients' lands and includes 528 m2 of additional retail space for the town.
8. There is clearly no need for local or town centre related commercial uses on this site because

it is so close to the town centre of Ashford, the Atherm Construction Ltd development and to Mount Usher Gardens.

9. Furthermore, an analysis of Ashford town centre clearly shows that there are vacant and underutilised buildings within the town centre zone, which are available for retail and other town centre uses. In accordance with the Sequential Test, as recommended by the Retail Planning Guidelines, such underutilised or vacant buildings should be used for town centre purposes, before more peripheral site locations, such as this site.
10. We note that there are substantial lands zoned for employment creating developments in Ashford in the Inchanappa Action Area, just north of town centre retail core.

4. CONCLUSION

○ We request the Planning Authority to take this submission into account and to zone this land R20 as proposed. We will gladly meet your representatives to discuss this submission. further, if so required.

Regards


Frank Ó'Gallachóir

Dip. T.C.P., M.Sc., M.I.P.I.

Date: 5th February 2016

C137

SUBMISSION
DRAFT WICKLOW COUNTY DEVELOPMENT PLAN
2016-2022

HOLLYWOOD HOUSE
GLENEALY



Mr. Charlie O'Reilly Hyland

February 15th 2016



94 Rathdown Park
Greystones
Co. Wicklow

- T 01 276 2512
- F 01 276 2516
- E info@fogassociates.com
- W www.fogassociates.com



FRANK Ó'GALLACHÓIR

& Associates Ltd.

C137

Planning & Development Consultants

Our Ref: J16/005

County Development Plan Review
Planning Department
Wicklow County Council
County Buildings
Wicklow Town

Date: February 15th 2016

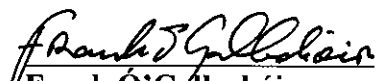
Draft Wicklow County Development Plan Submission - Photographic Representation of Hollywood House, Glenealy in the Record Of Protected Structures.

Dear Madam,

We act on behalf of Mr. Charlie O'Reilly Hyland of Rock Farm, Brittas Bay, County Wicklow. We wish to make a submission regarding the Draft Wicklow County Development Plan 2016-2022 for the consideration of the Council. Our submission follows.

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

Yours sincerely,


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

Enc: Development Plan Submission

**DRAFT WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022-
SUBMISSION**

**PHOTOGRAPHIC REPRESENTATION
HOLLYWOOD HOUSE
GLENEALY**

1. INTRODUCTION & SUBMISSION OBJECTIVE

Our client is the executor to the estate of the late Mr. Dermot O'Reilly Hyland which owns Hollywood House and lands.

1.1 Submission Objective

The objective of this submission is to replace Photo 1 of Hollywood House with Photo 2 in the Record of Protected Structures in the Wicklow County Development Plan.

2. BACKGROUND

Page 35 of the Record of Protected Structures in the Draft Wicklow County Development Plan contains the following entry. See attached page extract for draft plan.

Photo 1 Draft County Development Plan



"Ref No 24-13, OS Map ref: 24. Hollywood House, Glenealy, Country House Ballydowling Townland.

A late-18th Century house of five bays and two storeys with 19th Century plaster enrichments. It has a pedimented breakfront with a tetra-style, ionic porch, lined and rendered walls, architraves to the windows, a wide doorcase with sidelights and a Wyatt window over the porch. There is a full-height bow on the right-hand return façade".

Photo 1 which is included in the Draft Plan is very much out of date. It was taken when a particular batch of paint had reacted to the elements and changed colour. Photo 2 hereunder is a more recent photograph of Hollywood House. It more accurately represents the façade of the protected structure.

Photo 2 Proposed Replacement Photo













3 CONCLUSION

We request the Planning Authority to take this submission into account and to replace the old photo 1 of Hollywood House with the more uptodate photo 2 herein. We will provide the Planning Authority with a digital copy of the photo if requested.

Regards

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

Ref. No	OS Map Ref.	Building Address	Structure	Townland	Description	
24-09	24	Glanmore Cottage Ballard Beg	Cottage	Ballard Beg Td	Two-storey house with dark, local stone and brick dressings, steep-pitched roof and pierced bargeboarding.	
24-10	24	Aghowle	Thatched Cottage	Aghowle Upper Td	A thatched cottage with recent thatch.	
24-11	24	Ballyfree House Glenealy	Country House	Ballyfree West Td	Early-19 th Century, single-storey house over a high basement with deep, three-bay bows flanking a round-headed, ionic doorcase and two-bay wings. The walls have their original finish of painted lime rendering and the hipped roof has natural slates.	
24-12	24	Hollywood Glenealy	Ice House	Ballydowling Td	Ice house.	
24-13	24	Hollywood House Glenealy	Country House	Ballydowling Td	A late-18 th Century house of five bays and two storeys with 19 th Century plaster enrichments. It has a pedimented breakfront with a tetrastyle, ionic porch, lined and rendered walls, architraves to the windows, a wide doorcase with sidelights and a Wyatt window over the porch. There is a full-height bow on the right-hand return façade.	
24-14	24	Glenealy Catholic Church	Church	Ballymanus Lower Td	Mid-19 th Century church of rusticated granite with a wide nave, lancet windows, rose window at west end, buttresses and bellcote, large transepts.	
24-15	24	Glenealy Church of Ireland Church	Church	Ballymanus Lower Td	First Fruits Church with three-bay nave with buttresses and small, round-headed windows placed high in the walls, tall, three-stage west tower with, clasping buttresses, turrets and crenellations.	
25-01	25	Hunter's Hotel Rathnew	Hotel	Ballinapark Td	Three-bay, two-storey, gable-ended, early-19 th Century house with painted, lime-rendered walls, tripartite, segmental-headed windows, wide, elliptical-headed doorcase with leaded fanlight and sidelights. The return runs back in a long range – part of which is as old as the front. The house has been a hotel for many years and is therefore of historic interest.	
25-02	25	Ballinalea Ashford	Post Box	Ballymacahara Td	Post box with V R initials.	
25-04	25	Rathnew	Former National School/ Old Band Hall	Commons Td	Three-bay, gable-ended building of coursed-rubble stone with brick dressings and a gabled porch- dated 1895.	

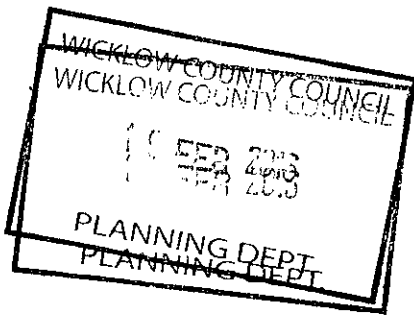
CF38

Ballyknockan,

Bessington,

Co Wicklow

19th Feb. 2016



To whom it may concern.

I would like to make a submission to include the area marked in purple on the map attached into the new Wicklow County Development Plan 2016 - 2022. The purpose of which is to enlarge the settlement boundary of the small village of Ballyknockan.

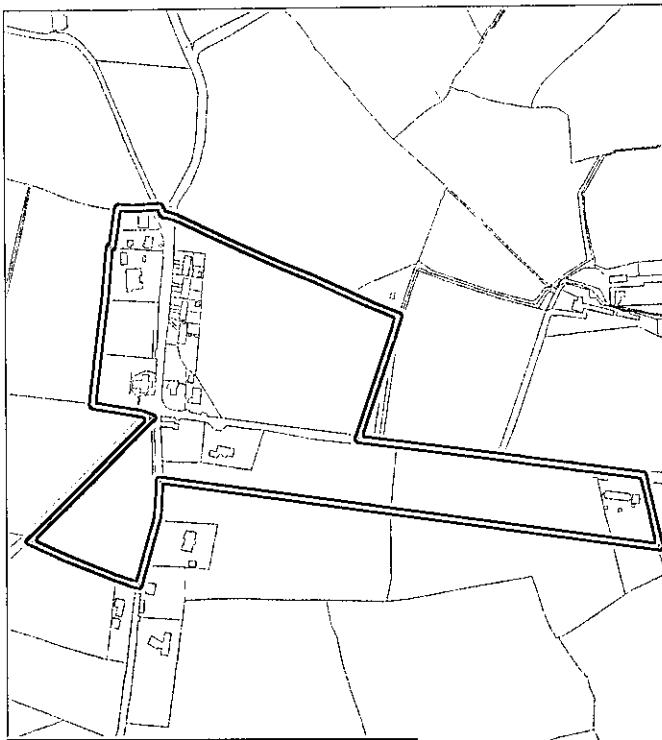
My reason for making this submission is because there are no sites available to apply for planning permission in the existing boundary.

I would be very grateful if this site can be included in the new settlement boundary of Ballyknockan.

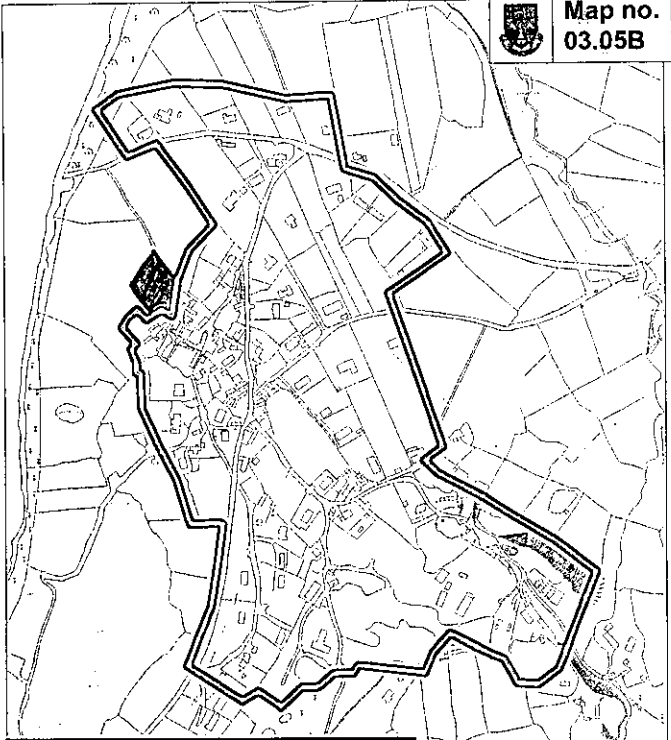
many thanks,
Frances Osborne



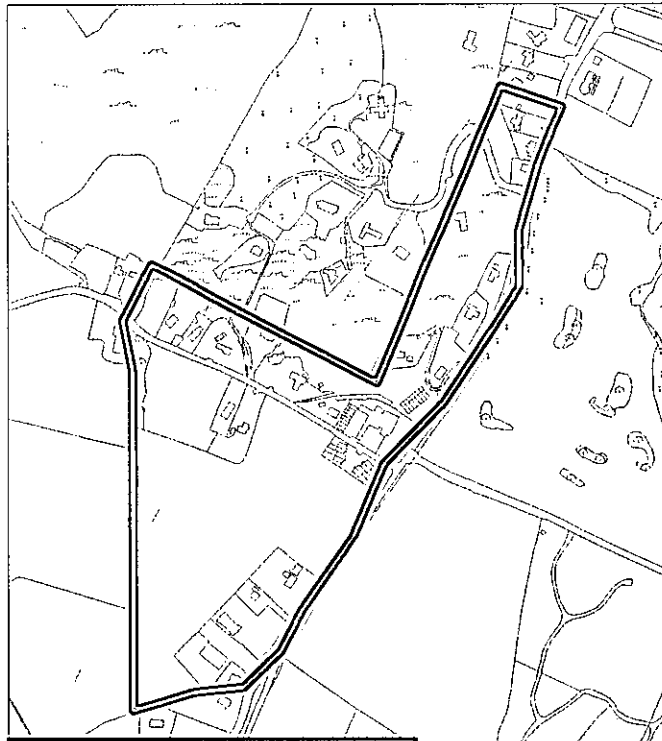
Map no.
03.05B



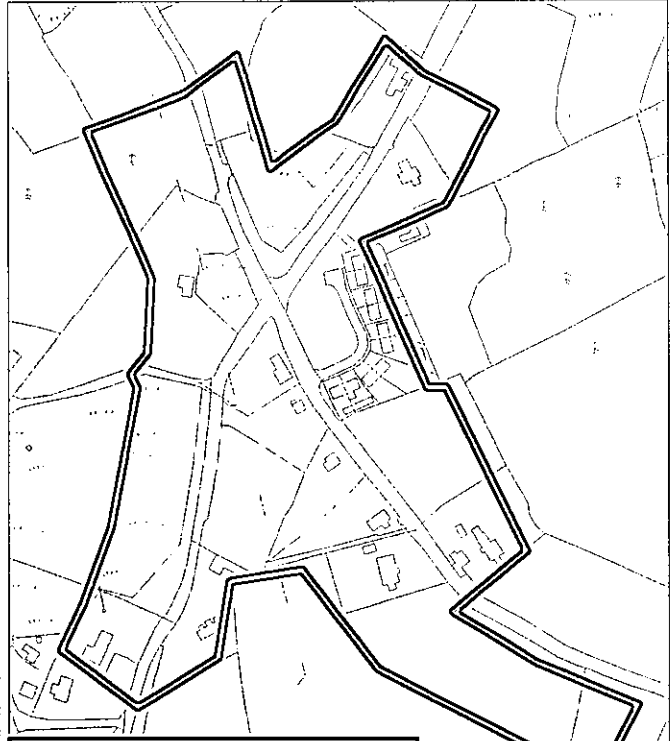
BALLYCOOG



BALLYKNOCKAN



BALLYNACARRIG - BRITTAS BAY



CONNARY

**Settlement Boundaries
Small Villages**

DRAFT WICKLOW COUNTY
DEVELOPMENT PLAN 2016-2022



SETTLEMENT BOUNDARIES



Wicklow County Council
Planning Department

Maps Not To Scale

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2015/35/CCMA/Wicklow County Council

C139

Leonora Earls

From: Jean-Luc Oudart
Sent: 19 February 2016 16:58
To: Planning - Planning and Development Secretariat
Cc: Planning - Development Plan Review
Subject: Draft County Development Plan
Attachments: newcastle.jpg

From Jean-Luc Oudart

6 Racefield
Newcastle
Co Wicklow

Comment on Draft Development Plan

I am writing with regard to the provisions for the the Secondary Development Area opposite Racefield in Newcastle.

Original planning specified that there would be a "village green" type amenity area here yet there is no provision for this in the plan albeit that all other NC areas in Newcastle have Plan Objectives attached.

I also object to the provision of light industrial use for this area because again this was not allowed in the previous planning and should not be allowed now.

Thank you and I trust my views will be taken into consideration.







Yours sincerely

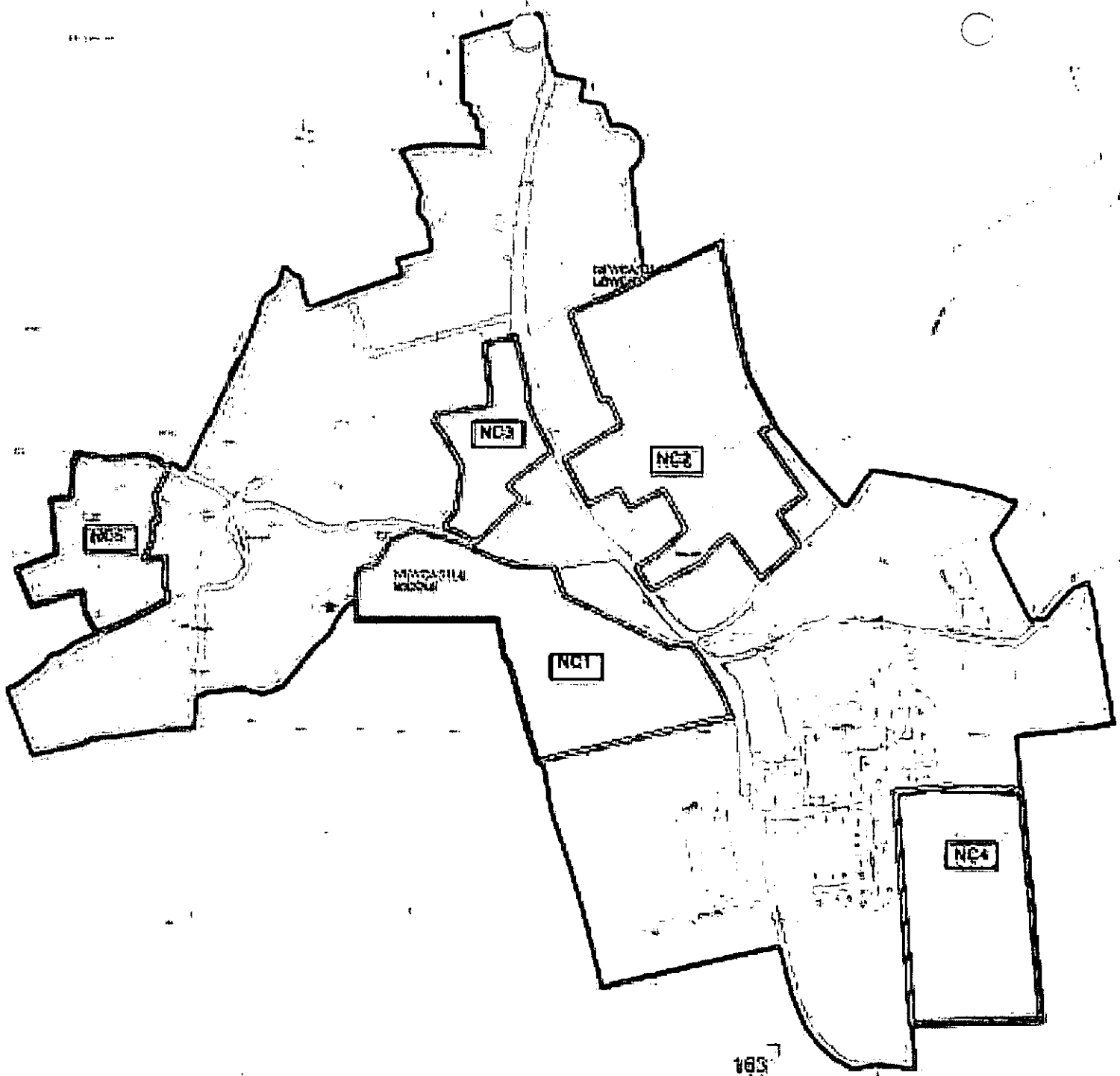
Jean-Luc Oudart
6 Racefield
Newcastle
Co. Wicklow

This email has been sent from a virus-free computer protected by Avast.
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Newcastle Settlement Plan

DRAFT WICKLOW COUNTY
DEVELOPMENT PLAN 2016-2022

-  Settlement Boundary
-  Primary Development Area
-  Secondary Development Area
-  Tertiary Development Area
-  Plan Objectives
-  Plan Objective Boundary



Title: Land Use Zoning Objectives
Map No. : 1



Wicklow County Council
Planning Department

Map prepared by:
© Wicklow County Council. All rights reserved.
Address: Wicklow County Council, Wicklow, Wicklow, Wicklow, Wicklow

Leonora Earls

C140

From: Paul Turley
Sent: 19 February 2016 13:36
To: Planning - Development Plan Review
Cc: John Spain
Subject: Draft Wicklow County Development Plan 2016-2022
Attachments: 15024- Draft WCDP Submission & Appendices.pdf

Address: County Development Plan Review, Planning Department, Wicklow County Council, Station Road, Wicklow Town.

Dear Sir/Madam

On behalf of our client, Park Developments Group, please find attached a submission on the Draft Wicklow County Development Plan 2016-2022.

I would be grateful if you could please confirm receipt of this submission.

Kind regards,

Paul Turley, *Associate Director*,
John Spain Associates,
39 Fitzwilliam Place,
Dublin 2,
D02 ND61.

T: 01
M: 087
e-mail: p.turley@johnspain.ie
web: www.johnspain.ie

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**Submission on the Draft
Wicklow County Development Plan 2016-2022**

In respect of

Former Dell Site, Vevay Road, Bray, Co. Wicklow

Prepared by

John Spain Associates

On behalf of

Park Developments Group

February 2016



John Spain Associates

Planning & Development Consultants
Chartered Town Planners & Chartered Surveyors

39 Fitzwilliam Place, Dublin 2
Telephone: (01) 662 5803
E-mail info@johnspainassociates.com
Web: www.jsaplanning.ie

1.0 INTRODUCTION & EXECUTIVE SUMMARY

- 1.1 This submission has been prepared on behalf of Park Developments Group, The Herbert Building, The Park, Carrickmines, Dublin 18. The submission relates to the lands in their ownership consisting of the former Dell Site at Boghall Road and Vevay Road, Bray, Co. Wicklow.
- 1.2 The structure of this submission is as follows:
1. Introduction
 2. Site Location and Description
 3. Current Local Planning Policy Context
 4. Draft Wicklow County Development Plan 2016-2022
 5. Suitability of Subject Lands for Residential Development
 6. Indicative Masterplan for the Site
 7. Recommended Amendments to the Draft Wicklow County Development Plan 2016-2022
- 1.3 The submission is accompanied by an Architectural Appraisal of the subject lands, included in **Appendix 4**, which demonstrates the suitability of the site to accommodate a mix of residential development, a primary care centre and an aged care facility (nursing home). **Appendix 1** provides a summary of the Strategic Planning Context which further supports the rezoning of the subject lands for residential uses. In addition **Appendix 2** provides a brief summary of the relevant planning history of the subject site. **Appendix 3** contains a letter from Savills which confirms there has been no interest from employment uses for this property.
- 1.4 The site is currently zoned for employment purposes within the Bray Town Development Plan 2011-2017 and the Wicklow County Development Plan 2010-2016, under the Bray Environs area of Rathdown Rural District No. 2.

Draft Wicklow County Development Plan

- 1.5 We have reviewed the contents of the Draft Wicklow County Development Plan 2016-2022 as it relates to the subject lands, and in particular the southern portion of the site, which is currently zoned as part of the Bray Environs area of Rathdown Rural District No. 2. On review of the Draft County Plan it is noted that this portion of the site is not covered by the Draft County Development and a zoning map for the Rathdown No. 2 Area is not included as part of the Draft County Plan.
- 1.6 We understand from discussions with the Forward Planning Section of Wicklow County Council that the lands covered by the Rathdown No. 2 Plan in the existing Wicklow County Development Plan 2010-2016 will form part of a future Municipal Local Area Plan for Bray and Environs. The Council confirmed that they intend to commence the preparation of this LAP in late 2016 once the County Development Plan has been prepared and adopted.
- 1.7 This submission sets out a case for the rezoning of the lands for residential purposes as a proposed amendment to the Draft Wicklow County Development Plan 2016-2022. This will ensure that there is an appropriate planning policy

framework in place prior to the preparation and adoption of the new Municipal Local Area Plan for Bray, which is unlikely to be adopted until 2018.

- 1.8 As currently drafted the Draft Wicklow County Development Plan would result in no land use zoning being in place for the southern portion of the subject lands until such time as the Municipal Local Area Plan for Bray is prepared. Therefore the inclusion of an appropriate land use zoning for the former Dell Site, such as residential, is considered necessary in this instance.

Existing Land Use Zoning

- 1.9 The site is currently zoned for employment purposes within the Bray Town Development Plan 2011-2017 and Wicklow County Development Plan 2010-2016. The northern portion of the site is substantially zoned objective **EMP1** which seeks *'to provide for economic development and employment'*, with a small western section subject to zoning objective **EMP2** which seeks *'to provide for economic development and employment, including the provision of retail warehousing'*, within the Bray Town Development Plan 2011-2017. The southern portion of the site is zoned objective **E3** which seeks *'to protect, provide and improve appropriate employment uses including industrial, warehousing and wholesale warehousing, business, office and science / technology use'*, under the Rathdown No. 2 District Plan, Bray Environs zoning, as contained within the Wicklow County Development Plan 2010-2016. The existing employment zoning objectives pertaining to the site reflects its former employment use which is now redundant.

Proposed Residential Zoning

- 1.10 The site has been vacant for a number of years and there has been no meaningful interest from a potential purchaser for industrial or employment uses. Please find attached in Appendix 3 a letter from Savills confirming that there has been no interest from employment uses for this property. The subject site now represents a large brownfield site located in an established residential, commercial, and light industrial area on the southern edge of Bray, a Level 1 Metropolitan Consolidation Centre within the GDA.
- 1.11 This submission sets out a planning rationale for the zoning of the lands for residential purposes as a Proposed Amendment to the Draft Wicklow County Development Plan 2016-2022, and until such time as a new LAP for Bray Town and Environs is prepared.
- 1.12 The planning rationale for the rezoning of the lands from employment purposes to residential use is summarised as follows:
- As a Level 1 Metropolitan Area Consolidation Town, Bray town and environs is targeted to continue to grow as an important settlement centre within the Metropolitan Area of the GDA. The Draft Wicklow County Development Plan provides for Bray town and environs population to grow from 29,339 in 2011 to 40,000 in 2028.

- The Draft Plan acknowledges that there is a shortfall in the quantum of residential zoned land in Bray to cater for future population growth up to 2022. There is a shortfall of residential zoned land to cater for c. **3,245** no. residential units. This equates to c. **93 ha of additional residential zoned land**, based on a density of 35 units per hectare, which is required to meet future population targets.
- The Draft Development Plan states that a future LAP for Bray town and environs shall address the zoning shortfall in Bray. This new plan shall comprise a 'Bray Municipal Area Local Area Plan' which shall replace the existing Bray Town Development Plan and the Bray Environs Local Area Plan, and shall encompass all settlements in the Municipal District including Kilmacanogue and Enniskerry.
- While we acknowledge the merits of producing an overall LAP for Bray town and environs, and surrounding areas, it is noted that this plan is unlikely to be adopted until 2018 at the earliest. For lands on the southern edge of Bray Environs, such as part of the former Dell site, this will result in an anomaly of having no planning policy framework in place for at least two years, once the new CDP is adopted.
- To address such an anomaly it is respectfully submitted that a residential zoning should be introduced on the former Dell site. This in turn would provide a short term solution to addressing housing need in the Bray area and go some way to meeting the housing targets set for Bray in the new Core Strategy.
- The Bray Town Development Plan and Bray Environs Local Area identify an undersupply of lands available for residential development within the town. In this regard the Bray Environs area is envisaged to accommodate future population growth.
- Lands identified to accommodate population growth within the Bray Environs Area, including Fassaroe and Kilruddery, are not sufficient to cater for the full extent of housing units required for the town. This situation is now further exacerbated by the fact that the lands at Fassaroe may not be suitable for the type and quantum of residential development originally planned in the Bray Environs LAP, having regard to the Draft GDA Transport Strategy which indicates that the Luas extension will not serve Fassaroe.
- Even if the Luas Extension does ultimately extend to serve Fassaroe it will not be delivered in the lifetime of 2016-2022 Development Plan or the proposed Municipal LAP for Bray. Therefore the Planning Authority need to look at other lands which in the short term can meet the housing needs of the town and County.
- The lengthy timeframe for the delivery of residential development on some residential zoned land is acknowledged as an issue in Construction 2020. Having regard to the above it is apparent that a significant quantum of readily available land is required for residential zoning in the Bray town and

environs area to meet the growing housing need in the Metropolitan area in suitable locations such as the former Dell site.

- The subject site is an underutilised brownfield site, with obsolete industrial buildings with little potential for re-use, located adjacent to existing residential, community (including two schools) and commercial uses, and would be available to accommodate sustainable residential development within a short to medium term timeframe. If the Council has concerns in respect to the loss of employment generating land it is respectfully submitted that the land to the west of the N11, such as Fassaroe, should be reconsidered as a lower intensity employment area, having regard to the fact that the Luas extension will no longer serve this area.
- The subject site is specifically identified as an opportunity site within the Bray Town Development Plan. The development plan states that these sites are prime sites which are under-utilised in terms of their development potential and as such should be upgraded and revitalised. The plan indicates that these sites are capable of being marked by the presence of business or residential developments with a notable architectural input and of a scale befitting their location. However, the subject site remains obsolete with very limited chances of it being utilised for employment uses into the future, this is supported by the attached letter from Savills (see Appendix 3).
- The development of the lands for residential purposes would be in accordance with the existing pattern of development in the vicinity of the site. This is demonstrated in the extract from the Traynor O'Toole Architects Site Appraisal included as Figure 1.1 and 1.2 below.

Figure 1.1: Proposed and Adjoining Zoning

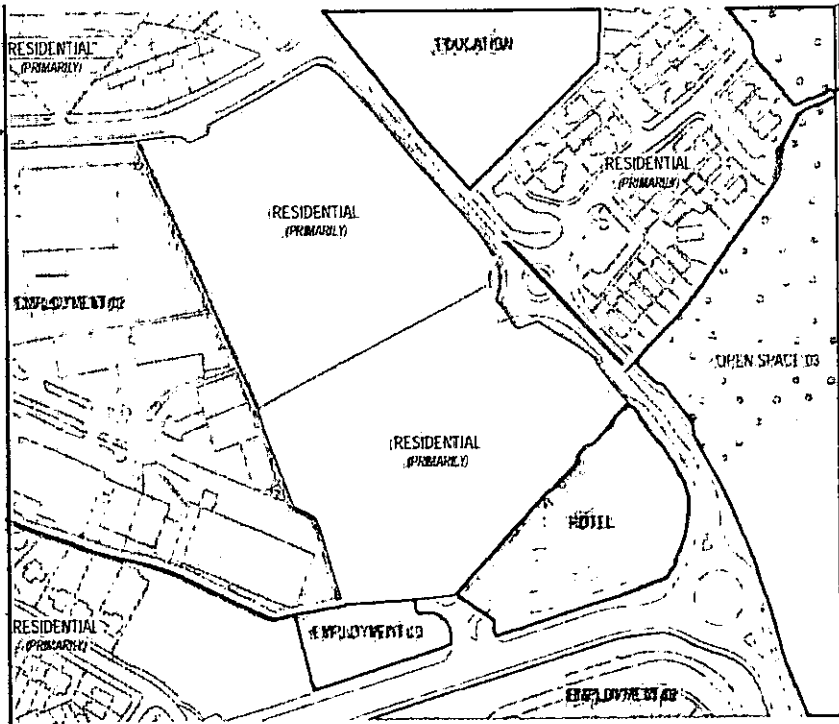
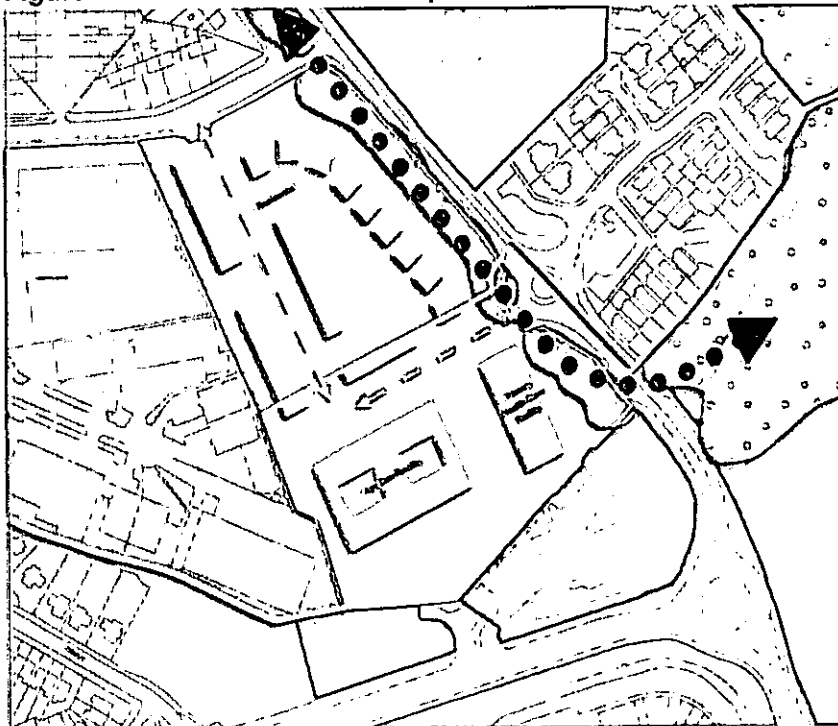


Figure 1.2: Indicative Site Masterplan



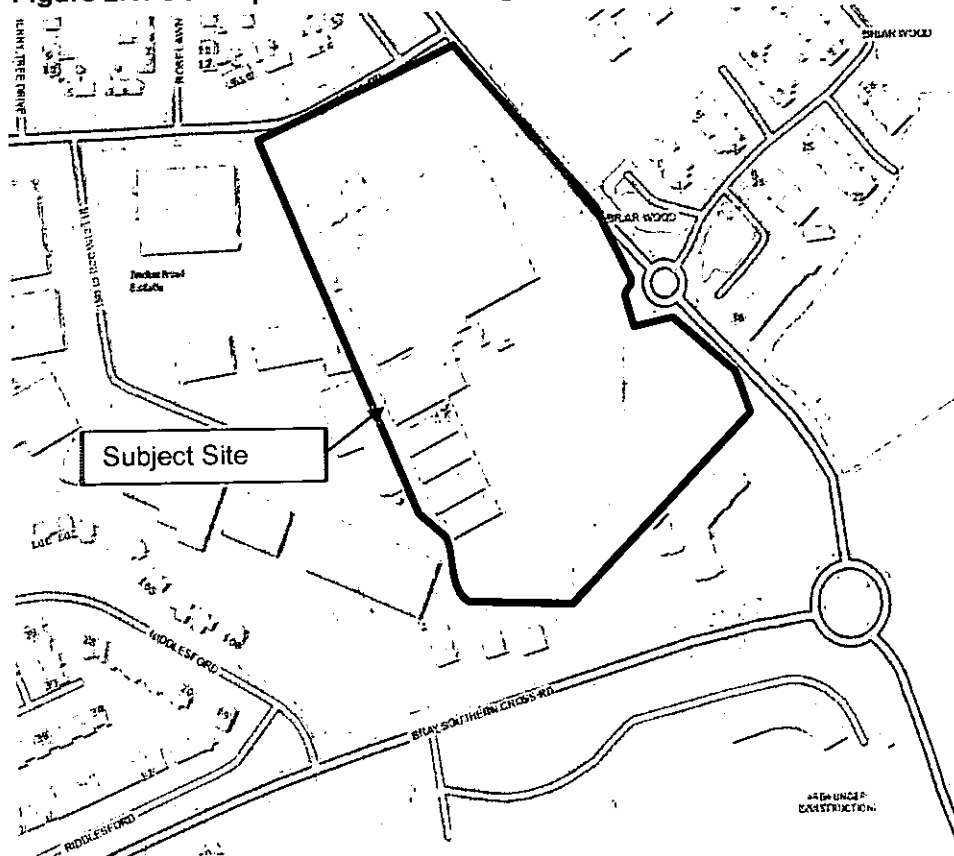
Source: TOTP Architect's Appraisal (See Appendix 4)

2.0 SITE LOCATION AND DESCRIPTION

Location, Description, Site Context

- 2.1 The subject site is located to the south of Boghall Road and west of Vevay Road, Bray, Co Wicklow within the administrative boundary of Wicklow County Council. Bray is the largest town in County Wicklow and is the principal service centre for the north of the county. The town is connected to Dublin by the DART rail system, mainline railway, bus services, and M11/N11.
- 2.2 There are proposals for an extension of the existing green Luas line to Bray as part of Transport 21. This extension was originally planned to serve Stonebridge, Crinken, Old Connaught, Thornhill, Fassaroe (with Park and Ride), Corke Abbey, Ravenswell and Bray DART. However, although Draft GDA Transport Strategy 2016-2035 includes a commitment to deliver a Luas extension to Bray the final alignment and timeframe for delivery is not provided. The Draft Transport Strategy notes that it is likely to run to Bray DART station via Shankill and the former golf club lands. Thus, the future quantum and timeframe for residential development planned for areas such as Fassaroe and Old Connaught will need to be revisited during the preparation of the new LAP for Bray and Environs.

Figure 2.1: OSI Map Extract illustrating location of Subject Site



- 2.3 The site, which has an area of approximately 3.75 hectares, comprises the former Dell factory building at Vevay Road and Boghall Road, Bray. The site comprises of a large disused industrial format unit which was formerly used by Dell and associates surface parking. Dell relocated from the site in the early 2000's. There has been no meaningful interest in the intervening years from a potential purchaser for light industrial or employment uses (see Appendix 3). The subject site now represents a large brownfield site located in an established residential, commercial and employment area. The subject site remains obsolete with very limited chances of it being utilised for employment uses into the future.

Figure 2.2: Aerial View of Subject Site



Source: TOTP Architect's Appraisal (See Appendix 4)

- 2.4 Boghall Road forms the northern boundary of the site and Vevay Road (R761) forms the site's eastern boundary. The Southern Cross Road runs further to the south of the site. Access to the site is currently provided via Boghall Road and Vevay Road. Boghall Road travels on an east-west alignment, serving a combination of residential and commercial properties, and connecting with Vevay Road (R767) to the east. Boghall Road includes cycleways on both sides of the road and traffic calming measures, including speed humps and road narrowing. Vevay Road in turn travels on a north-south alignment, connecting with Bray town centre to the north, and with the Southern Cross Road to the south, which provides access to the N11.
- 2.5 The site is adjoined by a mixed of residential, commercial, employment and educational land uses. The area to the north of the site at the opposite side of Boghall Road is primarily residential in nature and characterised by a series of 2 storey semi residential properties and open space which front onto Boghall Road. Existing residential developments within this area of Bray include Roselawn Drive, Cherry Tree Drive and Scott Park.

- 2.6 As illustrated in Figure 2.3 below, see Appendix 4 also, the subject site is located in very close proximity to two local schools. This coupled with the fact the lands are served by public transport, neighbourhood centre and commercial uses, make the lands suitable for residential development, which can be delivered in the short term.

Figure 2.3: Subject Lands and Wider Context



Source: TOTP **Architect's** Appraisal (See Appendix 1)

- 2.7 Existing lands uses to the south of Boghall Road, including the subject site are primarily of a commercial and light industrial format. Existing development to the west of the site include commercial and employment uses within Beechwood Industrial Estate, which a proposed residential use on an adjoining site would be compatible with subject to quality design and landscaping, and further to the west an Aldi discount foodstore and a Power City retail store.
- 2.8 St. Andrews School is located to the east of the site at the opposite side of Vevay Road. The school is adjoined by residential development at Briar Wood, which is located immediately opposite the existing entrance from Vevay Road. Presentation College is located further to the north east.
- 2.9 Existing development to the south of the site along the Southern Cross Road includes the Wilton Hotel and a hotel and a number of office units. It is considered, as illustrated in the TOTP appraisal that a development of residential, an aged care facility and primary health care centre would be compatible with surrounding land uses and provide a viable redevelopment opportunity for the site.

Accessibility

Road

- 2.10 Bray benefits from excellent accessibility by both rail and road. In terms of road access, Bray has access to the national road network via the N11 / M11 which runs to the west of the town. Road access through the town itself is provided primarily by Vevay Road (R767) and Dublin Road (R761) which run on a north-south alignment and connect in the town centre where they form Castle Street. The subject lands are well connected to the surrounding road and bus network as demonstrated in Figure 2.2 above.

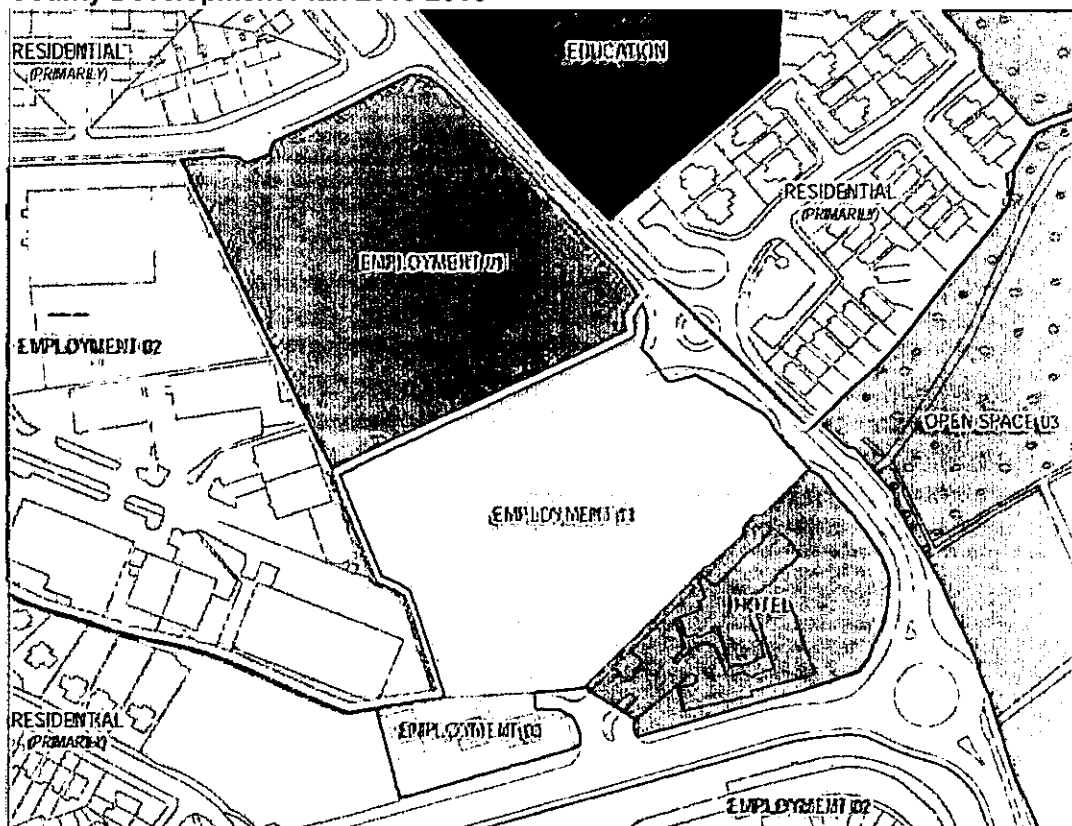
Public Transport

- 2.11 In terms of public transport, Bray is on the DART network and as such benefits from frequent public transport connections with the city centre to the north and with Greystones to the south.
- 2.12 Dublin Bus and Bus Eireann both serve Bray with frequent services. Dublin Bus services 45, 84 and 145 connect with locations such as Dublin City Centre, Heuston Station, Dun Laoghaire, UCD and Newtownmountkennedy. Bus Eireann provides services linking Bray to the principal towns in the South East. A number of public bus services operate in the vicinity of the subject site, as illustrated in Figure 2.2 above and Appendix 4.
- 2.13 The Draft GDA Transport Strategy 2016-2035 includes a commitment to deliver a Luas Extension to Bray. However, the alignment and timeframe for delivery of same has still to be decided upon. It is likely to differ significantly from that originally planned and this will result in the future growth of Bray having to be reconsidered.

3.0 CURRENT LOCAL PLANNING POLICY CONTEXT

3.1 The site is located within the administrative boundary of Wicklow County Council. The northern part of the site is located within the former Bray Town Council boundary and is zoned for employment purposes within the Bray Town Development Plan 2011-2017. The southern half of the site is zoned for employment purposes within the Wicklow County Development Plan 2010-2016. This is illustrated in Figure 3.1 below. The following section of this report provides an overview of the zoning objectives pertaining to the site.

Figure 3.1: Site Plan illustrating breakdown of site extent of site zoned for development within the Bray Town Development Plan 2011-2017 and the Wicklow County Development Plan 2010-2016



Source: TOTP Architect's Appraisal (See Appendix 4)

Zoning objectives

3.2 As detailed above the subject site is currently zoned for development within the Bray Town Development Plan 2011-2017 and the Wicklow County Development Plan 2010-2016.

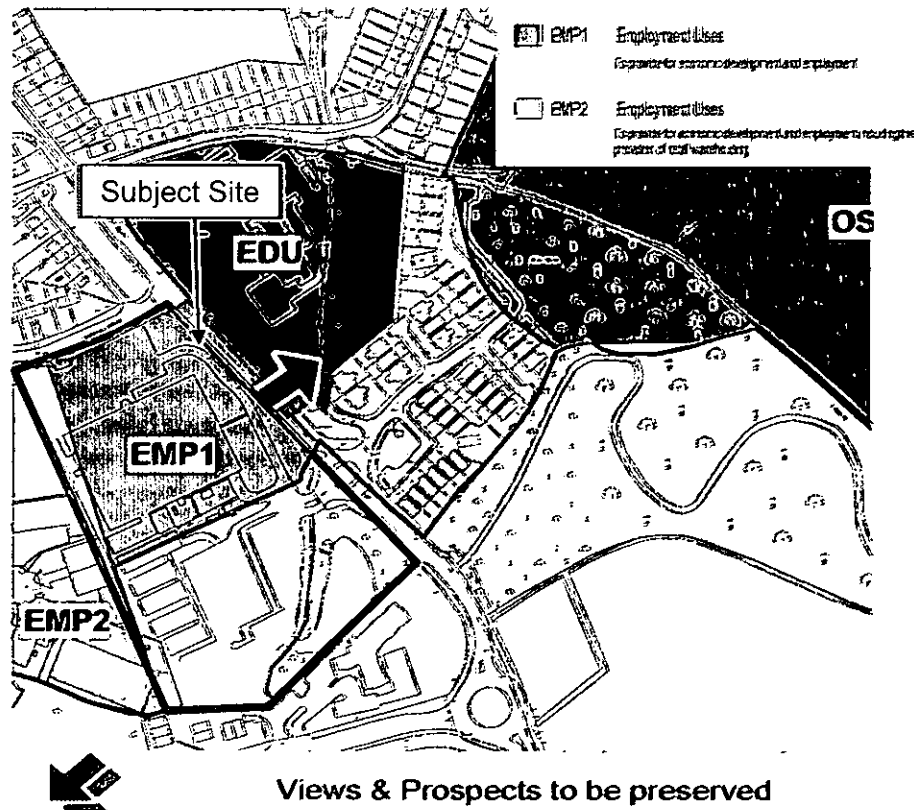
Bray Town Development Plan 2011-2017

3.3 The northern part of the site is located within the former administrative boundary of Bray Town Council and zoned for development within the Bray Town

Development Plan 2011-2017. This portion of the site has a dual zoning objective. The majority of the northern portion of the site is zoned for EMP 1 purposes with an objective *“to provide for economic development and employment”* within the Bray Town Development Plan 2011-2017. A small wedge shaped section in the north western portion of the site is zoned for EMP 2 purposes with an objective *“to provide for economic development and employment, including the provision of retail warehousing”*.

- 3.4 The zoning map extract from the Town Development Plan also identifies a Protected View towards Bray Head to the east from Vevay Road. A future residential development could benefit from such views.

Figure 3.2: Zoning Map Extract from Bray Town Development Plan 2011-2017 with site identified



Opportunity Sites

- 3.5 The Dell site is specifically identified as an opportunity site within the 2011-2017 Bray Town Development Plan (Section 4.4.13). The Development Plan outlines that *“it is the policy of the Council to promote the re-development and intensification of use of opportunity sites.”*
- 3.6 Section 4.4.13 of the Town Development Plan sets out the following guidance in respect of designated opportunity sites.

*"The Council considers that there are a number of **prime sites** within the town, which are under-utilised in terms of their development potential, and as such they should be **upgraded and revitalised**. These sites are capable of being marked by the presence of business or **residential development** with a notable architectural input and of a scale befitting their location.*

The sites are located at critical gateways or entry points to the town, and as such are highly visible and are suitable for 'landmark buildings.

As the development of these sites will help set the tone for the town, and influence the public perception of it, a high quality of urban design and innovative architectural design solutions will be sought at these locations. In assessing re-development proposals for Opportunity Sites the Council, unless otherwise specified in Table 4.1, shall have regard to the general development standards and guidelines outlined in Chapter 12, and Land Use Zoning Objectives set out in Chapter 13".

- 3.7 Table 4.1 of the Town Development Plan sets out the following guidance in respect of the Dell Site:

6 Dell Site

Zoning: EMP1 – Employment Uses

Acceptable uses:

Employment use development. Industry/office/ and science and technology based uses. The rear of the site is considered suitable for the location of taller buildings up to 5 storeys in height. Max Plot Ratio 1.25.

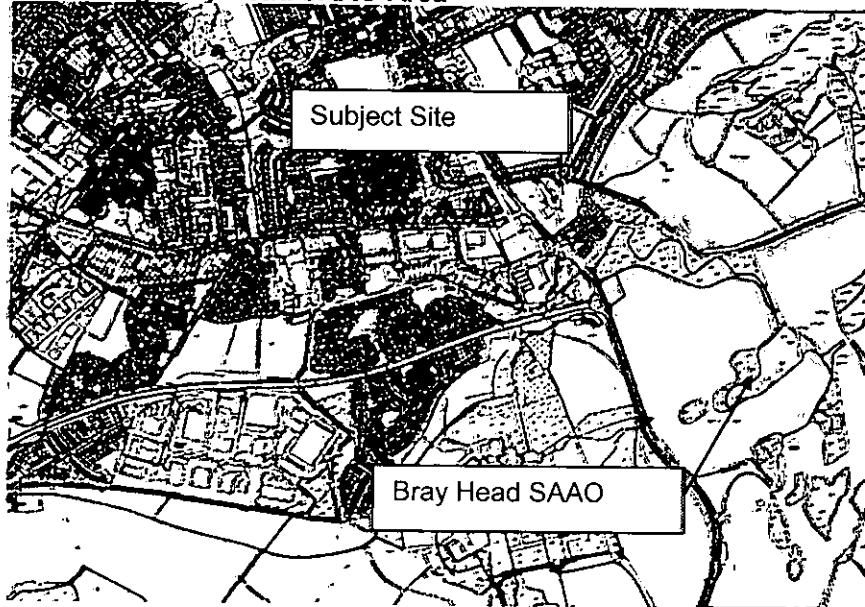
- 3.8 The above guidance relates to the existing employment land use zoning of the site. However, this zoning has failed to deliver on the development potential of this important opportunity site. A rezoning for residential use which would facilitate residential, aged care facility and a primary care centre uses, such as that demonstrated in Appendix 4, would be more appropriate in delivering on the development potential of this opportunity site.

- 3.9 Map 14 of the Bray Town Development Plan illustrates that the Bray Head SOOA is located to the east of the site. The Protected view pertaining to the site provides views to Bray Head. The Town Development Plan sets out the following policy guidance in respect of the need to protect this SAAO:

"It is the policy of the Council to protect and enhance the character, setting, and natural and geological heritage of Bray Head in order to ensure its existing and future amenity, recreational and scientific value is secured. In recognition of the area's scenic value and vulnerability to development pressure, it is the policy of the Council to implement the 'Special Amenity Area Order' (SAAO) for Bray Head".

- 3.10 A future redevelopment of the site for residential, aged care facility and primary care centre uses, such as that demonstrated in Appendix 4, would capitalise on these views to the east.

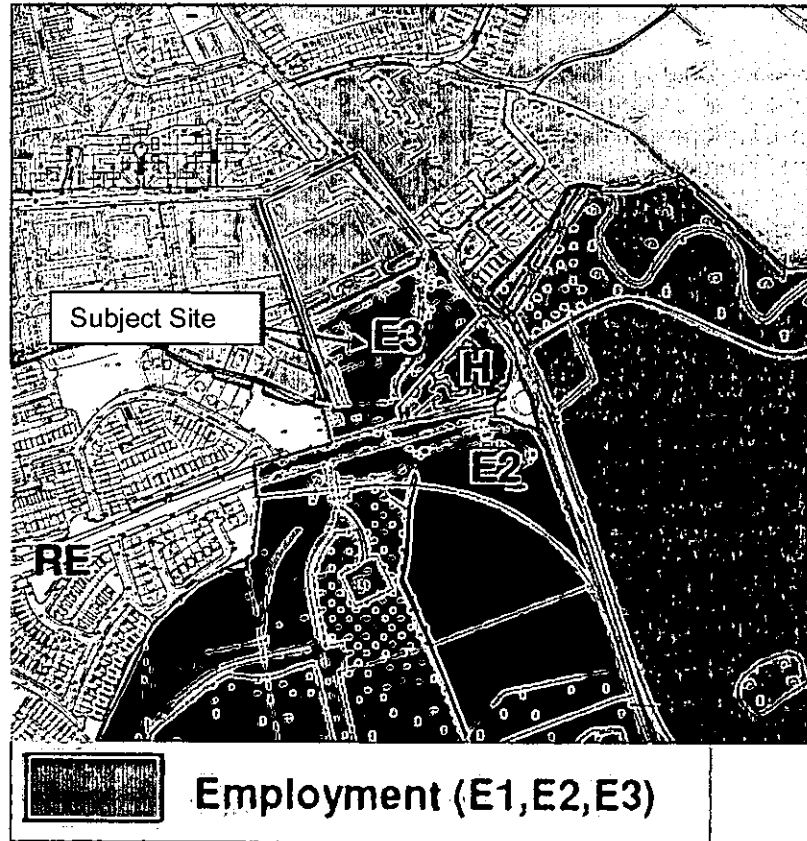
Figure 3.3: Map Extract from Map 14 of the Bray Town Development Plan illustrating Bray Head SAAO Area



Bray Environs- Rathdown No. 2 Rural District

- 3.11 The southern portion of the site is located within the Bray Environs Area and is zoned objective E3 which seeks to *'protect, provide and improve appropriate employment uses including industrial, warehousing and wholesale warehousing, business, office and science / technology use'* within the Rathdown No. 2 Rural District Plan, which is included within the Wicklow County Development Plan 2010-2016. The site is referred to in this plan as the existing employment lands at Kilruddery (north of roundabout).

Figure 3.4: Zoning Map Extract from Wicklow County Development Plan 2010-2016 illustrating location of subject site.



Residential Objectives

- 3.12 As detailed above the subject site is zoned for development within the Wicklow County Development Plan 2010-2016 and the Bray Town Development Plan 2011-2017. The following provides an overview of the settlement strategy and residential policies and objectives sets out within these plans, which is of relevance to the request to introduce a residential zoning on the subject lands.

Wicklow County Development Plan 2010-2016

- 3.13 The Wicklow County Development Plan (CDP) provides a settlement strategy configured in accordance with the NSS & the RPGs and locates population growth and channels development in line with the strategy advised by RPGs. It recognises the reality that larger settlements have a critical mass and are thus more successful at providing a wide range of environmental, economic & social facilities, in generating indigenous employment growth and attracting inward investment.
- 3.14 **Bray is designated as a Level 1 "Metropolitan Consolidation Town" within the settlement hierarchy set out within the County Development Plan.** The town is designated as the principle growth settlement within County Wicklow. The Development Plan outlines that development therein should be focused on:

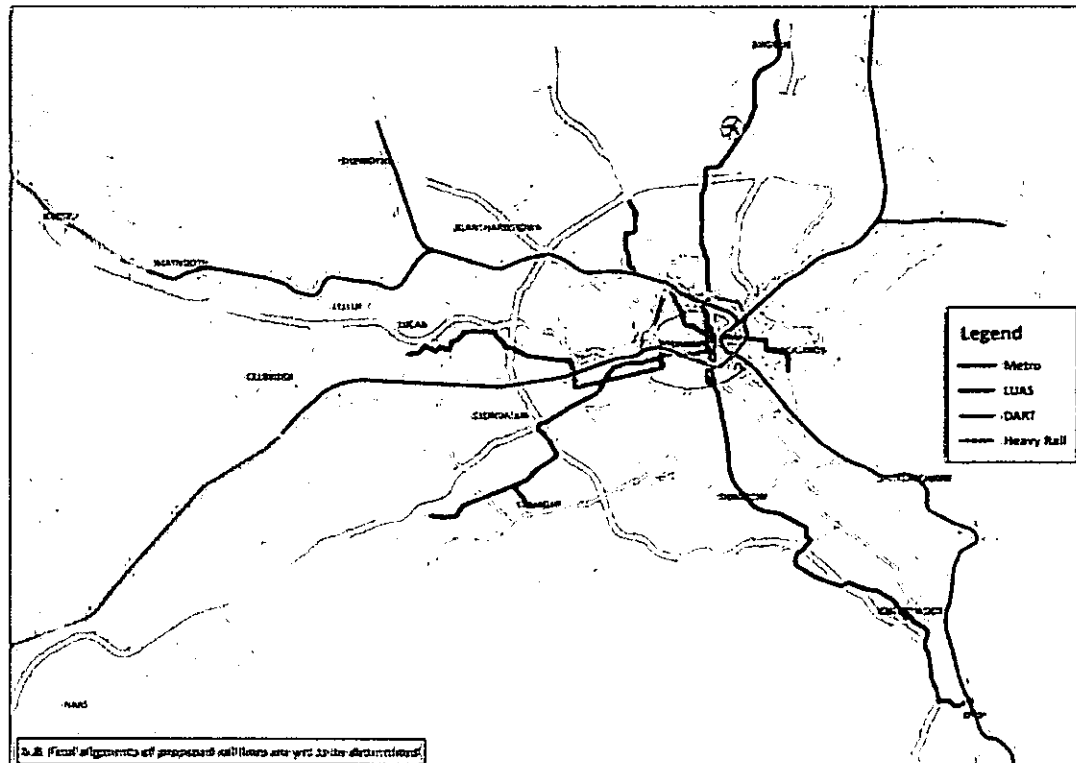
- A consolidated approach.
- Increased densities and
- Enhancement of the public transport system.

3.15 The Wicklow County Development Plan also identifies the lack of available development land within Bray Town and on this basis provides that the majority of future development necessary for it to fulfil its regional role will take place within the Environs.

3.16 A study of the Bray Environs undertaken under the County Development Plan concluded that Fassaroe was the most suited to accommodating future development within the Environs, based on a combination of its accessibility and the planned extension of Luas line B2 to Bray and Fassaroe was considered to afford the area a strategic advantage. The lands at Fassaroe are zoned for development within the Bray Environs Local Area Plan 2009-2015. The quantum of residential development planned for Fassaroe and the suitability of other sites, such as the Former Dell Site, to accommodate the future planned population growth of Bray will have to be carefully considered by the Planning Authority, as it is now highly unlikely that the Luas extension will serve Fassaroe, as demonstrated in Figure 3.5 below.

Figure 3.5: Draft GDA Transport Strategy Extract

Figure 5.4 – 2035 Combined Metropolitan Heavy and Light Rail Network



Bray Town Development Plan 2011-2017

- 3.17 The Bray Town Development Plan 2011 - 2017 came into effect on 5th April 2011.

Strategic Objectives

- 3.18 The following strategic objectives for Bray are set out within the Bray Town Development Plan:

'It is the policy of Bray Town Council to:

- *Promote Bray as a regional centre of economic, retail, educational, tourism, industrial, social, cultural and ecological growth;*
- *Ensure an adequate supply of zoned and serviced land is provided, to meet anticipated development needs;*
- *Consolidate the urban form of the town through:*

Promoting the use of under-utilised physical and social infrastructure via the redevelopment of brownfield and derelict sites;

Promoting a more intensive use of existing residential, community and industrial stock, via the promotion of increased densities, 'Living Over The Shop' (LOTS), infill housing and development of employment zoned areas;

Regeneration of declining residential and industrial areas retain the town's population through providing a sufficient amount of affordable residential units in the town, and facilitating the development of infrastructure, services, employment and social opportunities to meet the needs of the population;'

Residential Development

- 3.19 The Core Strategy for Bray is set out within Section 2.5 of the Bray Town Development Plan. This outlines the following in respect of the requirement for residential development within the town.

"Area of Land Zoned for Residential or a Mix of Residential and Other Uses:

A total area of approximately 480 ha is currently zoned for these purposes with no additional proposed under this plan; this is largely a result of the lack of available unzoned lands within the town boundary. The focus is therefore on the redevelopment of existing brownfield sites and the promotion of higher density residential development where appropriate. A total of approximately 12,600 housing units (existing and proposed) are to be provided in this area".

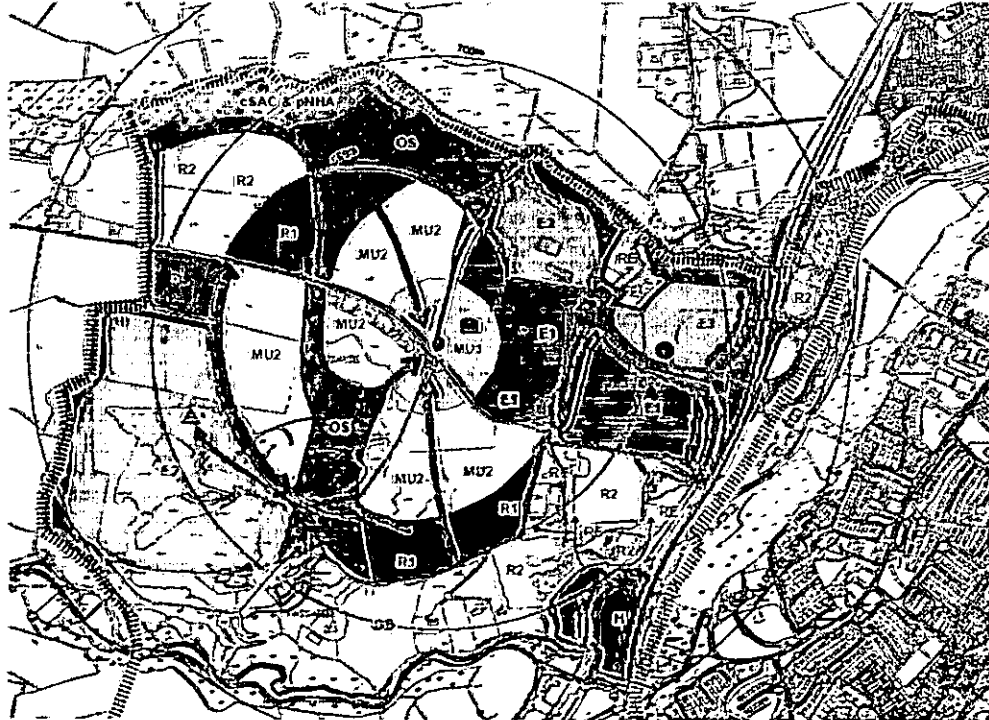
- 3.20 The 2011 Town Development Plan furthermore highlights the following trends within the town:

*“Even in the current economic climate there is an **insufficient supply of houses to match demand**. This has in the past resulted in upward pressure on house prices, forcing the house buying public to locate outside the town”.*

Bray Environs Local Area Plan 2009-2015

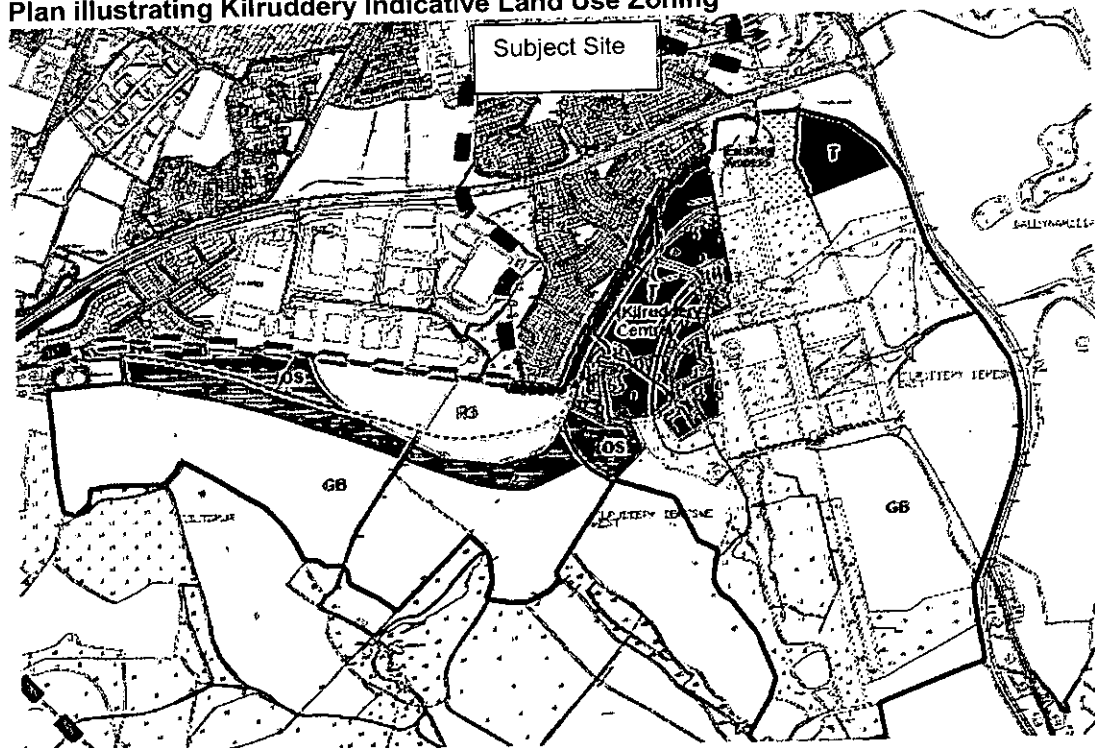
- 3.21 The Bray Environs Local Area Plan covers approximately 1,100 hectares to the south and west of Bray Town. The area includes Fassaroe to the west, Cookstown, Kilcrouney, Giltspur, Wingfield, Kilruddery Demesne, Belmont Demesne and Ballynamuddagh. It also includes a number of environmental designations. In accordance with the provisions of Section 19 of the Planning and Development Act 2000 (as amended), the members of Bray Municipal District Council in April 2015, resolved to defer the review of this plan, thereby extending the duration of the plan until 2017.
- 3.22 The purpose of the Bray Environs LAP, 2009 is to provide a framework within which the settlement of Bray can expand to fulfil its role as a Metropolitan Consolidation Town as designated in the Regional Planning Guidelines for the Greater Dublin Area. The Environs were identified as the main location for future growth due to the limited availability of development land within the Town Council functional area. The LAP notes the following in this regard:
- “Bray, constrained as it is, is unable to provide for the proper planning and sustainable development of its area. Therefore, it is recognised that the development area of Bray needs to expand in a planned and managed fashion into the Environs area as envisaged in this draft LAP. The inclusion of development proposals and zoned lands in the Bray Environs, and in particular in the Fassaroe area, in the 1999 and 2004 County Development Plans was in clear recognition of the constraints which restricted the development of the town”.*
- 3.23 The Local Area Plan identifies the lands at Fassaroe to the west of the town as the principle location within the Environs of Bray which has the potential to accommodate new population and employment opportunities within the town. The Local Area Plan identifies the direct access from these lands to the N11 and M1 motorway, the planned extension of the LUAS to Bray and Fassaroe and its locational advantage within the GDA, afford the area a strategic advantage.
- 3.24 The LAP envisages a target population of 6,600 for this area based on the application of a density of 85 units per hectare on lands zoned for MU1, MU2 and R2 purposes within the LAP and lower density of 50 units per hectare in the R3 zone.
- 3.25 As noted above these objectives for Fassaroe will have to be carefully considered by the Planning Authority due to the unlikelihood of the Luas extension serving this area and it is respectfully submitted that alternative lands to accommodate future population growth will have to be identified.

Figure 3.6: Zoning Map Extract from Map 4 of the Bray Environs Local Area Plan illustrating Fassaroe Indicative Land Use Zoning



- 3.26 Kilruddery Demesne is the second focus of development within the Plan area, albeit to a limited extent. This area is located to the south of the Dell site at the opposite side of the Southern Cross Road as illustrated in Figure 3.7 below.
- 3.27 The vision for Kilruddery and its Demesne is to allow for a limited extent of development, in a considered and sensitive way that maintains the character, integrity and protected status of the House and its Demesne. Approximately 7.5 hectares of land within the existing Kilruddery Estate is zoned for low density residential development (R3 Zone). This zone permits a density of between 7.5 and 16 units per hectare, with an average household size of 2.56. On this basis a population of between 146 and 307 is proposed.

Figure 3.7: Zoning Map Extract from Map 5 of the Bray Environs Local Area Plan illustrating Kilruddery Indicative Land Use Zoning



4.0 DRAFT WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

4.1 We have reviewed the contents of the Draft Wicklow County Development Plan 2016-2022 as it relates to the subject lands and their future redevelopment potential, and in particular the southern portion of the site, which is currently zoned as part of the Bray Environs area of Rathdown No. 2 Rural District. On review of the Draft County Plan it is noted that the southern portion of the subject site is not covered by the Draft County Development and a zoning map for the Rathdown No. 2 Area is not included as part of the Draft County Plan.

4.2 We understand from the contents of the Draft Plan and discussions with the Forward Planning Section of Wicklow County Council that the lands covered by the Rathdown No. 2 Plan in the existing Wicklow County Development Plan 2010-2016 will form part of a future Municipal Local Area Plan for Bray and Environs. The Council confirmed that they intend to commence the preparation of this LAP in late 2016 once the County Development Plan has been prepared and adopted.

4.3 The Draft County Development Plan includes the following reference to this LAP in the Core Strategy Chapter:

"A future LAP for Bray town and environs shall address the zoning shortfall in Bray. This new plan shall comprise a 'Bray Municipal Area Local Area Plan' which shall replace the existing Bray Town Development Plan and the Bray Environs Local Area Plan, and shall encompass all settlements in the MD including Kilmacanogue and Enniskerry".

4.4 As currently drafted the Draft Wicklow County Development Plan would result in no land use zoning being in place for the southern portion of the subject lands until such time as the Municipal Local Area Plan for Bray is prepared. Therefore the inclusion of an appropriate land use zoning for the former Dell Site, such as residential, is considered necessary in this instance and should be brought forward as an amendment to the County Development Plan.

4.5 This could be facilitated by the re-introduction of the Bray Environs – Rathdown Rural District No. 2 in the Draft Wicklow County Development Plan, with a residential land use zoning for the entire Dell site, as illustrated in Figure 1.1 above.

Core Strategy

4.6 Chapter 2 of the Draft County Development Plan sets out the core strategy for the County. In accordance with the existing County Development Plan 2010-2016 Bray is identified as a Level 1 – Metropolitan Consolidation Town within the settlement hierarchy set out in the draft Plan.

4.7 The population of Bray within the Draft County Development Plan is targeted to increase from 29,339 in 2011 to 40,000 in 2028.

4.8 Table 2.7 of the Draft Development Plan refers to the requirement for additional zoned lands within the town and environs of Bray by 2022. In this regard the draft plan identifies a shortfall of residential zoned lands to cater for 3,245 no.

residential units within the Bray settlement, to meet population targets up to 2022, and states that this shortfall will be addressed in a future LAP for Bray Town and Environs.

- 4.9 This shortfall equates to a need for c. 93 hectares of residential zoned land based on an average density of 35 units per hectare.

Flood Risk

- 4.10 A Strategic Flood Risk Assessment is attached as Appendix 11 of the Draft County Development Plan. The lands the subject of this submission are not included within a Flood Risk A or Flood Risk B area as illustrated within the attached extract from the SFRA. Therefore the lands are suitable for residential use.

Conclusion

- 4.11 As noted the former Dell Site is not zoned for development within the Draft Plan and it is intended that it will be covered by a separate plan for Bray Town and Environs. However, this LAP is unlikely to be adopted until 2018 at the earliest. In the interim no land use zoning will be in effect for the southern portion of the former Dell site.
- 4.12 It is acknowledged that there is a significant shortfall in residential zoned lands in Bray to meet future population projections, c. 93 hectare up to 2022.
- 4.13 The subject site, which is brownfield, in need of regeneration, identified as an opportunity site, is considered to be a suitable location for a residential zoning.
- 4.14 As noted earlier the Draft GDA Transport Strategy 2016-2035 no longer plans for the Luas Extension to serve Fassaroe. Thus, additional lands within Bray will need to be identified for residential use. The subject site offers one such location.

5.0 SUITABILITY OF LANDS FOR RESIDENTIAL PURPOSES

- 5.1 As demonstrated in Appendix 1- Strategic Planning Policy Context the DoEHLG published guidelines for planning authorities on the preparation of Development Plans and Local Area Plans. These Guidelines stress the need for plans to provide a robust strategic vision for the areas subject to the plan, while Local Area Plans should also address relevant local issues in greater detail to the County Plans.
- 5.2 The Guidelines state that members of a Planning Authority should have regard to the following considerations when assessing the suitability of specific lands for development and when preparing zoning objectives for land in the Development Plan. We provide a brief summary of the compliance of the subject lands with each of these tests.

Need

- 5.3 The survey and analysis stage of a plan should provide the baseline data to determine future land requirements. The guidelines advise that planning authorities should ensure that sufficient zoned land is available throughout the lifetime of the development plan and 3 years beyond to meet anticipated needs and allow for an element of choice. The Guidelines state that planning authorities should:

"endeavour to make reasonable and logical estimates of anticipated needs and zone sufficient land to meet such needs".

- 5.4 As set out in the Core Strategy of the Draft County Development Plan there is an acknowledged deficit of existing residentially zoned land for development within the Bray and Environs area. The need for additional residential land within Bray is clearly identified within Section 4 above. This is further exacerbated by the uncertainty in relation to the suitability of Fassaroe to accommodate significant new mixed use development.
- 5.5 In this regard the Environs area of the town is identified by Wicklow County Council as the main location for future residential growth due to the limited availability of development land within the Town Council functional area. The subject site is partially located within the former administrative boundary of the town, is currently brownfield, is located in close proximity to existing schools and neighbourhood centres, and its development for residential purposes affords connectivity with adjoining residential areas.

Policy Context

- 5.6 The location and amount of land to be zoned will be influenced by national, regional and local planning policies, which are discussed in detail in Section 3 and Appendix 2 of this submission. The suitability of the subject lands for residential use and future expansion of Bray, in policy terms, has been set out in these preceding sections.
- 5.7 The CDP designates Bray as the Level 1 "Metropolitan Consolidation Centre" within the Wicklow County settlement hierarchy and therefore the town is

envisaged to accommodate population growth. This designation requires that such towns act as important self-sustaining regional economic drivers, accommodating significant new investment in transport, housing, economic and commercial activity, while capitalising on international connectivity and high quality connections to Dublin.

- 5.8 Thus, Bray is identified as a suitable location for significant population and employment growth. The subject lands comprise an underutilised brownfield site within the built up area of Bray. This area of Bray is strategically located in terms of access to public transport connectivity, see Appendix 4. Appendix 1 demonstrates that national planning policy prioritises residential development on public transport corridors. Thus, it is submitted that zoning the subject lands for residential and related uses would provide an appropriate spatial framework for the future expansion of the town.

Water, Drainage and Roads Infrastructure

- 5.9 The site is a brownfield serviced site and is therefore suitable for the delivery of residential and related uses in the short to medium term. The previous light industrial use associated within the site is now redundant, the site fully serviced for ESB, water and foul sewer; and essential amenities and facilities are all within walking distance. The regeneration of an underutilised brownfield site is fully in accordance with the objectives of the NSS and Sustainable Residential Development Guidelines.

Supporting Infrastructure and Facilities

- 5.10 The site is a brownfield site which is adjoined by a mix of residential, commercial, light industrial and educational land uses. The development of the site for residential purposes affords an opportunity to provide linkages with the existing pattern of development within the area.

Physical Suitability

- 5.11 The Guidelines state that the relevant plan 'should strive to ensure that the form and location of new development offers the best "value for money" in terms of efficient use of existing infrastructure, while minimising the need for costly new infrastructure'.
- 5.12 The subject lands were previously used for employment purposes. The lands are served by existing road infrastructure and significant opportunities exist to provide connectivity within adjoining residential development. The lands are therefore considered to be suitable for residential development and will result in a better utilisation of underutilised brownfield site, located on a public transport corridor, adjacent to the existing built up area of Bray.

Sequential Approach

- 5.13 The Guidelines advise that planning authorities should support the logical sequential approach to the development of lands, with lands closest to the core and public transport routes being given preference thereby maximising the utility of existing and future infrastructure provision.

- 5.14 It is submitted that the subject lands, offer the most sequentially preferable location in Bray for residential development, as they are brownfield lands located within the existing development boundary, and would not require the utilisation of green-field lands to meet the identified shortfall and therefore should be zoned for residential purposes. The lands are contiguous to existing zoned and developed residential areas. Their proposed development for residential, aged care facility and primary care centre uses, as demonstrated in Appendix 4, would provide a suitable solution to the need to provide for additional population growth in Bray in a sustainable manner.

Heritage Policy

- 5.15 The subject lands are not subject to any nature designations or contained any protected structures or recorded monuments. The site is located in proximity to the Bray Head SAAO and a protected view is identified within the Bray Town Development Plan on the eastern edge of the site. Any future development on these lands would be subject to thorough assessments through the planning application process in respect to environmental impacts.
- 5.16 In this context, it is considered that the subject lands satisfy the key considerations which members of a Planning Authority should have regard to when assessing the suitability of a site for development and for designating zoning objectives to the site.

6.0 INDICATIVE MASTERPLAN FOR THE SITE

- 6.1 An indicative masterplan has been prepared for the site by TOTP Architects and is included in Appendix 4. The Architect's Appraisal, which concludes with the site masterplan, has carefully considered the urban context of the subject lands in developing the proposals.
- 6.2 The indicative masterplan provides for residential uses on the northern half of the site and an aged care facility and primary health care centre on the southern half of the site. The proposals will help meet the long term residential needs of the Bray area, while also generating employment, and delivering appropriately scaled and designed buildings on this designated opportunity site in Bray.
- 6.3 It is respectfully submitted that in order to deliver on the proposals set out in the masterplan that a residential zoning should be introduced by way of a proposed amendment to the Draft County Development Plan.
- 6.4 The indicative masterplan has been informed by the following guiding principles:
- Any future development of the site should be designed to accommodate a high quality scheme, which is sensitive to its surroundings and creates an environment with attractive public spaces, a high standard of residential amenity, and buildings of distinctive design and quality.
 - The nature and layout of development within the site is defined primarily by its relationship with adjoining land uses, which includes residential to the north, residential and educational to the east, and commercial and

employment to the south and west.

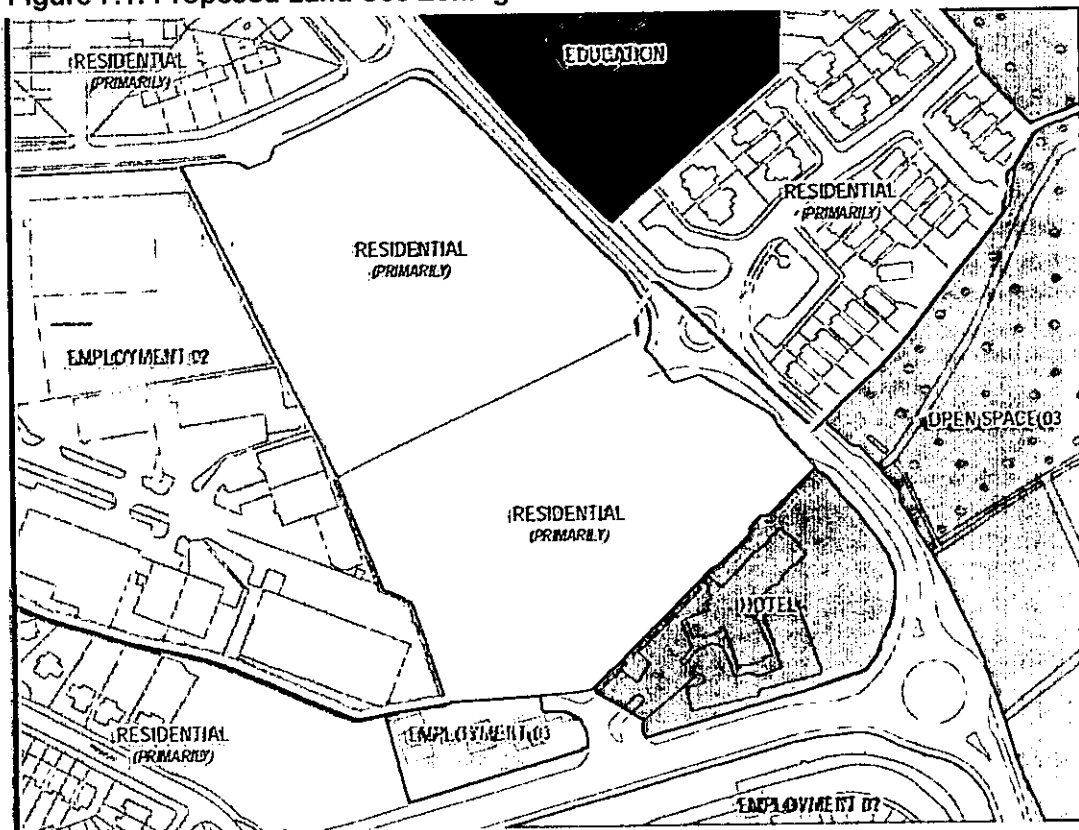
- The location of a Protected View from the site towards Bray Head to the east.
- Density and height should increase towards the south to reflect the landmark position of the site on the southern edge of Bray.
- A continuation of the existing green space along Vevay Road to provide the main public open space for the site. The intention is to link the existing green area with our site and on to the woodland walk towards Bray Head.
- In response to the nature and character of the area, residential development will be directed toward the north of the site and consist of family housing, and an element of townhouses and / or apartments may also be included to create an appropriate mix of units.

7.0 REQUESTED AMENDMENTS TO THE DRAFT COUNTY DEVELOPMENT

- 7.1 As noted at the outset the Draft Wicklow County Development Plan 2016-2022 as it relates to the subject lands, and in particular the southern portion of the site, no longer includes a zoning map for the Rathdown No. 2 Area.
- 7.2 We understand that the lands covered by the Rathdown No. 2 Plan in the existing Wicklow County Development Plan 2010-2016 will form part of a future Municipal Local Area Plan for Bray and Environs, the preparation of which will commence after the adoption of the new County Development Plan.
- 7.3 Thus, as currently drafted the Draft Wicklow County Development Plan would result in no land use zoning being in place for the southern portion of the subject lands until such time as the Municipal Local Area Plan for Bray is prepared. Therefore the inclusion of an appropriate land use zoning for the former Dell Site, such as residential, is considered necessary in this instance.
- 7.4 The Core Strategy of the Draft CDP clearly establishes the need for additional residentially zoned lands within Bray and Environs to meet the shortfall of 3,245 units identified to meet the housing requirements for the town up to 2022. This shortfall results in the need for c. 93 hectares of additional residential zoned lands in Bray.
- 7.5 The lands identified within the Bray Environs Local Area Plan to accommodate residential development within the Fassaroe and Kilruddery areas are not sufficient to meet the housing requirements set out above. Furthermore the planned growth of Fassaroe for such a large residential community will have to be reconsidered in light of the Draft GDA Transport Strategy 2016-2035, which indicates that this area will not be served by the Luas Extension. The Council may wish to consider the suitability of the green-field lands at Fassaroe for employment generating uses and to rezone underutilised brownfield sites within the built up area of Bray, such as the former Dell site, for residential uses. This would ensure new residential areas are close to existing services, schools and public transport and therefore accords with national planning policy.

- 7.6 In this regard it is considered that the redevelopment of an underutilised, serviced, brownfield site for residential purposes is in accordance with the sustainable development of the area.
- 7.7 To address the anomaly in the Draft Development Plan whereby no planning policy framework and land use zoning will be in place for the southern portion of the former Dell site, until such time as the new Municipal LAP for Bray is prepared, we request that the Rathdown No. 2 District Plan section of the Development Plan, which includes Bray Environs be reintroduced as a proposed amendment to the Draft CDP.
- 7.8 We request for a residential zoning to be include for the southern portion of the former Dell site, as demonstrated in Figure 7.1 below, for the reasons set out in this submission. In addition, if the Planning Authority consider it is within the scope of the Draft County Development Plan they should extend the Rathdown No. 2 District Plan zoning for Bray Environs to include the northern portion of the subject lands, as demonstrated in Figure 7.1 below.

Figure 7.1: Proposed Land Use Zoning



- 7.9 The proposed amendments would help address in the short term the need for additional housing units in Bray and provide the opportunity to deliver a high **quality development on the subject site, as demonstrated in the Architect's Appraisal** included in Appendix 4.

APPENDIX 1- STRATEGIC PLANNING POLICY CONTEXT

Introduction

In considering suitable locations for additional residential zoned land, during the preparation of new Development Plans and Local Area Plans, the Planning Authority must have regard to the proper planning and sustainable development of the County.

Therefore it is considered appropriate to acknowledge the strategic planning policy framework which relates to future residential development in Bray. The national and regional planning policy documents considered relevant to this submission are as follows:

- National Spatial Strategy 2002 – 2020
- Smarter Travel: A Sustainable Transport Future (2009)
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)
- Development Plans, Guidelines for Planning Authorities 2007
- Regional Planning Guidelines for the Greater Dublin Area 2010 – 2022

National and regional planning policy supports the appropriate development of underutilised brownfield urban sites such as the former Dell site. The key provisions of these documents relevant to this submission are summarised below:

National Spatial Strategy

Under the Strategy, Bray is located within the metropolitan area of the Greater Dublin Area (GDA). The strategic national role of the GDA is to consolidate its area. To facilitate this physical consolidation, the following actions are required:

- Provision of housing and other suitable uses on vacant, derelict and under-utilised land, particularly on areas in or close to public transport corridors and areas with under-utilised physical and social infrastructure.

The subject site now represents a large brownfield site located in an established residential and commercial area. The previous industrial use associated with the site is now redundant.

An opportunity clearly exists on the subject site to regenerate this extensive disused site in an established urban area that is well served by public transport. This approach is consistent with the objective of urban consolidation set out in the National Spatial Strategy.

National Spatial Strategy Update and Outlook Report 2010

The NSS Update and Outlook report was published in October 2010 and aims to both reaffirm the Government's commitment to implementing long term planning frameworks such as the National Spatial Strategy and set out a statement of new priorities and objectives accounting for the economic challenges and social issues that have arisen since 2002.

In terms of progress of the NSS to date, the Update and Outlook document outlines that the objectives of the NSS have been successful in facilitating significant investment in public infrastructure such as transport, housing, better water services and waste infrastructure. However, in terms of implementation challenges' remaining the document identifies the continued need to: "*accelerate the development and strengthening of a network of 9 Gateway cities and towns*".

This document identifies the need to support the overall national and international economic role played by Dublin through more strategic and plan-led development aimed at consolidating the physical form of Dublin. This report also acknowledges the progress made in terms of integrating land use and public transport and the importance of continuing this practice to ensure return on investment in public transport.

In order to meet the regional population projections and household supply requirements of the County it is imperative that sufficient lands are zoned within the County in proximity to public transportation infrastructure and contiguous to existing settlements, in compliance with the sequential approach. These lands must be serviced and available to develop.

Smarter Travel: A Sustainable Transport Future (2009)

'Smarter Travel: A Sustainable Transport Future' is the transport policy for Ireland for the period 2009–2020.

The document recognises the importance of ongoing investment in transport in order to ensure an efficient economy and continued social development. It also recognises the benefits of more sustainable transport modes such as walking, cycling and public transport and encourages measures which will reduce distance travelled by car and encourage smarter travel.

Development Plans, Guidelines for Planning Authorities 2007

The DoEHLG published guidance for planning authorities in relation to the preparation of development plans. These Guidelines stress the need for plans to provide a robust strategic vision for the areas subject to the plan.

In respect of zoning, the Guidelines establish a range of matters which should be considered including:

- Need;
- Policy Context;
- Capacity of Water, Drainage and Roads Infrastructure;
- Supporting Infrastructure and Facilities;
- Physical Suitability;
- Sequential Approach;
- Environmental and Heritage Policy.

These requirements are reflective of the evaluation criteria for housing lands in urban areas as provided for in the National Spatial Strategy. The Guidelines also establish the principle that a sequential approach to the zoning of development land should be taken in order to maximise usage of existing and future infrastructure provision. The guidance states that:

- (i) Zoning should be extended outwards from the centre of an urban area, with undeveloped lands closest to the core and public transport routes being given preference;
- (ii) A strong emphasis should be placed on encouraging infill opportunities and better use of underutilised lands; and
- (iii) Areas to be zoned should be contiguous to existing zoned development lands." (Emphasis added)

The guidelines advise that planning authorities should ensure that sufficient zoned land is available throughout the lifetime of the development plan and beyond to meet anticipated needs and allow for an element of choice.

"In particular, to ensure continuity of supply of zoned residential land, planning authorities should ensure that at the time they make a development plan, enough land will be available to meet residential needs for the next nine years."

In this context it is important to note that the Bray Town Development Plan identifies a deficit of land available to accommodate residential development within the Bray town boundary.

Sustainable Residential Development in Urban Areas

The 'Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities' (December 2008) emphasises that *"an ever-expanding footprint of our urban areas is not sustainable into the future"* and that, in accordance with the National Spatial Strategy and the Regional Planning Guidelines, new growth must be consolidated by providing high-density residential development in the right locations.

The primary aims of the document are as follows:

- Deliver a quality of life which residents and visitors are entitled to expect, in terms of amenity, safety and convenience;
- Provide a good range of community support facilities, where and when they are needed;
- Present an attractive, well maintained appearance, with a distinct sense of place;
- Are easy to access and to find one's way around;
- Facilitate walking, cycling and public transport, and minimise the need to use cars;
- Promote the efficient use of land and of energy, and minimise greenhouse gas emissions;
- Promote social integration and provide accommodation for a diverse range of household types and age groups; and
- Enhance and protect the built and natural heritage.

With reference to larger cities and towns, the document confirms that the guidance set out in the Residential Density Guidelines will be carried forward. It states that, in general, increased densities should be promoted on residentially zoned lands, particularly in the following locations:

- (i) city and town centres.

- (ii) brownfield sites;
- (iii) public transport corridors;
- (iv) inner suburban / infill;
- (v) institutional lands;
- (vi) outer suburban / Greenfield sites.

The Guidelines note the following in respect of the redevelopment potential of brownfield lands:

"Brownfield" lands, which may be defined as "any land which has been subjected to building, engineering or other operations, excluding temporary uses or urban green spaces", generally comprise redundant industrial lands or docks but may also include former barracks, hospitals or even occasionally, obsolete housing areas. Where such significant sites exist and, in particular, are close to existing or future public transport corridors, the opportunity for their re-development to higher densities, subject to the safeguards expressed above or in accordance with local area plans, should be promoted, as should the potential for car-free developments at these locations".

In terms of densities the Guidelines set out a recommendation for a density of 50 units per hectare, subject to appropriate design and amenity standards, along public transport corridors.

An opportunity exists on the subject site to consolidate an existing under-utilised former industrial site a well-established urban area that is well served in terms of existing public transport. Development must however have regard to the established character of the area. It is therefore considered that the subject site is in accordance with the guidance set out in the Guidelines and will act to promote the consolidation of the urban area in the interests of proper planning and sustainable development.

Draft Transport Strategy for the Greater Dublin Area 2016 - 2035

In October 2015 the National Transport Authority commenced a public consultation on the Draft Transport Strategy for the Greater Dublin Area 2016 – 2035. The Draft Strategy builds on the work undertaken as part of the Draft Greater Dublin Area Draft Transport Strategy 2011 – 2030 and it will, on adoption, provide transport planning policy to guide development in the GDA.

The Draft Strategy divides the GDA into a number of 'corridors', with Bray forming part of 'Corridor F – Arklow – Wicklow – Greystones – Bray – Cherrywood – Dundrum – Dún Laoghaire – to Dublin City Centre. The Draft Strategy notes that north of Bray, there is considerable scope to increase line capacity on the DART. This, along with other, bus-based options will be required to accommodate the bulk of the anticipated growth in demand within this corridor. The existing Luas Green Line could deliver a limited increase in line capacity. Currently, the line is operating close to its maximum theoretical capacity during the peak demand periods.

Of particular relevance to the future planned growth of Bray Environs is the proposal to extend the Luas Green Line to Bray, providing a second rail alternative to this large town, connecting to the city centre and major destinations along the corridor at Cherrywood, Sandyford and Dundrum.

However, Figure 5.3 and the accompanying text indicate that this Luas Extension is not planned to serve the western environs of Bray, such as Fassaroe. Furthermore it is unlikely to be delivered during the lifetime of the 2016-2022 Development or the proposed Municipal LAP for Bray.

Section 5.3.6- Extension of Luas Green Line to Bray- of the Draft Strategy states the following:

'Subsequent to the Green Luas Line being upgraded to Metro in order to provide the necessary passenger capacity, the Luas line will be extended from Cherrywood to Bray Town Centre. While a decision on the final alignment has yet to be made, it is likely to run to Bray DART station via Shankill and the former golf club lands. It will provide a high frequency, high capacity link between Bray and the key employment areas of Sandyford, Dundrum and Cherrywood, in addition to connecting to the City Centre.'

Having regard to the above it is apparent that the Council will need to look at other ways, such as redevelopment of underutilised sites within the built up area, to deliver part of the planned population growth of Bray.

Regional Planning Guidelines for the Greater Dublin Area

Bray is designated in the Regional Planning Guidelines for the Greater Dublin Area, 2010-2020 as a Metropolitan Consolidation Town. Metropolitan Consolidation Towns are highlighted as attractors of major investment served by high quality public transport links and are central to the strategy of consolidating development in the Metropolitan Area.

The spatial dimension to the Strategy support the growth of the polycentric gateway and primary economic growth towns linked by multi-modal corridors and focused on identified Cores Economic Area including the Bray / Cherrywood / Greystones Core Economic Area.

The Guidelines aim to consolidate the urban form of settlements by locating quality employment and residential developments of various sizes in proximity to each other in order to make effective use of suitable lands, reduce the need to travel and reduce dependence on the private car. The Regional Planning Guidelines for the Greater Dublin Area, 2010-2022 specifically identifies Fassaroe as part of the Bray Metropolitan Consolidation Area.

APPENDIX 2- PLANNING HISTORY

A number of previous planning applications were submitted in respect of the site. These applications relate to the existing uses established on the site. The following sets out a brief summary of these applications:

Planning Register Reference 038384

Retention permission granted on the 23rd May 2003 by Wicklow County Council for retention of 7 no. single storey and 1 no. two storey duplex buildings including offices, employee entrance, toilets and dining area. The permission was subject to 4 no. conditions.

Planning Register Reference 00630198

Planning permission granted on the 18th April 2001 by Wicklow County Council for a new vehicular entrance off the new roundabout on the R761, Greystones Road, Bray. The permission was subject to 7 no. conditions.

Planning Register Reference 99947

Planning permission granted on the 6th December 1999 by Wicklow County Council for additional temporary porta cabin at Boghall Road. The permission was subject to 4 no. conditions.

Planning Register Reference 99428

Planning permission granted on the 17th November 1999 by Wicklow County Council for new car park and site dev. Works at Boghall Road. The permission was subject to 4 no. conditions.

Planning Register Reference 989629

Retention permission granted on the 16th March 1999 by Wicklow County Council for retention of alterations as constructed at Boghall Road. The permission was subject to 3 no. conditions.

Planning Register Reference 988212

Planning permission granted on the 30th April 1998 by Wicklow County Council for provision of temporary portacabin accommodation to rear of site at Boghall Road. The permission was subject to 5 no. conditions.

Planning Register Reference 977238

Retention permission granted on the 16th January 1998 by Wicklow County Council for Retention of and extension to existing car park to rear of building at Boghall Road. The permission was subject to 2 no. conditions.

APPENDIX 3- LETTER FROM SAVILLS

savills

33 Molesworth Street, Dublin 2
T: +353 (0) 1 618 1300
F: +353 (0) 1 676 7066
dublin@savills.ie
www.savills.ie

To Whom It May Concern

19th February 2016

Re: Former Dell facility, Boghall Road, Bray, Co. Wicklow

Dear Sir / Madam,

I write to confirm that from c.2004 Savills was appointed by Park Developments to act as sole letting agent in respect of the former Dell facility, Boghall Road, Bray, Co. Wicklow.

Since then, there has been little or no interest from occupiers in renting some or all of the property. In that time the condition of the property has deteriorated and in our view, needs to be demolished / extensively refurbished as it is no longer fit for purpose.

I trust the above is in order, however, please do not hesitate to contact me on 6181340 if you have any queries or require any further information.

Yours sincerely,



Gavin Butler
Director
Industrial Division
Savills
Licence No. 002233-002934

t. + 353 (0) 1 6181340
e. gavin.butler@savills.ie

Directors: Angus Potterton (Managing), Roland O'Connell (Chairman), Peter Callender (Secretary), Tom Barrett, Larry Brennan, Gavin Butler, Roy Deller, Ray Hanley, Catherine McAuliffe, Gerry McCarthy, Fergus O'Farrell, Peter O'Meara, Isobel O'Regan, Domhnall O'Sullivan, David Potter, Mark Reynolds

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and in the Middle East

Savills Commercial (Ireland) Limited registered in Dublin No. 119887.

Registered Office: 33 Molesworth Street, Dublin 2
Savills Commercial (Ireland) Limited is a subsidiary of Savills plc.
PSRA Registration No: 002233

**APPENDIX 4- TOTP ARCHITECTURAL APPRAISAL FOR A RESIDENTIAL,
PRIMARY HEALTHCARE AND AGE CARE DEVELOPMENT ON THE FORMER DELL
SITE, BRAY (A3 Print)**

The Old Dell Site, Bray

Residential, Primary Healthcare and Age care development

TOTP Architects
The O'Toole Partnership



legend

- Site Location
- Motor Way M11
- Dart, suburban/ national rail line
- Extended LUAS line Proposed (transport 21)
- Public Bus line
- Bus station
- Dart station
- LUAS station





legend

- Site Location
- Town Centre
- Education
- Commercial
- Culture/Leisure
- Retail / Commercial / Employment hub




























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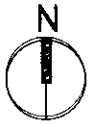
- Site Location
- Green open Space



Green areas













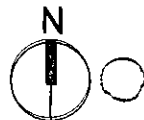
-  **RE1** **Primarily Residential Uses**
To provide a mix of residential uses to meet the needs of the community and to provide for the needs of the community in terms of housing, social and recreational facilities.
-  **R3** **Town Centre Uses**
To provide for the development of town centre uses including shops, restaurants, cafes and other services to meet the needs of the community.
-  **SF** **Seafront Uses**
To provide for the development of seafront uses including shops, restaurants, cafes and other services to meet the needs of the community.
-  **EMP1** **Employment Use**
To provide for the development of employment uses including offices, shops, restaurants, cafes and other services to meet the needs of the community.
-  **EMP2** **Employment Uses**
To provide for the development of employment uses including offices, shops, restaurants, cafes and other services to meet the needs of the community.
-  **F** **Film Industry Uses**
To provide for the development of film industry uses including offices, shops, restaurants, cafes and other services to meet the needs of the community.
-  **CE** **Civic, Community & Educational Uses**
To provide for the development of civic, community and educational uses including offices, shops, restaurants, cafes and other services to meet the needs of the community.
-  **EDU** **Special Educational Uses**
To provide for the development of special educational uses including offices, shops, restaurants, cafes and other services to meet the needs of the community.
-  **GS1** **Special Open Space**
To provide for the development of special open space including offices, shops, restaurants, cafes and other services to meet the needs of the community.
-  **GS2** **Special Open Space**
To provide for the development of special open space including offices, shops, restaurants, cafes and other services to meet the needs of the community.
-  **GS3** **Special Open Space**
To provide for the development of special open space including offices, shops, restaurants, cafes and other services to meet the needs of the community.
-  **GS4** **Special Open Space**
To provide for the development of special open space including offices, shops, restaurants, cafes and other services to meet the needs of the community.
-  **MU3** **Mixed Use**
To provide for the development of mixed use including offices, shops, restaurants, cafes and other services to meet the needs of the community.
-  **MU4** **Mixed Use**
To provide for the development of mixed use including offices, shops, restaurants, cafes and other services to meet the needs of the community.
-  **MU5** **Mixed Use**
To provide for the development of mixed use including offices, shops, restaurants, cafes and other services to meet the needs of the community.
-  **MU6** **Mixed Use**
To provide for the development of mixed use including offices, shops, restaurants, cafes and other services to meet the needs of the community.
-  **NS** **Neighbourhood Centre Uses**
To provide for the development of neighbourhood centre uses including offices, shops, restaurants, cafes and other services to meet the needs of the community.
-  **NS1** **Neighbourhood Centre Uses**
To provide for the development of neighbourhood centre uses including offices, shops, restaurants, cafes and other services to meet the needs of the community.
-  **GTH** **Town Gateway and Transportation Hub Uses**
To provide for the development of town gateway and transportation hub uses including offices, shops, restaurants, cafes and other services to meet the needs of the community.
-  **Views & Prospects to be preserved**
-  **Reserve Access**
-  **Proposed Pedestrian Circulation**
-  **Arterial Park**


























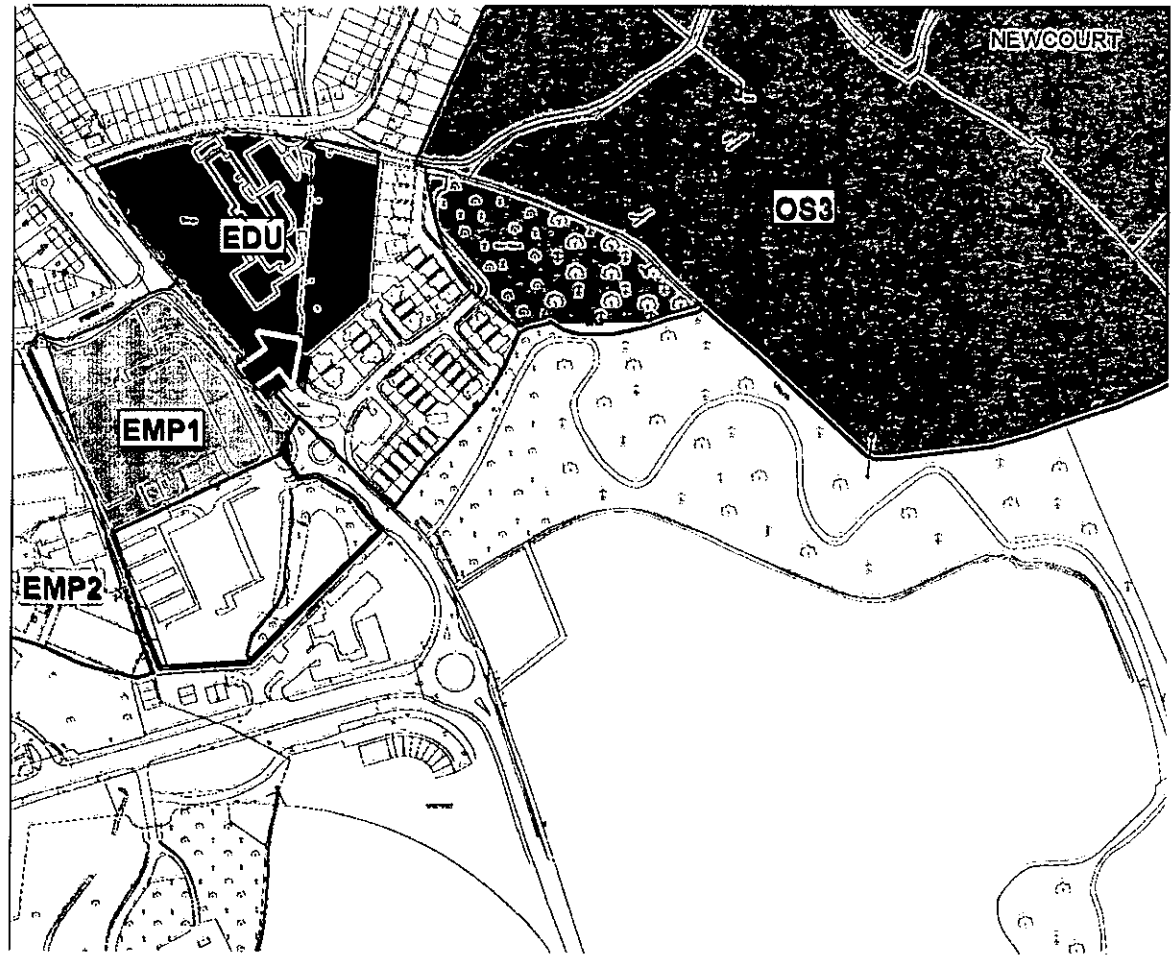
Bray Development Plan 2011-2017 Map













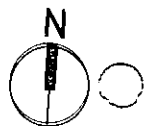
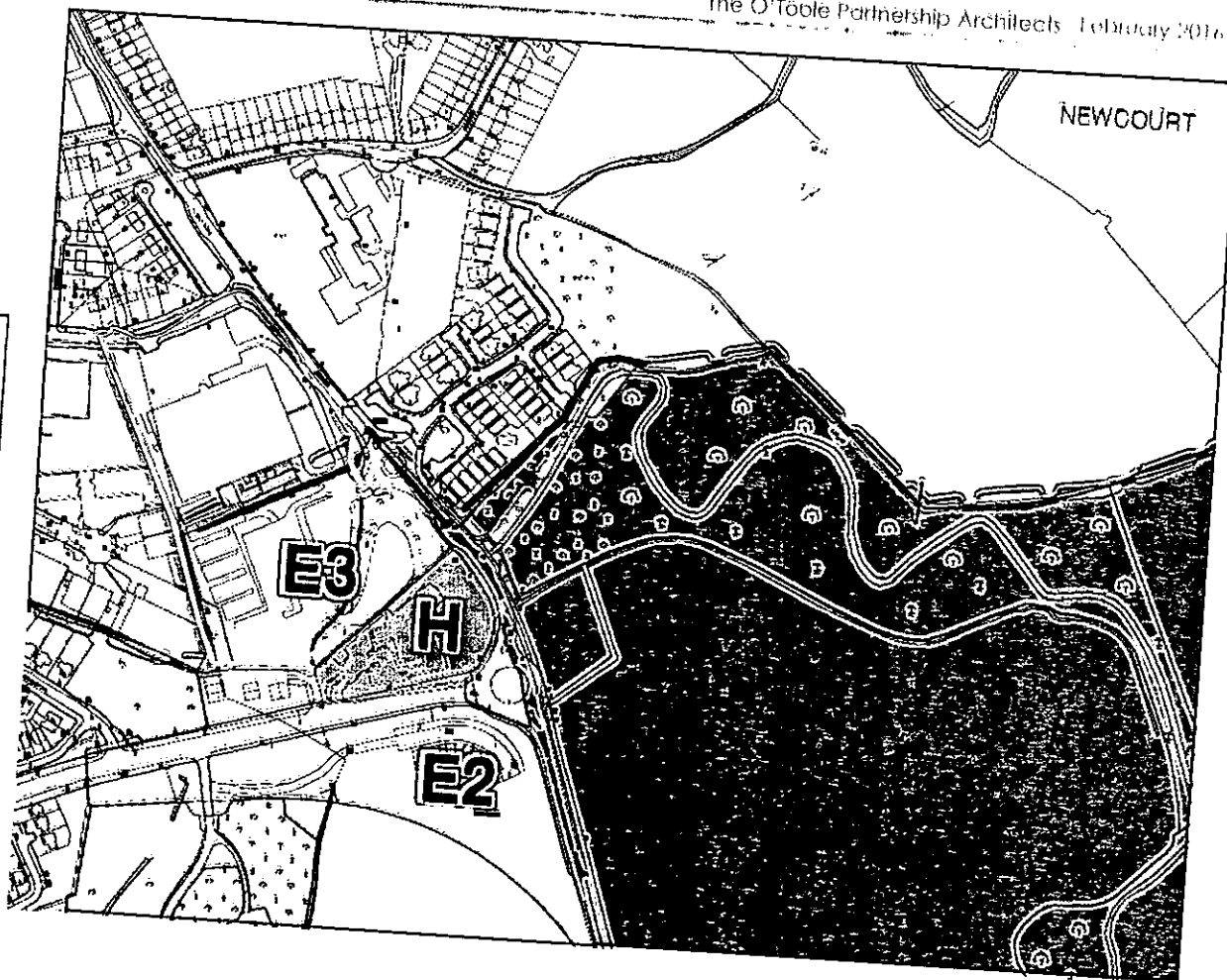
-  Bray Town Council Boundary
-  Bray Environs LAP boundary
-  Bray Environs LAP Specific Objectives
-  LAP Areas - Enniskerry & Greystones/Delgany
-  Existing small growth towns & villages (Kilmacoghue & Kilmurray)
-  SAAO (existing and future)
-  Employment (E1, E2, E3)
-  Hotel
-  AO - To protect and improve rural amenity and provide for the development of agriculture
-  GB - To protect and enhance the open nature of lands between settlements



-  **RB1** **Primarily Residential Uses**
To provide a strong residential amenity, to provide for appropriate land development to provide for safe and improved quality of life.
-  **TC** **Town Centre Uses**
To provide for the development and improvement of centrally town centre uses including retail, commercial, office and other uses, and to provide for 'Living Over the Shop' (LOS) residential development.
-  **SF** **Seafront Uses**
To protect and enhance the character of the seafront area and to provide for mixed use development including residential, commercial, retail and recreational uses. The seafront area shall be protected as the primary tourist attraction and to give priority to the sea.
-  **EMP1** **Employment Uses**
To provide for economic development and employment.
-  **EMP2** **Employment Uses**
To provide for economic development and employment including the provision of retail premises.
-  **FI** **Film Industry Uses**
To provide for the development of the film industry.
-  **CE** **Civic, Community & Education Uses**
To provide for civic, community and educational facilities.
-  **EDU** **Solely Educational Uses**
To provide for solely educational facilities.
-  **OS1** **Solely Open Space**
To protect and provide for open space, open spaces and amenity greenery.
-  **OS2** **Solely Open Space**
To protect and provide for recreation, open space creation and recreational related activities.
-  **OS3** **Solely Open Space**
To protect and provide for open space creation.
-  **OS4** **Solely Open Space**
To preserve and enhance open spaces along the river valley.
-  **MU3** **Mixed Use**
To provide for appropriate business and commercial use in a landscaped setting.
-  **MU4** **Mixed Use**
To provide for mixed use development in accordance with the Central Bay and the Lough Derg Urban Plan.
-  **MU5** **Mixed Use**
To provide for mixed use development in accordance with the Lough Derg Urban Plan.
-  **MU6** **Mixed Use**
To provide for mixed use development in accordance with the West Lough and North Bay Urban Plan.
-  **NB** **Neighbourhood Centre Uses**
To protect, provide for and/or improve local neighbourhood centre facilities.
-  **NB1** **Neighbourhood Centre Uses**
To provide for a neighbourhood centre development, comprising of a combination of retail, commercial, office and other suitable neighbourhood uses. The centre shall provide for a mix of development as well as an appropriate mix of use of approximately 1:3 ratio between the different uses.
-  **GTH** **Town Gateway and Transportation Hub Uses**
To provide for the development and improvement of public transportation infrastructure and high level uses. The area shall be developed as a gateway to the town with high buildings to the town centre and the station. The area is intended to provide for higher density mixed use development including retail, commercial, office, residential and other uses. All development will be required to be of a high quality and to be of a high level of design.
-  **Views & Prospects to be preserved**
-  **Reserve Access**
-  **Proposed Pedestrian Circulation**
-  **Arling Park**



-  Bray Town Council Boundary
-  Bray Environs LAP boundary
-  Bray Environs LAP Specific Objectives
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-  Employment (E1, E2, E3)
-  Hotel
-  AG - To protect and improve rural amenity and provide for the development of agriculture
-  GB - To protect and enhance the open nature of lands between settlements





legend

- Site Location
- Public Bus line
- Boundary between Bray & Rathdown District Development Plans.
- Education
- Bus station
- Retail / Commercial / Employment hub

To M11

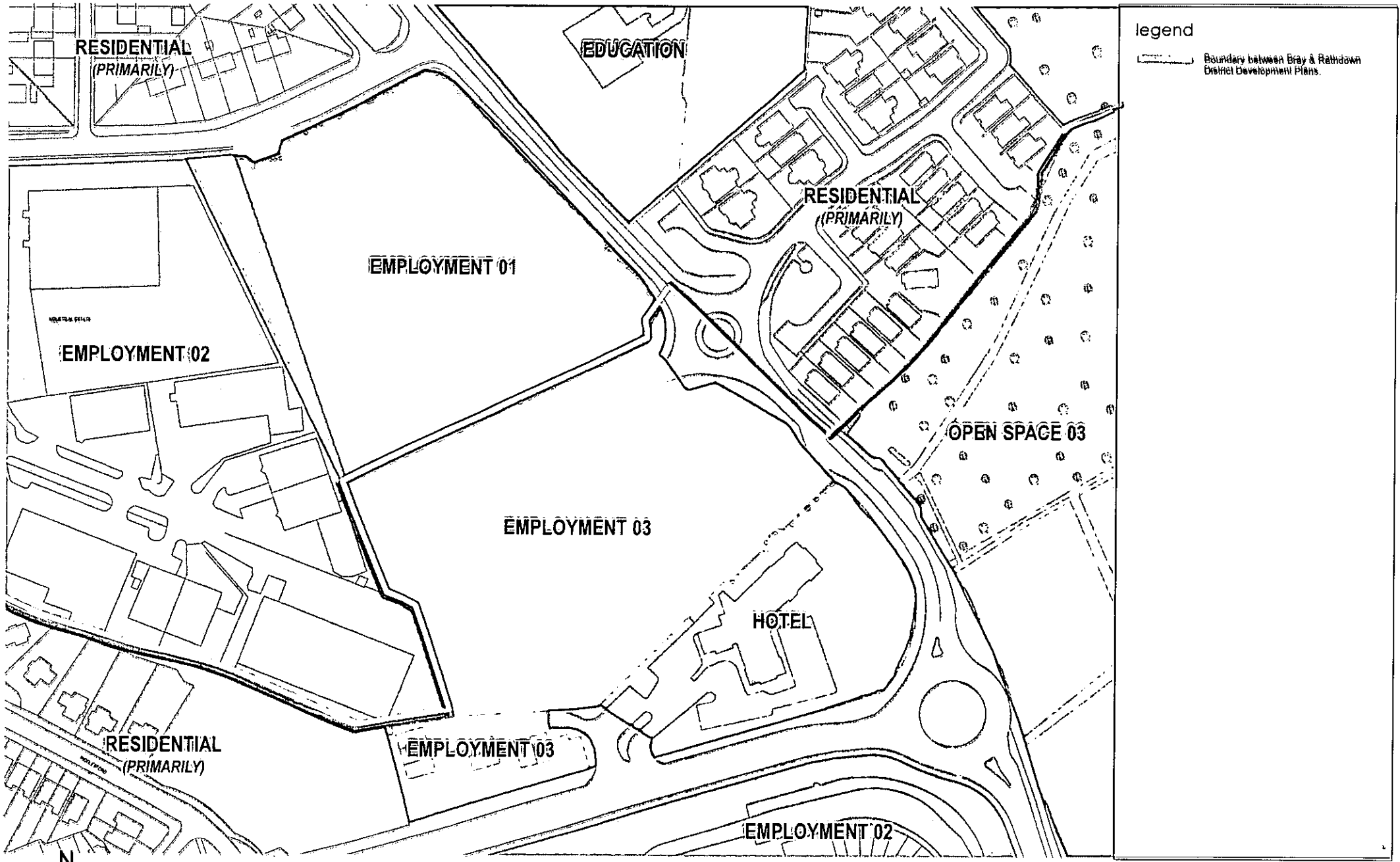
Hotel

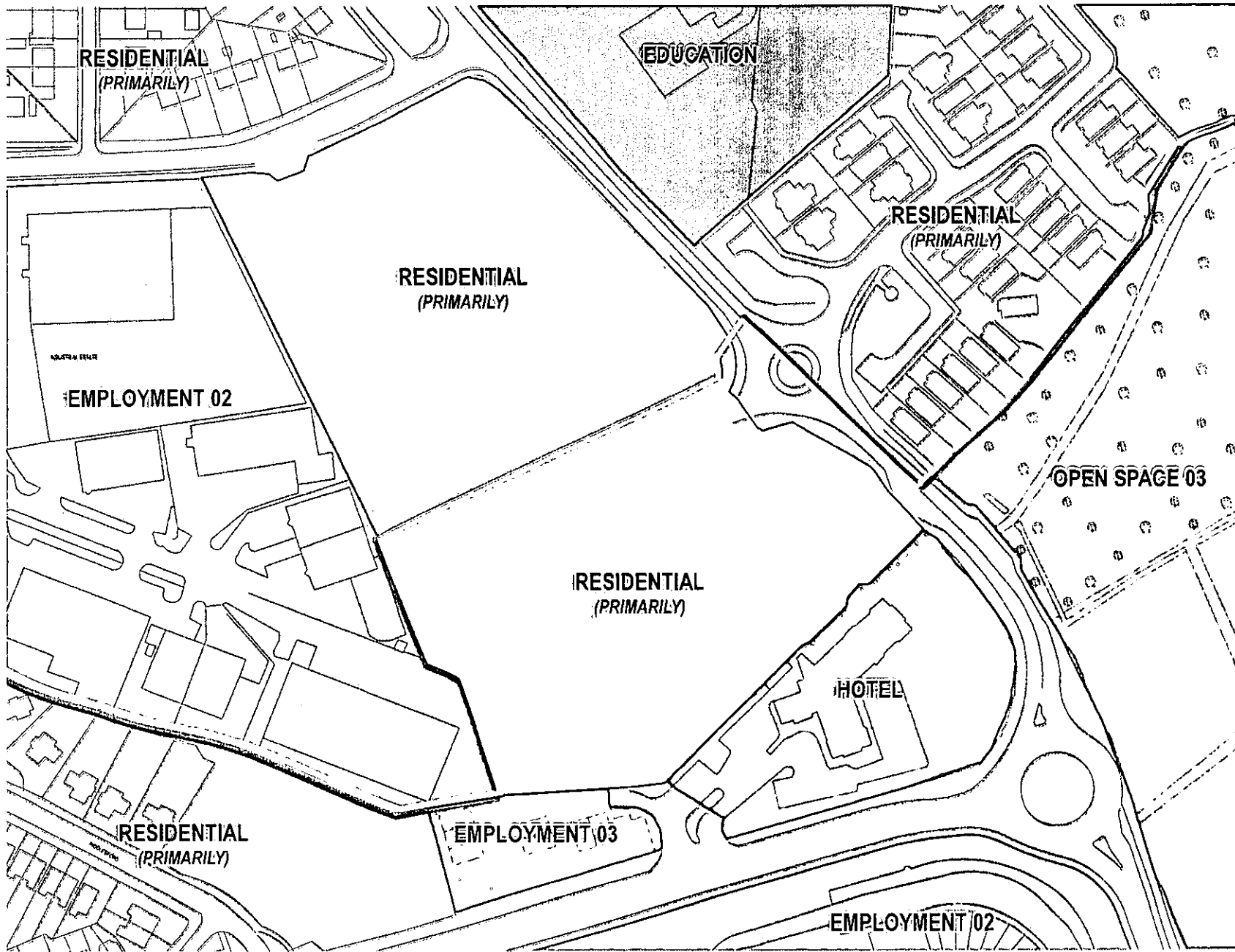
Killruddery House

Bray Golf Club



Aerial locality context





legend

Boundary between Bray & Rathdown District Development Plans.

Design Approach

The strategic approach to the proposed masterplanning of the former Dell site is based on the principles of good practice urban design and central to this is the need to respect the existing context regarding heritage, scale, character, amenities while contributing to the regeneration of an under-used site. Any intervention within the existing urban framework must be socially and architecturally appropriate creating a safe, secure + healthy environment. The proposed development will extend and strengthening the existing urban fabric, regenerate the site and its environs, tap into existing services and amenities and introduce a diversity and mix of uses carefully integrated into the existing patterns. The strategy for the site has been informed by the location, type and extent of public open spaces, play spaces and car parking, the nature and extent of landscaping with integrated pedestrian and vehicular circulation and the appropriate mix of uses and dwelling types with associated private open space. The challenge is to deliver a compact, energy efficient and high quality urban development that is easily accessible via public transport networks, cycling and walking. The geographical location of the site provides a good range of amenities and services within easy and safe walking distances of homes. The following are key factors in developing the appropriate solution to injecting life back into a site with huge potential for the community as a whole.

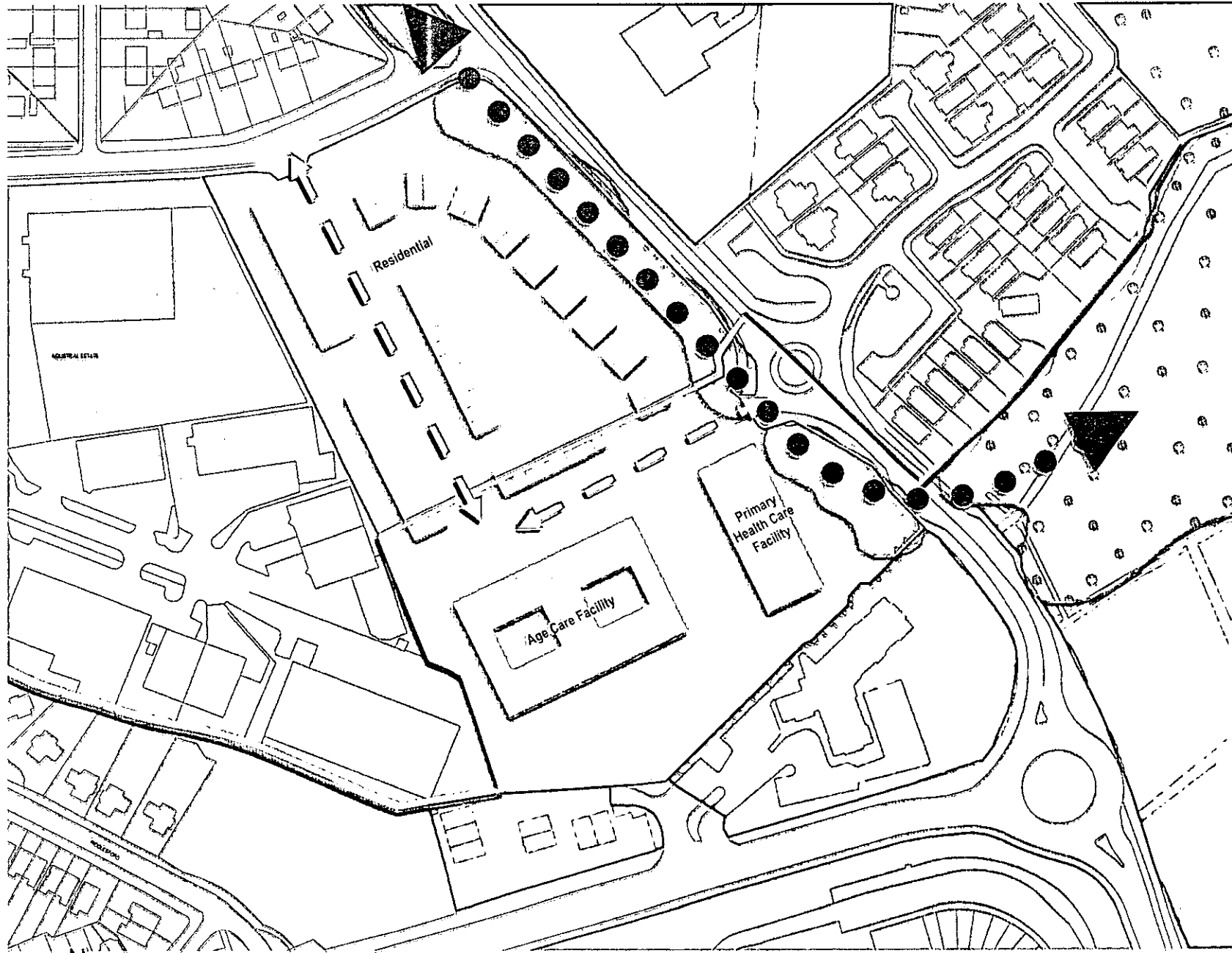




legend

- Boundary between Bray & Rathdown District Development Plans.
- Proposed Continuation of Green Belt
- Primary Vehicular Access routes to site.

Site Vehicular Access & Green Belt



legend

- Boundary between Bray & Rathdown District Development Plans.
- Proposed Continuation of Green Belt
- Primary Vehicular Access routes to site.

Design Process

- Context = response to surroundings
- Connections = transport, amenities, services
- Inclusivity = access + use
- Variety = mix of activities
- Efficiency = use of land + resources
- Distinctiveness = sense of place
- Layout = people friendly streets and spaces
- Public realm = safe, secure and enjoyable public areas
- Adaptability = ability to change, flexibility
- Privacy / Amenity = hierarchy of spaces
- Parking = integrated, secure, attractive
- Detailed Design = well designed buildings + landscape

Amenities + Services

- Schools, churches, shopping facilities + other community services
- Transport routes = including public transport
- Open spaces + recreational areas

Making Safe Places

- Create a high quality living environment
- Enhance the social, environmental and visual quality of the area as a whole
- Ensure safety + security through overlooked public areas = casual surveillance
- Maximize amenity + energy efficiency = orientation, topography, optimizing sunlight, daylight + solar gain
- Accessibility
- Quality public open spaces
- Promote concepts of enclosure, clear separation of private/public realm and good permeability

From: Yanny Petters
Sent: 17 February 2016 21:30
To: Planning - Development Plan Review
Subject: Submission to Development Plan 2016-2022

Yanny Petters, Killegar, Enniskerry, Co. Wicklow

Member of Enniskerry Walking Association

Dear Sir/Madam, I submit the following with regard to walking routes in Co. Wicklow.

Tourism and Recreation Infrastructure

T29

I submit that Wicklow County Council include in the Development Plan 2016 to 2022, existing walking routes and mass paths which are part of our heritage, and consider developing these to make access to the walking routes interlinked to facilitate off road walking in the interests of safety and healthy recreation and for tourism.

Please see the list of routes below.

WALKING ROUTES/PATHS 2016

1. Monastery Rd to Killegar Lane including spur to Killegar Church. Mass Path. Stiles along this route with arched stone on top step denote that it's a mass path.
2. Killegar Lane to Enniskerry via Knocksink Wood passing pond on Niell's land at Killegar.
3. Enniskerry Bridge to Riverside.
4. Enniskerry-Bray Road R117 to Old Fassaroe and St. Valerie Cross.
5. Enniskerry to Ballybrew via Knocksink Woods. (a). Starting from Main entrance to Knocksink.
(b). Starting from Knocksink Bridge beside Rectory.
6. Scalp Road R117 (opposite dump entrance) to Ballyman Road via Glenmundar Stream/Billy's Glen joining right of way on DLR side of county boundary as shown in DLR County Council Development Plan 2004 to 2010.
7. From Curtlestown to Glaskenny
8. Curtlestown to Ballybrew via Old Coach Road.
9. Glenree Centre for Reconciliation to Featherbed Road with access through 'Kiss gate' at each end. Note that gate at Featherbed Road is damaged and blocked.

10. ~~Timahilly~~ to Hookstown Road via Lovers Leap Lane.

11. Monastery Cottages to R117 via existing rights of way at 'The Wood' and at 'The Water Gap'.

12. Access to Dargle Valley from Little Newtown.

yannv...

www.yanny...

https://www.facebook.com/...



C142

Leonora Earls

From: John Pilling [john.pilling@wtd.ie]
Sent: 05 February 2016 16:14
To: Planning - Development Plan Review
Subject: county development plan for Donard

Dear Planning Team,

I have been resident in the Donard/ Glen Of Imaal area for about 20 years, and would like to contribute some thoughts re the county development plan.

VILLAGE:

I understand Donard is listed as a Rural Town, and I request that it be listed instead as a Village

DERELICT BUILDINGS:

○ This is the most pressing problem in the village- the presence of at least 5 derelict buildings, more or less in the centre of the village, lying empty and unused for many years. In 2 cases, the roof has collapsed, and the overall impression is of a forsaken main street, despite the best efforts of the Tidy Towns team. One particular hazard occurs daily at one of these abandoned premises: Schoolchildren from the adjacent housing estate have to walk on the road past this empty house before they can rejoin the pavement. Admittedly, it's not a busy road, but it's an unnecessary and unsightly hazard which they encounter twice a day.

The owners, or their estates, should be forced to take responsibility for this state of affairs. Donard is, potentially a most attractive village, nestling in the heart of lovely countryside, with a thriving shop/post office, a well-established school and a busy modern Community Hall. We need someone in authority to address the continuing problem of empty, decayed property at its heart

Yours faithfully
John Pilling

Knockaderry, Donard, Co. Wicklow

○

C143

Leonora Earls

From: Auveen Byrne [
Sent: 19 February 2016 16:44
To: Planning - Development Plan Review
Subject: Draft Wicklow Co. Development Plan 2016-2022
Attachments: 19021601.pdf; 2016.02.19 Submission re Draft Enniskerry Town Plan.pdf

Dear Sir or Madam,

Please find enclosed submission on behalf of Powerscourt Estates Ltd. and Mr. P. Berridge.

The submission concerns the Enniskerry Town Plan at Appendix 2, Chapter 6, of the Draft Co. Plan.

Powerscourt Estates Ltd. and Mr. Berridge are the owners of lands designated AA3 in the Enniskerry Town Plan.

A map (extract from the Enniskerry Town Plan, annotated) is attached to this submission.

Please contact the undersigned at any of the contact points set out below, in relation to this submission.

I have tried to get my electronic signature entered on my document. Unusually, it refuses to attach itself. Please let me know if this is a concern and I will re-send in Word format.

I would be grateful if you could acknowledge receipt of this submission by return e-mail.

Yours faithfully,

Auveen Byrne,
Auveen Byrne and Associates, Consultant Town Planners,
Lioscarran House,
32 Dale Rd.,
Kilmacud
Co. Dublin
Ireland
Tel.: 00353 1 2831611
Fx.: 00353 1 2889747
E-mail:
Web: www.auveenbyrne.ie

AUVEEN BYRNE  ASSOCIATES



CONSULTANT TOWN PLANNERS

Lioscarran House, 32 Dale Road, Kilmacud, Stillorgan, County Dublin, Ireland.

Telephone: +353 1 2831611 Fax: +353 1 28897 VAT no.: 3108374T

Email: auveen@aubyrne.com Website: www.aubyrne.com

DATE: 19.02.2016

RE: DRAFT WICKLOW CO. PLAN 2016-2022

ITEM: SUBMISSION ON BEHALF OF POWERSCOURT ESTATES LTD. AND MR. PATRICK BERRIDGE IN RELATION TO LANDS DESIGNATED AREA ACTION PLAN 3 AT COOKSTOWN, ENNISKERRY.

1.0 INTRODUCTION

1.1 This submission refers to Appendix 2, Chapter 6, of the Draft Wicklow Co. Development Plan 2016-2022, which sets out Draft Development Plan for the town of Enniskerry. In particular, it refers to 9.4 ha. land that comprise Action Area Plan 3 in the proposed Enniskerry Town Plan.

1.2 The lands which make up Action Area Plan 3 are owned by two landowners, Powerscourt Estates Ltd. and Mr. Patrick Berridge. This submission is made on their behalf.

1.3 Powerscourt Estates Ltd. and Mr. Berridge welcome the proposals for their lands, in principle.

The lands are zoned in part R10 – for residential development at 10 units per ha., in part R20 – for residential development at 20 units per ha., and open space.

Specific Objectives as to how the lands should develop are set out in more detail at par. 6.9 Action Area Plans and Specific Local Objectives. The subject lands are Action Area Plan no. 3.

1.4 They have concerns about the detail of how it is envisaged that the lands should be developed. This submission suggests minor alterations to the land use zoning map (Map no. 1 of the draft town plan) and Action Area 3.

2.0 THE LANDS AT COOKSTOWN ROAD.

2.1 The 9.4 ha. of land that comprise Action Area 3 could be described as infill development lands at the southern end of the existing built envelope of Enniskerry. They lie on the south side of the Cookstown Rd. They adjoin the new National School to its east. The St. Patrick's Church, Enniskerry

Demesne residential development and the Summerhill Hotel are located to the north, and edge of town housing to the east.

2.2 The lands are undulating, with falls from west to east, toward the Cookstown Rd. and, toward the southern boundary. They fall into two fields, one measuring 3.36 ha. on the west side and the other 6.04 ha. on the east side. There are no significant features within the fields. All boundaries are lined with mature trees and hedgerows. The two fields are currently in agricultural use.

2.3 The westernmost field is owned by Powerscourt Estates Ltd. and the easternmost by Mr. Berridge. Powerscourt Estate Ltd.'s field originally included the site which is now occupied by the National School. She dedicated the land to the school. The school now occupies much of what was the frontage of the Powerscourt Estates Ltd. field to the Cookstown Rd. Most of the frontage to the Cookstown Rd. lies within Mr. Berridge's ownership.

3.0 THE CURRENT ENNISKERRY TOWN DEVELOPMENT PLAN 2009-2016 AND ACTION AREA 4.

3.1 In the current Enniskerry Town Development Plan 2009-2016, the subject lands are shown in the land use zoning map as zoned "AA – to provide for development in accordance with Action Area Plan criteria. The lands are designated "AA4".

3.2 The text of the Plan states that AA 4 lands should be developed as follows:

- 2.15 ha. are zoned for residential development at a max. density of 20 units per ha.
- 0.4 ha. is reserved for social housing.
- Access is to be from the Cookstown Rd.
- An amenity strip is to be provided along the south and west boundaries, connecting the R760 (Church Hill Rd.) with a pedestrian route along the River Dargle.
- The remainder of the land to be retained in agricultural use and possible future development purposes.
- Views of the Sugar Loaf from the Cookstown Rd. to be preserved.

3.3 Mr. Berridge has sought planning permission for a development of 28 dwellings on his lands (density 13 units per ha.), in accordance with the above criteria. The application (ref. no. 14/1704) is at an advanced stage of consideration by Wicklow Co. Council.

4.0 THE DRAFT ENNISKERRY TOWN PLAN 2016-2022 AND ACTION AREA 3.

4.1 In the draft Enniskerry Town Plan at Appendix 2 of the Draft Co. Plan, the subject lands become Action Area 3. The lands are recognised as having potential for provision of c. 105 dwellings.

4.2 Action Area Plan 3 proposes

- 3 ha. of land, concentrated toward Powerscourt Estates Ltd.'s holding, with an objective for provision of residential development at 10 units per ha.
- 3.9 ha., almost entirely within Mr. Berridge's lands, with an objective for the provision of residential development at 20 units per ha.

- 0.4 ha. on the Cookstown Rd. frontage (in both holdings) reserved for sheltered housing, such housing to be in addition to the required 10% provision on the remainder of the site under Part V of the Planning and Development Acts 2000 – 2015.
- Access from the Cookstown Rd.
- A requirement for an amenity area along the south and west boundaries, to comprise a walkway along the field boundaries and to connect the R760 to an existing pedestrian route along the Dargle.
- The remainder of the land to be retained in agricultural use and possible future development purposes.
- Views of the Sugar Loaf from the Cookstown Rd. to be preserved.

4.3 A map accompanying Action Area 3 shows the 6.7 ha. lands zoned for residential development, split between densities of 10 and 20 per ha. respectively as described above, and the remainder between the residential zone and the southern and western site boundaries, reserved for open space.

4.4 The land use zoning map included in the Plan confirms that these are in fact zoning designations – R10, R20 and OS (open space).

5.0 CONCERNS OF POWERSCOURT ESTATES LTD. AND MR. BERRIDGE.

5.1 Mr. Berridge and Powerscourt Estates Ltd. are co-operating closely on the development of their respective holdings within AA3.

5.2 They are very happy to continue with existing negotiations to provide a site for sheltered housing on the 0.4 ha. area identified in AA4 of the current plan and ref. no. 14/1704. They consider, however, that this should constitute part of the required 10% provision of social housing, which will be required in any development , pursuant to Part V of the Planning and Development Act 2000 – 2015, as modified by the Urban Regeneration Act 2015. It is inequitable to expect any development to carry a social housing contribution in excess of the national standard 10%.

5.3 They are happy to ensure that there will be an amenity area along the southern and western boundaries of the lands, providing for an amenity walkway linking the R760 to the public walkway along the River Dargle. The Draft Co. Development Plan 2016-2022 seeks the creation of a public right of way in this location. The western portion of this right of way is in the ownership of the Powerscourt Estate. The Estate is prepared to transfer the title of the relevant walkway to Wicklow Co. Council.

However, the arrangement in the Draft Enniskerry Plan is that a full 23% of the lands in AA3 are zoned for open space. The question arises as to how this will be delivered for public purposes. The lands would have to be acquired by Wicklow Co. Council and maintained. Failing such delivery, the land will simply lie fallow.

As the Plan is drafted, residential development on the 6.7 ha. zoned for same would carry a requirement for min. 15% public open space. This will be delivered as part of the development. The overall target provision amounts to almost 40% of the entire holding. It is respectfully suggested that this would be entirely excessive and unsustainable use of serviced, urban lands.

5.4 The reference in the objectives for AA3 to retention of the balance of the lands in agricultural use, for possible future development, would appear to be redundant, as the entire AA3 area is zoned for either residential development or for open space.

6.0 SUGGESTED REVISION OF LAND USE MAP NO. 1 AND AA3 OF THE DRAFT ENNISKERRY TOWN PLAN

6.1 It is suggested that the zoning of the subject lands is overly prescriptive. We suggest that, as in the current Enniskerry Town Plan 2009-2016, the zoning map in the new Enniskerry Town Plan should simply show the subject lands zoned for residential development in accordance with the principles of AA3. It should not show any sub-zonings for residential development at prescribed densities or for open space.

6.3 The AA 3 criteria should include:

- A target overall dwelling yield.
- A requirement to reserve a 0.4 ha. site for sheltered housing, as in the draft plan, but with an acknowledgement that it would count toward meeting Part V requirements on the overall lands.
- A requirement for an amenity along the southern and western area boundaries, as per the draft plan.
- A requirement that the lands should be developed in accordance with a masterplan to be proposed by any prospective applicants and agreed with Wicklow Co. Council and which masterplan should reflect AA3 criteria.

6.4 The Plan should not include a map interpreting AA3 criteria.

6.5 Thus the lands would have the benefit of an overall zoning objective. The Council's objectives would be reflected in the masterplan. The landowners/applicants would have input into the detail of how AA3 criteria would be delivered, enhancing the practicality of the arrangements.

Density and dwelling mix could be more equitably distributed between the constituent landholdings.

The public open space to serve proposed development could be concentrated on the south/west boundaries, delivering and providing a setting for the public right of way.

Proposals could deliver more efficient and therefore more sustainable use of serviced urban land.

The Co. Council retains full involvement in and ultimate approval of proposals for the development of the lands.

SIGNED

AUVEEN BYRNE, B.A., DIP.T.P., M.I.P.I.

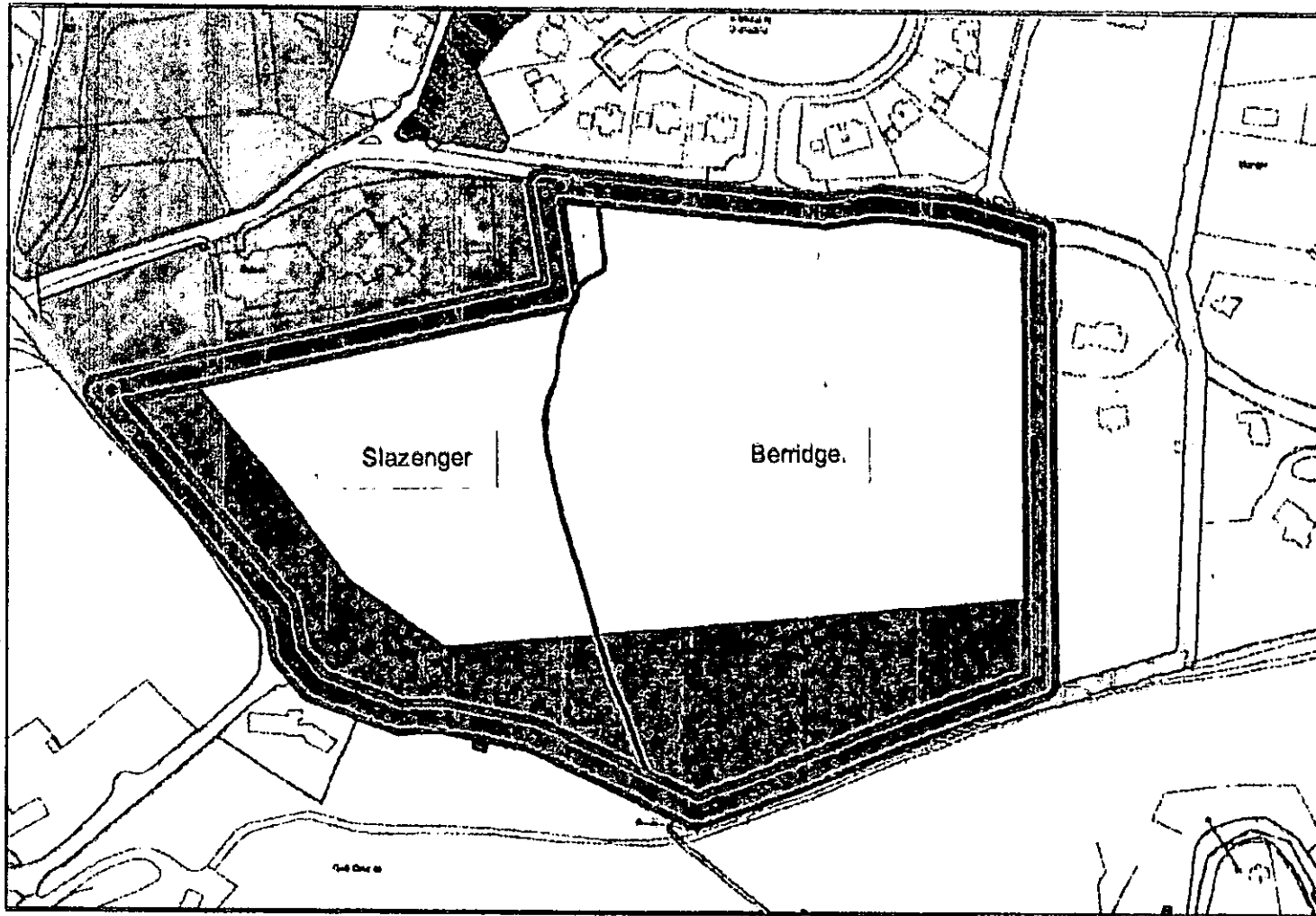


Figure 6.4 AA3

C144

Leonora Earls

From: M. Price
Sent: 18 February 2016 18:01
To: Planning - Development Plan Review
Cc: enniskerryforum@gmail.com
Subject: Draft Enniskerry Development Plan Submission 18 February 2016
Attachments: Enniskerry Development Plan submission February 2016.docx

Dear Sirs,

Please find attached my submission regarding the above draft plan.

Yours sincerely,

Margaret Price

Submission on Draft Enniskerry Development Plan

Margaret Price

**Quilla,
Kilmolin,
Enniskerry,
Co Wicklow.**

Submitted by email 18 February 2016

I welcome the opportunity to comment on the Draft Plan for the Development of Enniskerry. I have several points to make, so I apologise for the number of pages to be read in advance. I take my submission firstly from a purely personal perspective as a resident of Kilmolin and secondly to draw your attention to the EU document "Cities of tomorrow Challenges, visions, ways forward" European Commission, Directorate General for Regional Policy. Although addressing the issues facing cities, the document clearly details the impact of "urban sprawl." As the village has been designated a "town" the discussion therein may be considered relevant to the current draft plan.

On a personal level, I have several concerns, increased housing, population density, the impact on the local economy and on the environment and heritage of Enniskerry Village. I also query the necessity of developing such a unique area in such an overpowering manner, out of context with the village and its environs and unnecessary given the availability of resources in other areas and the cost and inefficiency inherent in attempting to duplicate them.

Coincidentally, I'm concerned at the classification of Enniskerry as a town and not a village and the Council's determination to increase the number of houses in the area. In particular I am concerned that the unique identity of the historic village and its environs would be wilfully destroyed if the area were extensively developed.

Increased population, out of line with natural growth

I am concerned and advocate against the unnecessary development of in the region of 450 dwelling units in Enniskerry. The most recent Census of Population in 2011 showed the population of Enniskerry to be 1,811. If an average dwelling has is conservatively estimated to have four persons (two adults, two children), these additional dwellings would increase the population by a 1,800, effectively doubling the population of the village in a short space of time.

Increasing the population in this manner is ruinous to the character, identity and heritage of the area. This will adversely impact current and proposed residents, the unique natural topography of the area (within a "horse shoe" of hills") effectively limits the scope for an increase as proposed in the development plan.

Development of an Area recognised as an Area of Outstanding Natural Beauty

In particular, as I live in Kilmolin (facing Parknasilloogue), I have immense concerns for the proposal to develop 156 dwellings on what is currently used as farmland. The area in the vicinity of Parknasilloogue/Kilmolin on the Glencree Road is of particular beauty and I wish to request that it be rezoned, not residential but farmland, in line with its current usage and in recognition of its distinctive attributes.

I refer to the recent An Bord Pleanála ruling on a development in this site:

(Wicklow County Council Planning Register Reference Number:10/2330, An Bord Pleanála Reference Number: 27.237190)

"Having regard to the location of the site *between the road and an area of outstanding natural beauty and with excessive scenic views to the north and east as far as Bray Head and the Irish Sea...* it is considered that the design approach would not represent the most appropriate method of extending the house on this extensive site at this *visually sensitive location*. *The proposed development would seriously injure the amenities of the area and of property in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.* "

I note that the language in this instance; as an area of 'outstanding natural beauty', an appellation that could easily be applied to several areas around the Village, along with 'visually sensitive' I would like the Council to note the Bord's respect for Enniskerry and its environs and its significance for the residents and visitors. Tourism is a key to the Village's success and survival, extensive development of the area would destroy it as an amenity which creates employment for many.

Water Resources

Another factor to be considered in the development is the lack of infrastructure suited extensive growth. Almost every year, in May, the residents of the village and its environs have their water cut off due to ongoing issues with the Vartry Reservoir, a problem which has yet to be solved, and which can only be made worse if the limited resource of water must serve more residents. Doubling the population can only worsen the situation.

The additional strain on water resources should likewise be evaluated; in three of the last five years there have been extensive water cuts in April/May due to problems with the Vartry Reservoir, a matter which remains unresolved to date. The Irish Times on 29 May 2014 described the nature and extent of the problem thus:

"An algal bloom has affected the Vartry water-treatment plant at Roundwood, Co Wicklow, resulting in supply being cut off or reduced overnight to a wide area of northeast Wicklow. Irish Water said the bloom, which blocks filters, has reduced capacity at the Vartry scheme from 65 million litres to 40 million litres per day.

As a result, the reservoir serving Enniskerry is "badly affected", with no water available for a number of areas including Kilmolin, Kilgarron, Parknasillogue, Eagle Valley, Enniskerry village, Knocksink, Ballyman road, Monastery area, the R117 road and Millfield."

Thus increasing densification and unnecessary over development place undue strain on local resources and impact all homes in the adjacent area, the 156 dwellings in proposed for Parknasillogue as a significant proportion of the proposed dwelling for the area, we suggest should be the subject of an Environmental Impact Study.

Flooding Risk

In the Kilmolin and Parknasillogue stretch of the Glencree Road, a small amount of rain results in extensive road flooding and unsafe driving conditions, additional development along this road is unlikely to improve this serious situation. By virtue of its situation, above the heritage locations in the village centre, any development in Parknasillogue could potentially severely in and irrevocably impact the village centre. Water, flowing downhill could potentially destroy the built heritage and

impact on the lives of local residents and the economic viability of the village as a whole. Extensive flooding in the country in December 2015 surely stands as a warning against imprudent development of agricultural land which serves as a flood plain for nearby residents and business.

I note that no Environmental Impact Assessments has been carried out in relation to these proposed developments and I request that consideration be given to assessing the nature of additional flood risk of over developing the sites listed in the Draft Plan.

On reviewing the EU document mentioned above there are a number of areas of relevance to the development of Enniskerry, from population, social, environmental and economic perspectives. I propose to summarise them and reference the document for your own perusal.

Pages 26, 27: Depletion of Natural Resources

“Urban sprawl and land consumption

Urban sprawl is a specific form of land take, resulting from the spread of low-density settlements, and is one of the main challenges that cities face. Urban sprawl concerns cities' attractiveness, their resource efficiency, their transport infrastructure and the location of public and private services. Weak planning regulation or its enforcement are commonplace in many European countries, leaving room for private interest to steer developments with a short-term profit logic in which common public goods are not valued. The European Environment Agency has expressed serious concerns about the development of urban sprawl in the EU, and land use has grown in importance as a European concern.

Urban sprawl makes it difficult to organise services: health care for the elderly, primary and secondary education for the youngest, etc. This leads to an increased risk of social isolation. As sprawl often takes place outside local administrative areas, the tax base financing public services may not coincide with the territorial distribution of the users.

Urban sprawl results in increased energy consumption and congestion. There is an increased use of private cars in places where sprawl makes it too difficult and costly to implement good public transport due to low population density. Road infrastructure upgrades then become the only way to reduce travel time and improve accessibility, which in turn contributes to further urban sprawl in a vicious cycle.

Urban sprawl leads to spatial segregation and social exclusion. The distance to basic services such as education, health and social services, and the lack of satisfactory public transport to homes and work and education places make people more and more car-dependant. Urban sprawl, therefore, excludes people who cannot afford to own or use a car, and who do not have the alternative of walking, cycling or taking public transport.

Urban sprawl contributes to the loss of agricultural land and the increasing percentage of soil sealing, resulting in increasing risks of flood in urban areas. This consumption of agricultural land is foreseen to continue in all parts of Europe.

Urban sprawl is behind the loss of biodiversity and the overexploitation of natural resources. Infrastructure development and urban sprawl results in a continued expansion of artificial surfaces across Europe at the expense of agro-ecosystems, grasslands and wetlands. Our current rate of natural-resource exploitation is steadily reducing biodiversity and degrading ecosystems, and, therefore, threatens urban and rural territories' sustainability.

Urban sprawl contributes to the economic decline of the traditional city centre. Functional mix has always been a characteristic of city centres. In fragmenting living and working spaces and in pushing companies or research centres outside city centres, urban sprawl may negatively impact on the economic dynamics of city centres." (Note in this paragraph I would read village, not city).

This study focuses on responsible and managed planning initiatives in a cohesive and co-ordinated manner to address the concerns of urban sprawl. In the example of Enniskerry, has the Council recognised the burgeoning developments in adjacent areas and in other council areas (e.g. Fassaroe and Kilternan)?

The risks of urban sprawl outlined in this document offer a solution which is ecologically friendly, cost efficient and addresses the housing needs of the growing population, namely the "compact and green city" (page 54). In such a development, existing urban landscapes are developed in such a way as to enhance the benefits of urban living whilst at the same time preserving the surrounding green agricultural areas:

A vision of the compact and green city

'An important basis for efficient and sustainable use of resources is a compact settlement structure. This can be achieved by spatial and urban planning, which prevents urban sprawl by strong control of land supply and of speculative development. The strategy of mixing housing, employment, education, supply and recreational use in urban neighbourhoods has proved to be especially sustainable.' [The Leipzig Charter on Sustainable European Cities]

The compact and green city offers an interesting urban landscape, a healthy functional mix, and a good quality of architecture and design in its built environment (public spaces, buildings and housing). It offers easy access to green areas and open space for everyone. It takes care of and makes use of its historical sites and monuments.

The compact city does not have its resources diverted and diminished in any attempt to service an urban sprawl and can enhance amenities such as transport systems for the benefit of residents:

"...has prevented the countryside from suffering from urban sprawl, preserving it for agriculture, forestry and nature.

In applying the notion of the compact green city it makes more sense to develop existing urban areas which already have amenities suited to population increase, than to duplicate amenities at considerable financial cost in green belts. In this instance the development of areas such as Bray and Wicklow Towns makes economic and ecological sense, preserves and recognises existing heritage and areas of outstanding natural beauty. Doubling the population of a village is a costly and short-sighted approach which once undertaken cannot be undone.

Thank you for taking the time to read this submission.

¹ Available online: http://ec.europa.eu/regional_policy/conferences/citiesoftomorrow/index_en.cfm

C145

Leonora Earls

From: Leonora Earls
Sent: 12 January 2016 09:34
To:
Subject: FW: Observation/Bramble Glade Ashford

Dear Jenny and Michael,

As part of the Development Plan process all Town plans have been streamlined in order to ensure consistency between all plans.

As you will see from other residential areas with the Ashford Plan area itself and other towns within Volume 2 of the County Development Plan no separate zoning/or open space zoning has been allocated for private residential open space within existing estates.

Such lands are dedicated to the residents of a development historically for older developments or through the taking in charge process for estates.

The inclusion of the private open space lands as part of the existing residential lands does not mean these lands can be developed for future residential development.

I hope this provides some clarity on this issue.

If you wish to discuss this issue further a member of the plan team will be available to discuss further on the 19th of January in County Buildings between 4pm and 7.30pm.

Kind Regards

Leonora Earls
Administrative Officer
Planning and Development

-----Original Message-----

From: Michael Purcell [<mailto:>]
Sent: 07 January 2016 22:44
To: Planning - Development Plan Review
Subject: Observation/Bramble Glade Ashford

Dear Sir/Madam... I note that in the Ashford Development Plan 2010-2016 Bramble Glade is designated "existing residential" and the area between it and the Vartry river is designated "private open space". In the Draft Plan 2016-2022, Bramble Glade and the area reaching down to the river is all designated "existing residential". I would like to know why the different designation & look forward to hearing about this at the meeting on 19th January next.

..... Jenny & Michael Purcell, 30 Bramble Glade, Ashford.

C146

Leonora Earls

From: Brendan Rae
Sent: 19 February 2016 11:43
To: Planning - Development Plan Review
Subject: Submission regarding "Bramble Glade" area in Ashford.

I have resided in Wicklow since 1980, in Ashford since 1982 and in Bramble Glade, Ashford since 1998. My submission and observations hereunder relate specifically to certain inclusions and exclusions in what is termed the Local Area Plan for Ashford.

Ashford is still a village within this county. Its population figure from the last census (in 2011) is 1484 - still short of a "Town" classification of 1800. The next census is due to be taken this coming April but the up to date data therefrom will not be available until later this year - at the earliest.

I have perused the current County Development Plan 2010-2016, the "Ashford" Variation No. 5 (1) and the draft Development Plan 2016-2022.

Bramble Glade

When this housing estate was developed in the early 90's it was promoted and commented upon by Architects, Planners and Developers as being a "model" housing estate in respect of its layout, design, density and provision of open space. The Open Space lies within the centre of the estate bounded by its 32 houses on the North, East and West. In all of the three Plans which I have mentioned above, the Planning Authority has failed to provide a colour designation and legend to specifically show and classify this Open Space Area.

In the New Draft Plan, the whole area of Bramble Glade, including this Open Space Area and the "Field" located immediately to the South of Bramble Glade, is identified and coloured Light Yellow as "Existing Residential". I respectfully submit that this classification is an error on the part of the Planning Authority as, firstly, the Open Space Area is not "existing residential" or a "building site". It is a Common Green Area which is utilised by all of the residents as Open Space and this area has also been regularly maintained and looked after by the "Bramble Glade Residents" since the surrounding houses were first built nearly 25 years ago.

While I appreciate that some areas of open space within other housing schemes in Ashford may be considerably smaller in area or too small to merit a definitive classification of their own - such as road verges etc., nevertheless, the Open Space Area within Bramble Glade is clearly large enough to warrant a definitive classification of its own and to be represented by a specific Colour Classification/Legend - as such.

"The Field"

Secondly, I wish to state that what we residents call "the Field" is the rectangular area of land immediately to the South of Bramble Glade. This area is shown as "Pte. Open Space" and coloured Light Green in the current Variation No. 5 (1) of 2014. This designation is also attributed in the Variation to Ballymacahara Wood and Mount Usher Gardens. In the Draft Plan however, Ballymacahara Wood is excluded altogether from the Area Plan, Mount Usher Gardens is reclassified from Pte. Open Space to "Open Space" (coloured Green) and "the Field" at Bramble Glade has lost its current designation as Pte. Open Space coloured Light Green and is shown as "incorporated" into Bramble Glade and the Bramble Glade Open Space - that is, ALL 3 Areas are shown and classified as "Existing Residential" coloured Light Yellow. This is clearly an error in zoning/classification on the part of the Planning Authority.

Amenity

'The Field' areas is an amenity to the residents of Bramble Glade. The precise area of "the Field" is covered by the provisions of a Section 38 Agreement (now S. 47 of the P&D Act 2000) entered into between the County Council and Ardal Construction Limited (the developer of the 32 Bramble Glade houses) in 1992. All residents have a copy of this S. 38 Agreement with their Title Deeds and the County Council will have a record of the Manager's Order authorising the making of this Agreement in 1992. This Agreement restricts the "the Field" lands to "agricultural, open space or playing field uses". The residents have availed of the benefit of these "uses", and, in addition, the residents have Rights of Way over "the Field" lands for the purpose of availing of and in the exercise of their "Piscary Rights" in the Vartry River which runs along the Southern boundary of these lands.

Further, it should be noted that approximately 35% - representing the Southern portion of these lands, are classified in the various Plans as being subject to either high or moderate "Flood Risk".

It is my submission that these "Field" lands should be reinstated by the Planning Authority in the Draft Plan 2016-2022 and classified in precisely the same manner as they are currently classified in the Variation 5 (1) of 2014 - namely, as "Pte. Open Space". Alternatively, these "Field" lands should be excluded altogether from within the boundaries of the Area Plan (as has seemingly been done in relation to "Ballymacahara Wood") and left as "agricultural" and amenity lands.

Thank you.

Brendan Rae
4 Bramble Glade

Tel 41

Sent from Windows Mail

C147

Leonora Earls

From: Patricia Prendiville
Sent: 19 February 2016 16:09
To: Planning - Development Plan Review
Cc: Patricia Reilly; will langrell; Mairead Kennedy
Subject: Rathdangan.
Attachments: Rathdangan 5 Year PlanFINAL.doc

Dear Patricia and colleagues,

On foot of attending a public meeting about the Wicklow Plan Review, and my telephone conversation with yourself Patricia, I am attaching the 5 year Development Plan which Rathdangan Community Council has adopted since 2013.

Issues of particular relevant for the Wicklow county Council are:

1. Planning Permission for the play area which we would like to include in our development of Amenity Area. We will be submitting for OPP in 2016.
2. Rathdangan Community Council provides for the upkeep of the local graveyard. We have been in contact with the Registrar Kevin O Brien to discuss developments and resources necessary. We will be meeting in March 2016.
3. We will be seeking funding for some of the works being undertaken by RCC, and would welcome input and support from WCC as those applications are submitted. In particular we would welcome feedback on submissions through the Community Awards scheme for developing the amenity area which have not been successful to date.
4. Continued liaison with the Environmental Officer on supports for the developments - in particular planting and conservation.
5. Our local History Group would welcome engagement with the Heritage Officer.
6. Dialogue about future development of housing in the village.

We are available to meet to discuss any of these matters.

With best wishes.

Patricia Prendiville.
On behalf of Rathdangan Community Council.

cc Will Lagrell Chairperson and Mairead Kennedy Secretary of Rathdangan Community Council.

Rathdangan Community Council

5 Year Plan 2014-2018

Compiled by:
Conor O'Leary, Artlands

"This project was part funded by County Wicklow Partnership through the European Agricultural Fund for Rural Development: Europe investing in Rural Areas."



National Development Plan 2007 - 2013



Comhshaoil, Pobal agus Rialtas Áitiúil
Environment, Community and Local Government



County Wicklow Partnership



The European Agricultural
Fund
for Rural Development:
Europe investing in Rural
Areas.

Foreword

The process of completing this development plan was undertaken by Rathdangan Community Council in 2013 in order to guide our work over the next 5 years. It was also hoped that the process would help create a stronger connection between the Community Council and the people of the Rathdangan area. This was achieved through the survey and public meetings.

Our vision is that Rathdangan will be a vibrant, rural community and believe implementing this plan will help the Community Council and all of Rathdangan's residents achieve this. The development plan is a living document, we will draw from it every year to create our work plan and re-align it as required during the next few years.

As you will see some of the activities out-lined in the Development plan have already been achieved, for example we have set up a text alert scheme and the Village Pantry is providing a much needed focal point in the area.

There is more to be done, lots more, and the Community Council can only achieve this with the support of the people of Rathdangan. A strong community spirit is very evident in Rathdangan and we would love to see more people getting involved in the work of the Community Council.

Community Council meetings are held in O'Toole Memorial Hall on the second Monday of every month. If you are unable to make the commitment to attend regular meeting, please get involved in helping out at or supporting the many events and activities we organise in the area.

Finally, we would like to thank Conor O'Leary for help in our work to draw up this development plan, County Wicklow Partnership for their financial support, and all of the people who took the time to complete the survey and attend the public meetings. Your continued support is much appreciated.

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Introduction

The aim of this project was to create a development plan for the Rathdangan Area in conjunction with the local community and the Rathdangan Community Council, with assistance from an external consultant, Conor O'Leary. Ultimately it is a plan drawn from the needs and views of the community. It represents a clear direction for enhancing the sense of community and quality of life in Rathdangan. It is hoped that this plan will provide a roadmap for the activities of the Community Council for the next 5 years. Whilst external assistance was sought in plan development, ownership of the plan is rooted in the community and through the leadership of the Community Council, who have the final say on all matters contained therein.

Consultation Process

Initial Consultation

The process of developing a 5-Year plan for Rathdangan commenced in late March 2013 with a meeting of the 5 Year Plan sub-committee of the Community Council and the facilitator to agree the brief and the methodology for the research. At this initial meeting the following decisions were made:

- Run two workshops with the full membership of the Community Council
- Through these workshops examine the role and potential of the Community Council
- Utilise the opportunity to highlight experiences from other similar communities and
- Ultimately it was necessary for the Community Council to identify five key priorities which would be considered through the consultation process

Community Council Workshops

These workshops initially explored the views of the members around a number of issues including:

- What's great about Rathdangan
- What would you like to see improve
- What's missing from the area
- What are the strengths of the Community Council and what would you like to see change about it

At both workshops presentations were made on case studies of new local development initiatives from rural communities around the country and further afield.

Rathdangan Community Council

A wide range of issues and potential ideas were raised through the brainstorming and discussion sessions. It was clear that the participants were proud of their community and recognised the positive role played by the Community Council and recognised it's successes including:

- Renovation and maintenance of the hall,
- Establishment of the community field,
- Participation of new people to the area
- Hosting of new events
-

In addition, the following strengths of the area were agreed upon:

- A strong sense of community spirit and identity
- Recognition of the natural beauty of the area
- The peace and quiet
- Strong family ties, and
- Significant local history and heritage

However this did not blind the members to the loss/lack of local services, the need to improve aspects of the community council's work and unfulfilled potential in the area. Examples of this included the absence of a shop and post office, a need for greater interaction between the community council and the community, a need for more social activities and events, untapped tourism potential, more activities for young people, village enhancement and environmental appreciation.

Furthermore there was a clear sense that before embarking on a 5 Year Plan, it was necessary to get a strong mandate from the entire community. This was seen as valuable on two fronts. Firstly, in ensuring that the plan would be relevant and would truly respond to real local needs. And secondly as a means of meaningfully communicating with the community and validating the work of the Community Council.

Accordingly it was decided to carry out a Community Survey of all the households in the area. An overall vision of 'Strengthening Community Spirit and Involvement' informed the selection of key themes for the survey.

The ideas and issues generated in the workshops were grouped under different headings and ultimately this was narrowed down to a list of five key themes to be addressed in the Community Survey as follows:

- Focal Point for the Community
- Community Park
- Festivals/Annual Events
- Youth
- Ongoing Activities

The 'Focal Point for the Community' theme was a reflection of the varied views expressed about the loss of the shop and post office to the community and with it the loss of a central meeting point. However this posed serious challenges as it was evident that local village shops were struggling in many communities and there was an understandable uncertainty within the Community Council about their capacity to deliver a shop. However it was accepted that creating opportunities for residents to interact was very important and had to be addressed.

The Community Park project was already underway and the Community Council was keen to get views as to how it could be effectively developed and to maximise support for the project. Similarly the creation of an ongoing programme of regular and annual events to build community spirit was seen as a priority. The reference to youth was an acknowledgement of the need to address the low level of facilities and activities which specifically targeted children and teenagers in the area.

Further meetings took place with the Community Council to design and agree the format of the survey and the approach to be used. As part of this process, the outcomes of previous reports and surveys in the area and the issues which arose were noted. It was decided that the actual survey should be carried out after the summer holiday period in September 2013.

The final version of the survey/questionnaire contained 23 questions. To encourage completion most of the questions required people to either tick one box or multiple boxes. Open ended questions were also offered to allow participants the opportunity to raise issues of concern to them individually and to share their ideas. The survey sought to examine a range of issues including:

- Current usage of facilities and existing activities in the area,
- Activities external to Rathdangan,
- Level of support for the five key themes identified by community council,
- Potential uses of the community field,
- What other activities/facilities people wanted,
- Participants willingness to volunteer,
- Best things about Rathdangan,
- Most pressing issues of concern,
- Level of awareness and use of Rathdangan web-site and facebook page,
- Some basic statistics,
- Optional contact details and consent to receive e-mails and texts on community information.

The survey also contained an assurance that all information would be treated confidentially.

Rathdangan Community Council

Survey Process

A 4 page survey and cover letter (see appendices) was circulated to 140 houses by the Community Council volunteers. One survey was distributed per household. Surveys were collected one week later and the volunteers used sealed containers to assure householders that any information provided remained anonymous unless the householder chose otherwise. As part of the process the volunteers engaged with householders where appropriate to explain the background to the survey and the role of the Community Council. These conversations revealed much about the concerns and aspirations of participants and proved very informative to the members of the Community Council.

Survey Results and Conclusions

The sealed containers were all returned to the external facilitator who compiled and analysed the data. The response rate to the survey was as follows

- 100 completed surveys returned
- This represents 71% of households
- These households contained 306 people
- Of these 306 people
 - 88 were under 18 years
 - 47 were over 65 years

The collated results from each of the key questions in the survey and the conclusions drawn from this are outlined as follows:

Q. 1. How often do you use the facilities in Rathdangan?

The response to this question highlighted the relatively low frequency of use/participation in existing events and community facilities in Rathdangan.

- The Community Hall was the most widely utilised facility overall with 50% of respondents claiming to use it 'infrequently however only 12% of participants used it on a weekly/monthly basis
- The best supported event in the Hall was the annual Drama performances
- Other regular events like the Dances, Ramblers, Walking group, etc did not capture large numbers from the wider community
- The Community Field had a significant amount (30%) of infrequent use perhaps accounted for by the Field Day and a lesser amount (11%) of weekly/monthly use
- Surprisingly the Mobile Library which only visited on a fortnightly basis for a very limited time was used regularly by 14% of households and infrequently by another 14%

The overall conclusion was that attracting wider participation would require a very different series of activities and approaches and some of these would need to be targeted at particular groups within the community. This would need to be based on responding to real local needs in an innovative way. Indeed the usage of the mobile library was significant especially considering the limited availability of this service. It indicated a willingness and availability of a reasonable number of households to use facilities during the day-time.

Q.2 What activities do you go outside the area for that you would support if available locally?

This drew an incredibly diverse reaction highlighting the many activities which people leave the area to attend and also the wide variety of interests which people have within the community. The items which reappeared most frequently were:

- Shop
- Café
- Playground
- Music and Dance lessons
- Gym, Fitness classes, Bootcamp
- Yoga
- Walking paths/Trails
- Youth Drama
- Other sports and recreation activities

Q. 3 Please indicate your opinion on the following possible initiatives?

	V. interested/Interested	Undecided	Not Interested/Blank
Focal/Meeting Point for Community	60	13	8/24
Community Park	57	8	13/27
Activities for Youth	61	9	7/28
Festival/Annual Event	77	2	5/21
More activities in the Hall	74	8	7/16

These five possible initiatives were effectively the five key themes chosen by the Community Council in advance. Overall they attracted widespread support. Whilst the figures for the Focal Point and the Community Park are lower than the others, these initiatives generated a lot of enthusiasm in the answers to other questions in the survey. The Focal/Meeting Point is a vague concept and this may account for the lower figure especially when compared with the feedback about a shop or cafe expressed elsewhere in the survey.

Q4 As you may know we have purchased the community field which we wish to develop for the benefit of the community. Please indicate your opinion on the following possible uses of the park.

	Very interested/Interested	Undecided	Not interested/blank
Playground	70	8	12/15
Picnic benches/Seating	68	7	12/18
Exercise Area/ Equipment	68	5	15/17
Walking Paths	61	6	14/24
Nature Area	53	13	15/24
Teenager Space	43	13	23/26
Mountain Bike Track	39	12	36/21
Community Vegetable Garden	36	12	36/21
BBQ Area	31	19	29/26

From the list of options provided, all of the suggestions gathered a significant level of support. It is striking however that the playground, picnic area, exercise area, walking paths and nature area commanded the strong support of more than half of respondents.

Q.5 Have you any other suggestions regarding further development of the community park?

Interestingly when asked to suggest alternative uses or facilities to include in the whole recreation, the most popular ideas were a running track, shop/café, extra parking, other sporting facilities, youth activities

Q. 6 Which specific facilities/activities/initiatives would you support in Rathdangan?

Community Shop/Café	80	Annual Barndance/Fancy Dress	45
Field Day	73	Coffee Morning	41
Text Alert Scheme	65	Heritage Archive/Talks	40
Walking Trails	57	Cycling	39
Enhancing Village Appearance	55	Parties/Events for smaller children	36
Get Fit Bootcamp/Exercise Classes	52	Walking weekend	35
Tractor Run	49	Music Classes	32
Arts/Crafts Exhibition & Classes	46	Youth Club	30
Music Festival/Ceili	45	Supports for people working from home	24

Again it was notable that all of the suggested ideas attracted a significant level of support and clearly meet real needs in the community. The fact that 80 out of 100 surveys specifically identified the Community Shop/Cafe was telling and highlighted the void left in the area with the closure of the previous Shop and Post Office. It also made this issue very difficult to avoid even though the solutions to addressing this gap might not be simple. Similarly the very high rating for the Field Day which is already in existence was high praise for this event and an indication to build on such success.

The high figure for the text alert scheme coupled with concerns about dangerous driving and security for older people raised elsewhere in the survey emphasised the importance of safety and security overall.

Also a strong interest in various forms of exercise is evident from the support for walking trails, bootcamps and exercise classes.

Q.7 Please give more detail or what other facilities/activities/initiatives would you support or recommend for Rathdangan?

This generated a very broad list from respondents. Again further references to the shop idea were strongly evident and having a tidy village was valued by a number of people. However whilst the vast majority of the ideas suggested were only offered by one or two households, the recurring theme was of desiring activities which brought people together and met the needs of different target age groups and interest groups. These included:

- Older People,
- Women,
- Children,
- Teenagers,
- Skills Sharing,
- Arts and Crafts,
- Exercise and Fitness,
- Adult Education Classes, etc.

Q.8 What do you like most about Rathdangan?

This drew a very positive response. But consistently, the warm and friendly people, the scenery of the area, the peacefulness and 'Juniors' (Pub) were identified as the best things about Rathdangan.

Q. 9 Would you be willing to volunteer in the community?

45% of surveys returned expressed a willingness to volunteer in the community. This was a very high figure and pointed to a significant number of new volunteers who could contribute to future developments.

Q. 10 What do you feel are the most pressing issues in Rathdangan

When collated the top five most pressing issues were as follows:

1. Lack of Shop/Post Office
2. Limited Children's/Youth facilities
3. No Focal Point in the Village
4. Speeding/Dangerous Driving in the Area
5. Speed Ramps, Security for Older People and Safe Walking (These three were identified by an equal number of respondents)

These issues reinforced significant findings which came across in other questions including the huge interest in a community shop/cafe, the issue of safety and security when coupled with the text alert initiative and the particular needs in the area of youth and children's facilities.

Focus Groups

Subsequent to the completion of the survey and the analysis of the results, a presentation was made to the 5 Year Plan sub-committee of the community council, and discussions took place as to how to proceed. Having considered the priorities and views of the community it was decided to deal with and examine the issues raised from the survey through three public meetings. One of these was a meeting about Text Alert and Community Alert involving An Garda Siochana and Muintir na Tire. Separate from this over two consecutive weeks, two focus group workshops were organised, the first of these looked at the themes of Annual Gatherings and Regular Gatherings whilst the second week considered Development of the Community Field and Youth/Children. The deliberate intention was to cover the key issues raised in the survey under these headings and encourage more in-depth discussion and generate further ideas. It also provided an opportunity for other people in the community to have a greater say in how the plan developed and identify individuals who were interested in becoming more involved in the implementation of projects.

These workshops were well attended and took the format of round-table discussions with facilitators and note-takers at each table. Each table discussed Topic 1 first and after feedback, Topic 2 was discussed and outcomes shared with the wider group.

Week One

1. Regular Gatherings	2. Annual Gatherings
<ul style="list-style-type: none">• Shop/Cafe/Focal Point• Local Food• Pop-Up Shop• Evening Classes in hall• Skills Sharing• Music• Well-being• Mobile/Library	<ul style="list-style-type: none">• Festivals• Seasonal events• Walking Weekend• Field Day• Tractor Run

Regular Gatherings

The 'Regular Gatherings' topic generated lots of new ideas, and highlighted once again, a desire for more activities in the area. The Shop/Cafe concept generated much discussion and debate. Divergent views on location, opening hours, viability, and volunteer potential, were expressed but it was clearly of great interest.

Possibilities like offering local food, creating an inviting space, taking orders for local artisan food, stocking the 'basics', having a part-time worker, were suggested.

Meanwhile making greater use of the hall with one-off workshops, and skills sharing events met with encouragement. It was perceived that there was a wide range of talents and expertise in the area which could form the basis of a series of social events. Also targeting particular age and interest groups was highlighted as being important e.g. active-retired. Furthermore activities like night classes, card-games, photography, music classes, environmental and heritage activities and talks were mentioned.

Annual Events

The discussion about Annual events revealed that they were seen as being primarily about catering for the needs of local people. It was agreed that some events could be developed to draw a wider audience once that initial local focus was addressed. The positive atmosphere engendered by the Field Day and Tractor Run events was widely welcomed and there was a strong desire to recreate that energy and enthusiasm through other events. It was also recognised that these existing successful events would need to evolve if they were to remain popular. Ensuring that events were affordable, and thus inclusive, was also strongly valued.

Having a clear calendar of events was seen as particularly important as it would raise awareness and help avoid clashes with neighbouring events. A strong desire was expressed to create a cycle of events which matched the seasons, such as Christmas, Halloween, harvest time, summer field day, etc. Also linking with the school was considered important to promote events, cater for all age groups and share the organisational workload.

Other events suggested included:

- A walking festival and/or hill-walks for the community,
- School-reunion event,
- Annual cycle,
- Family camping,
- Children's treasure hunt,
- Music events,
- Dance at the Crossroads,
- Local history re-enactment and/or festival.

Week Two

1. Development of Community Field	2. Youth/Children
<ul style="list-style-type: none">• Leisure/exercise• Meeting Point• Environmental/Nature• Parking• Appearance of the Village• Bio-Diversity/Tidy Towns	<ul style="list-style-type: none">• Children's Activities• Teenager Activities• Playground• Teen Area/Youth Club• Activities/Classes

Community Field

A wide variety of suggestions for community field development were proposed. These included

- Developing a playground or alternative children's play area,
- Seating and tables,
- Fish-pond,
- Recreation and exercise areas including running/walking track and basketball area,
- Maximising the planting and use of the space, etc.

Also it was considered important to make paths, wheelchair and child-buggy friendly, to improve lighting and to consider providing an open sheltered space like a gazebo.

There was interest in increasing the amount of planting on the approach roads into the village. Also signage was identified as something to be enhanced along with better footpaths.

Youth/Children

The playground featured highly in this discussion with the experiences of other playgrounds being highlighted and the significant costs involved, along with the potential to develop a play area using natural or found materials. Activities like summer camps, dancing classes in the hall for children, starting a Foroige Club, putting 5 a side goals in the community field, a teenagers bootcamp, a technical mountain bike track in the community field, were all proposed and discussed.

After these workshops, discussions took place with the Community Council to analyse the outcomes from these sessions and consider what key themes and issues would be highlighted in the plan.

Identifying Key Themes and Action Plan

A tremendous amount of information and ideas were gathered and generated through the consultation process and the discussions which ensued. The Community Council in advance of the survey had been keen to gather community feedback and support with regard to a number of key issues and also to establish what the local priorities were.

It was decided that priority activities would be grouped according to the following 5 Key Themes which were selected by the Community Council based on Survey Results, Focus group results and Community Council Sub-committee consultation.

- Community Field Development & Local Environment
- Events & Gatherings
- Focal Point/Community Shop/Café
- Youth/Children
- Safety and Security

As part of the overall development approach, working groups or sub-committees as appropriate, will be established by the Community Council to oversee the further research and development of these priority work areas.

Community Field Development & Local Environment

The widespread support and fresh ideas for developing the Community Park greatly encouraged the Community Council. The Community Council had previously drained and developed a sports field in the village and was in the process of purchasing an adjoining piece of land. Clear costings and drawings for the new development were required but the following ideas were prioritised.

Planting, Landscaping and Seating

A significant interest in respecting the natural environment was noticeable in the survey outcomes. Accordingly it was decided that in designing and planning the development of the park, a range of planting would be carried out being particularly mindful of native species and local plant and tree folklore. It was also envisaged that a specific nature area would be created within the park and all of this would ultimately feed into an educational dimension with signage highlighting the native species, local wildlife and local wildlife heritage. As a potential meeting point and to enhance the attractiveness of the Park, appropriate seating and benches would be provided.

Play Area

The survey and focus groups had revealed a strong interest in a playground or play area and other children's facilities. However it was noted that significant playground developments in other communities were particularly expensive. Accordingly it was decided to prioritise research into play ground options with a special emphasis on natural play area, utilising the natural landscape and for example, ideas like tunnels, a mandala maze and fun discovery trails. It was felt that this could be an attractive feature and would be more affordable. Whilst many options for children's and kids activities were considered, it was not practical to commit to too many uses of the space in advance of further research taking place. However it was deemed appropriate to commit to the erection of a basketball hoop area on site.

Walking Paths/Running Track

Exercise opportunities, safe walking areas and making the park, buggy and wheelchair friendly had featured in the consultation outcomes and accordingly it was deemed that it would be appropriate to develop a perimeter walkway around the field and perhaps link this in with community footpaths where appropriate. The installation of appropriate lighting to maximise use was prioritised.

Local Environment

A desire to continue to enhance the appearance of the village was evident throughout the consultation. Accordingly it was decided to form a Tidy Towns sub-group and enter the competition as soon as possible. Initially priority would be given to erecting attractive village place-name signage and creating appropriate bedding and planting in the area. Challenges with Car Parking at peak times would be addressed though volunteer stewarding arrangements for Graveyard Parking and other events. And ultimately a detailed plan for the built environment will be developed.

Events and Gatherings

A strong appetite for increased social interaction and community involvement through annual events and regular gatherings was evident from the survey and discussions.

Calendar of Events

The Community Council will produce an Event Calendar on a seasonal basis, 4 times a year. The list of events to be included in this will be drawn from the existing activity in the community coupled with a series of new events which were either raised in the survey or respond to the identified needs of the community. The initial list for 2014 is as follows:

- Drama
- Dances
- Ramblers
- Mobile Library Service
- Easter Egg Hunt (New)
- Cycle – (appropriate date to be confirmed and suitability as potential annual event)
- Hill Walks for the Community (New – June-Aug)
- Field Day Weekend Event (Existing but expanded)
- Halloween Fancy Dress (New)
- Craft Day/Fair
- Christmas Lights

Hill-Walks for the Community and Annual Cycle

Opportunity for hill-walking, exercise, trail and path development and a hill walking weekend were all referred to in the consultation process. Ultimately the immediate priority for the Community Council is to cater for local residents and hosting events or activities which attract visitors will come later. Therefore it is proposed to run a series of 'Hill walks for the Community'. It is initially proposed that these would happen once a month over the summer months and would utilise the expertise and local knowledge of experienced local hill-walking guides, historians, etc. The goal is to host family friendly walks which would introduce people to appropriate local hill-walking trails and raise awareness about the local environment, culture, heritage, provide an exercise opportunity and a fun social occasion.

Similarly a recent cycling event was very popular locally and in such a scenic area, the development of an annual cycling event is planned. Furthermore if this is successful, the Community Council will investigate interest in forming a cycling club in the area in 2015.

Field Day Weekend

The Field Day is the main community summer gathering in Rathdangan. In response to the desire for more community events, it has been decided to further develop this event into a community festival over one or two days. Whilst the event is currently very successful it was widely recognised that it will need to evolve to maintain local interest and a working group will develop detailed plans for this. Connected with this or possibly at a separate time it is envisaged that an Old Style Ceili and Crossroads Dance could be organised in the community to further enhance community involvement and celebrate local culture.

Local History Group and Event

Local heritage and history were identified as areas of interest in the survey and have the potential to raise local awareness and develop sustainable tourism in the future. There is a considerable amount of local historical expertise in the area. Already a local history project has commenced in the community and in parallel with this, historical talks are being organised. Building on this success it is proposed to establish an ongoing local history group in the community.

Furthermore, many interesting and dramatic historical events have taken place in the area. These stories provide great potential for future development of a local festival, and indeed tourism. Suggested events include historical re-enactments of famous local events. Such an event would be attractive locally and could grow to incorporate a summer school or seminar to appeal to a wider audience in the future.

Family Camping Night

Utilising the Community Field and Recreation Area, it is envisaged that a Family Camping Night would be a fun social occasion for families and particularly young people in the community and that this could commence in Summer 2015.

Skills Sharing

One of the striking outcomes of the survey and focus groups was the desire to utilise and share the wide range of skills and local knowledge in the community. A wide and diverse range of skills were highlighted through arts and crafts, cookery, social media, map reading, etc. Accordingly it is proposed to run a series of eight skills sharing nights in the Community Hall commencing in Autumn 2014. Each night will have a different theme and will be led by a local volunteer. In addition lessons in Card Playing Games and Cards Nights will be explored.

Social Gathering and New Groups

Catering for special interest groups and providing a social outlet will be further developed by holding a series of Coffee Mornings with varying themes in the Community Hall. These may be linked in with the Community Shop/Café concept

Rathdangan Community Council

or run as one-off pop-up events. The events would target different groups in the community and aim to provide a catalyst for the formation of new interest groups, e.g. a Friendship club. The availability of Wi-Fi in the hall is seen as having the potential to make it more attractive for such gatherings.

Community Education

As part of the interest in maximising utilisation of the hall, it is proposed to offer Community Education courses in a range of topics to be determined in the coming months. Following on from the consultation process, the Community Council approached the Community Education Service of the Kildare and Wicklow Education and Training Board and received a favourable response and thus it is hoped that courses will be jointly offered by the Community Council and the ETB. Also workshops on running a small business are proposed.

Focal Point/Community Shop/Café

The most prominent issue which was highlighted throughout the consultation process was the absence of a local Shop and Post Office. This absence was described in one survey "as taking the heart out of the village". Others identified the social impact of not having a place to meet your neighbours but also of how it affected new residents in reducing their opportunities to get to know people in the community. Overall it was seen as contributing to rural isolation. Furthermore the extra journeys created by having to travel to neighbouring towns for newspapers and daily essentials were a source of frustration and, for those without transport, a major barrier to accessing these items.

Accordingly the idea of a shop and a focal point are interconnected. There was recognition that while the weekly shopping practices that had sustained the previous privately owned shop and post office were no longer in place, a real need and hunger existed for an alternative model that met the very real social and economic needs of the community.

Following a series of Public Focus Group Meetings and analysis of the survey results, the Community Council examined the possibilities available. The committee reviewed the development of Community Shops in the UK and the recent introduction of this model to Ireland most notably in Loughmore in Co. Tipperary and Crosspatrick in Co. Kilkenny.

Following the research for this plan and visits by Community Council members to these locations it was clear that success was dependent on the need to develop a uniquely relevant local response. As a relatively new concept in Ireland it was clear that the Community would need outside advice and support in the development of such an initiative and accordingly the Community Council sent a representative to a conference in Ireland organised around the topic of developing the rural retail sector – Counter Revolution.

Options examined by the community included supporting the development of a private enterprise, the utilisation of significant local buildings, and temporary pop-up shop days connected with monthly events. The limited potential of the private sector to fill the gap was highlighted by the closure of the nearest shop in Kiltegan.

The potential of the Community Hall was identified as a focal point for such an initiative. It was also clear there was the commitment and energy surrounding the issue. And accordingly the Community Council made a commitment to

Rathdangan Community Council

address the issue and trial a community shop/cafe model in the first half of 2014. This model was to be based on volunteer commitment, a relationship with a local commercial supermarket to take orders from the community and deliver to the hall, the availability of local produce, stamps and some other services, and 'bottomless' cups of tea and coffee in the café.

Clearly such an innovative solution would take time to establish itself and to assess its effectiveness. Accordingly it would be necessary to review its operations, survey customers and adapt the model in response to community needs and community council resources.

Once a sustainable solution had been implemented it was envisaged the potential of catering for walkers, cyclists and tourists would be examined in 2015 onwards.

Youth/Children

A series of measures are proposed to cater for the needs of children and young people in the community.

Young Children

Through the Coffee Mornings mentioned earlier, it is proposed to offer an opportunity to reactivate a Parent and Toddler group in the community which could be an important support to parents. The provision of a children's play area (not necessarily a traditional playground) in the Community Field has already been outlined.

Also mentioned earlier was the proposal to host a Family Camping Night. Complimenting this but not necessarily at the same time a Summer Family Picnic is also proposed.

It is deemed essential to broaden the volunteer base in the community to cater for the needs of children and young people. A formal recruitment and induction programme for volunteers will be developed to attract new volunteers and to give them the necessary skills to carry out their volunteer roles. Initially, a Volunteers Recruitment Day will be organised to inform people about volunteering needs and recruit new volunteers.

Classes and Activities

The need for parents to constantly leave the area to bring children to classes and activities was noted. Accordingly it is proposed that there if there is sufficient interest, taster workshops in activities like music, dance, computers, etc could be offered in the hall for children and teenagers. Those classes which attracted sufficient interest would be rolled out as ongoing classes with commercial or voluntary tutors as appropriate and viable.

In light of the interest in hill-walking locally and the proposed family walks, an orienteering and map-reading course for children is proposed for 2015. Further courses in basic mechanics, a young driver's course and bike maintenance are also proposed.

Furthermore to build on the popularity of the Drama group, it is proposed to offer a Summer Drama Youth Camp. It is suggested that a children's Christmas panto or variety show be developed in the area.

Rathdangan Community Council

An inter-generational project to transfer traditional skills and texting/skyping skills between younger and older members of the community is proposed to build community spirit and foster understanding and respect.

Safety & Security

Community Alert

The importance attached to the introduction of a text alert initiative in the area circulating messages related to safety and security in association with An Garda Siochana is recognised. It was decided to support the development of this initiative in conjunction with a broadening of the role of Community Alert locally. This will also involve the erection of appropriate community text alert road signage.

Following the establishment of a text alert scheme locally it is proposed to carry out an audit of the number of older and more vulnerable people in the community, and identify their needs. This will include the installation of monitored alarms. Initiatives such as devising a Crime Prevention campaign in conjunction with An Garda Siochana and enhancing road safety awareness amongst young people through young driver training are proposed.

Along with other community initiatives to assist older people mentioned elsewhere in the plan, it is proposed to establish indoor bowls in the hall as a social outlet for older people over the next few years.

5 Year Plan Priority Areas

Focal Point/Community Shops/Cafe

Working Group
Research
Pop-Up Shop/Cafe
Volunteer input

Community Field & Local Environment

Working Group
Native Species
Accessible Paths
Play Area
Tidy Towns
Roadside Planting

Youth/Children

Support Groups
Family Events
Taster Classes
Kids Play Area
Volunteers
New Courses



Annual Events & Gatherings

Calendar
Growing existing events
New seasonal events
Classes/Workshops
Skills sharing/education
Hill walks, Local history

Safety & Security

Community Alert
Text Alert Scheme
Register of older people
Crime Prevention Campaign
Road Safety
Social Opportunities

5 Year Plan Timeline



Community Field Development & Local Environment

Community Field		
Action	Who	Year
Working Group Established	Community Field Sub-Group	2014
Budgeting, Design and Drawings	Community Field Sub-Group	2014
Research Native Planting, Tree Species and local Plant Folklore	Community Field Sub-Group	2014
Initial Planting	Community Field Sub-Group	2014
Initial Groundworks/Drainage	Community Field Sub-Group	2014
Research Natural Play Area Options	Community Field Sub-Group	2014
Walking Paths	Community Field Sub-Group	Spring 2015
Planting	Community Field Sub-Group	Spring 2015
Benches	Community Field Sub-Group	Summer 2015
Natural Play Area Developed	Community Field Sub-Group	2015/16
Install Lighting for Paths	Community Field Sub-Group	2015/16
Develop Nature Area	Community Field Sub-Group	2017/18
Basketball Hoop Area	Community Field Sub-Group	2017/18
Create an Education Dimension to the Park through signage	Community Field Sub-Group	2017/18
Local Environment		
Action	Who	Year
Tidy Towns Group Formed and Enter National Competition	Community Council	Spring 2014
Stewarding Arrangements for Graveyard Parking	Community Council	2014
Village Place-name Signage Erected	Tidy Towns Sub-Group	2014
Creating Beds and Planting	Tidy Towns Sub-Group	2015
Plant Container Trees in Village as appropriate	Tidy Towns Sub-Group	2015/16

Events & Gatherings

Events		
Action	Who	Year
Develop event calendar (to include the following)	Events & Gatherings Sub-Group	2014
Drama	Drama Committee	2014
Dances	Community Council	2014
Ramblers	Ramblers Committee	2014
Mobile Library Service	Wicklow Library Service	2014
Easter Egg Hunt (New)	Events & Gatherings Sub-Group	2014
Cycle	Events & Gatherings Sub-Group	2014
Hill Walk for the Community	Events & Gatherings Sub-Group	2014
Field Day Weekend Event	Events & Gatherings Sub-Group	2014
Halloween	Events & Gatherings Sub-Group	2014
Craft Day	Events & Gatherings Sub-Group	2014
Christmas Lights	Events & Gatherings Sub-Group	2014
Family Camping Night	Events & Gatherings Sub-Group	2015
Local History Event	Events & Gatherings Sub-Group	2015
Crossroads Dance	Events & Gatherings Sub-Group	2015
Old Style Ceili	Events & Gatherings Sub-group	2015/16
Develop a Visitor Dimension to Local History event	Events & Gatherings Sub-Group	2017/18

Gatherings		
Action	Who	Year
Community Education Classes	Events & Gatherings Sub-Group, KWETB	2014
Themed Coffee Mornings	Events & Gatherings Sub-Group	2014
Skills Sharing Series of 8 Workshops	Events & Gatherings Sub-Group	Autumn 2014
Establish Local History Group	Events & Gatherings Sub-Group	2014
Establish Cycle Club subject to interest	Events & Gatherings Sub-Group	2015
Running a Small Business Workshop	Events & Gatherings Sub-Group, KWETB	2015/16
Cards Nights and Lessons	Events & Gatherings Sub-Group	2015/16
Set-up Friendship Club	Events & Gatherings Sub-Group	2015/16

Focal Point/Community Shop/Cafe

Action	Who	Year
Establish Working Group- role to research similar projects elsewhere, insurance, health & safety, local interest, commercial links, local entrepreneurship	Community Council	Spring 2014
Launch Community Shop/Café-Trial Ideas and Survey Customers	Focal Point Working Group	Spring 2014
Working Group Review and evaluation	Focal Point Working Group	Summer 2014
Run Further Trials over 3 month period	Focal Point Working Group	2014
Develop & Implement Sustainable Ongoing Solution	Focal Point Working Group	Autumn 2014
Attract and cater for tourists/walkers/cyclists		2015/16

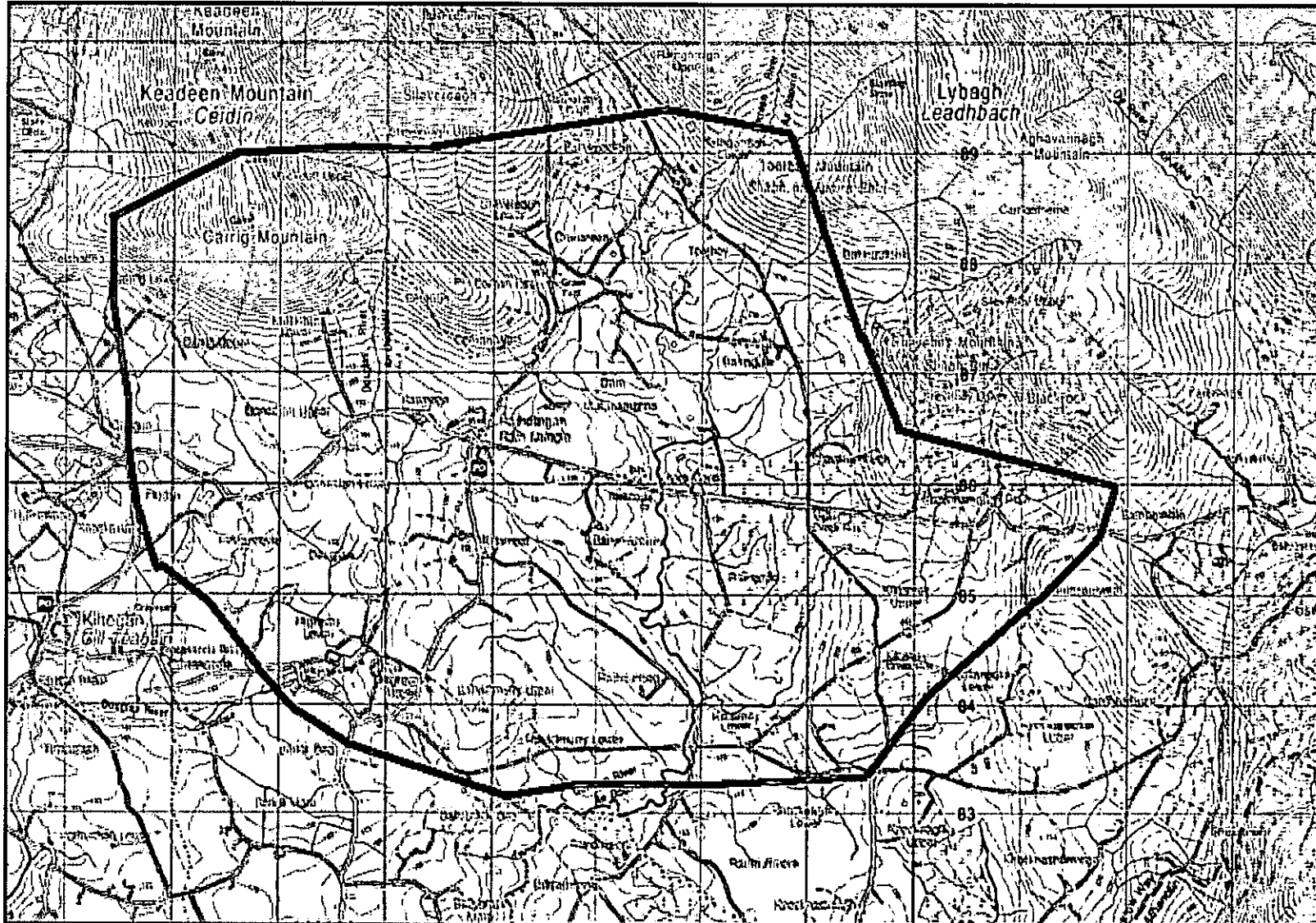
Youth & Children

Action	Who	Year
Establish Youth & Children Working Group	Community Council	2014
Revive Parent & Toddler Group through monthly coffee morning	Youth & Children Working Group	2014
Host Summer Family Picnic	Youth & Children Working Group	2014
Run Summer Drama Camp	Youth & Children Working Group, Drama Committee	2014
Taster Classes for children and teenagers and enrollment night	Youth & Children Working Group	2014
Establish Childrens Play Area	Community Council	2015/2016
Develop intergenerational project to share skills between young and old	Youth & Children Working Group, Community Alert Sub-Committee	2015/16
Orienteering & Map Reading Course for young people	Youth & Children Working Group	2015
Volunteer Recruitment Day	Youth & Children Working Group	2015/16
Basic Mechanics Course	Youth & Children Working Group	2015/16
Childrens Christmas Panto or Variety Show	Youth & Children Working Group	2015/16
Young Drivers Course	Youth & Children Working Group, Road Safety Authority	2017/18
Bike Maintenance Course	Youth & Children Working Group	2017/18

Safety & Security

Action	Who	Year
Relaunch Community Alert & Establish Text Alert Scheme	Community Alert Sub-Committee, An Garda Siochana, Muintir na Tire	2014
Carry Out Audit of Older and Vulnerable People in the Community and identify their needs including installation of monitored alarms	Community Alert Sub-Committee, Department of the Environment	2014
Erect Appropriate Signage	Community Alert Sub-Committee, Wicklow County Council	2014
Devise a Crime Prevention Campaign	Community Alert Sub-Committee, An Garda Siochana	2015/2016
Enhance Road Safety Awareness amongst young people including young driver training	Community Alert Sub-Committee, An Garda Siochana	2015/2016
Establish indoor bowls in the hall as a social outlet for older people	Community Alert Sub-Committee	2017

Appendix 1: Map of Rathdangan Survey Area



CK48

Rathsallagh Country Club Limited

Rathsallagh, Dunlavin, Co Wicklow
Telephone: 0

WICKLOW COUNTY COUNCIL
18 FEB 2016
Corporate Affairs

County Development Plan Review
Planning Department
Wicklow County Council
Station Road
Wicklow Town

17 February 2016

Dear Sirs,

We wish to make the following submission on the Draft County Development Plan 2016-2020 in relation to:

7.3 Strategy for Tourism and Recreation

Integrated Tourism/Leisure/Recreational Complexes ("ITLR")

This submission relates to the area zoned for ITLR on Map 07.06 (Rathsallagh - a location listed under General Objective T20)

General Objective T22 sets out the requirements which must be complied with for development on ITLR sites.

There are four bullet points. The first is that "Development shall be carried out on the basis of an integrated, comprehensive master plan and business plan, to be agreed at the outset of the development with the Planning Authority."

The second and third bullet requirements are overly restrictive and will inhibit development.

To draw from another county development plan, the condition is imposed that "Any future proposals for development will be assessed against the carrying capacity of the estate and its ability to absorb development without detracting from the landscape and built and natural heritage context of the estate". The objective in that case was to regulate and order development rather than to presume against development.

Wicklow County Council
18 FEB 2016
PLANNING DEPT.

In order to create a multi-faceted ITLR project at Rathsallagh, a variety of low intensity uses will probably be introduced (e.g. trekking routes, nature trails, cycle routes, disabled wheelchair route). These will co-exist with the golf course which of its own is not viable, as has been proven by the closure of the golf course in February 2015. Neither the golf course nor these low intensity uses are economically viable on their own account. There needs to be an element of subsidy from compatible development which is capable of generating a financial return. This is implied by the first requirement of T22 which provides for the need for agreement on a business plan.

A range of outdoor leisure activities will accord with the Outdoor Recreational Strategy for the county. They will also meet general Objectives T27, T28 and T29.

A multi-faceted ITLR project would support employment and help sustain a viable rural community. The objective should be to achieve this in a way that is sustainable and without compromising the environmental, natural or heritage resources of the area.

We submit that the second and third bullet requirements be omitted from General Objective T22.

Yours faithfully,



Robert Neill



THE PADRAIG SMITH PARTNERSHIP

ARCHITECTS PLANNERS DESIGNERS CONSERVATIONISTS

PROJECT MANAGEMENT CONSULTANTS

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8TH FEBRUARY 2016

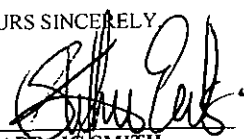
SENIOR EXECUTIVE OFFICER,
PLANNING DEPARTMENT,
WICKLOW COUNTY COUNCIL,
COUNTY BUILDINGS,
STATION ROAD,
WICKLOW TOWN,
CO. WICKLOW

RE: SUBMISSION IN RELATION TO DRAFT COUNTY DEVELOPMENT PLAN 2016-2022 -
IN RESPECT OF LANDS AT NEWCASTLE

DEAR SIR,

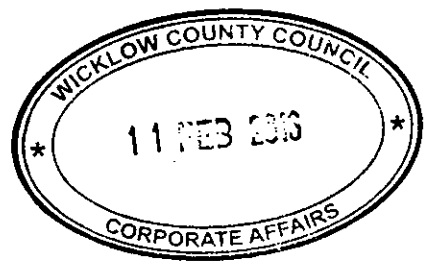
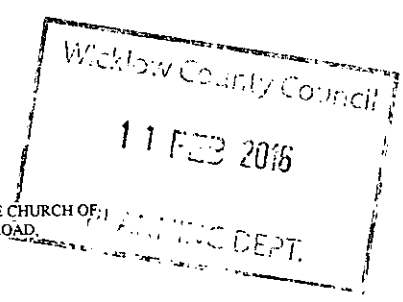
ON BEHALF OF OUR CLIENTS, THE RECTOR AND SELECT VESTRY OF THE CHURCH OF IRELAND, NEWCASTLE/NEWTOWNMOUNTKENNEDY PARISH, C/O MR. MERVYN GARRETT, CHAIRPERSON, KARMA, PROSPECT ROAD, NEWTOWNMOUNTKENNEDY, CO. WICKLOW. PLEASE FIND ENCLOSED SUBMISSION IN SEEKING AMENDMENT TO THE DRAFT COUNTY DEVELOPMENT PLAN 2016-2022.

YOURS SINCERELY


PP
PADRAIG SMITH
THE PADRAIG SMITH PARTNERSHIP

ENC: SUBMISSION DOCUMENT

CC: MR. MERVYN GARRETT, CHAIRPERSON, THE RECTOR AND SELECT VESTRY OF THE CHURCH OF IRELAND, NEWCASTLE/NEWTOWNMOUNTKENNEDY PARISH, KARMA, PROSPECT ROAD, NEWTOWNMOUNTKENNEDY, CO. WICKLOW



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

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



THE PADRAIG SMITH PARTNERSHIP

ARCHITECTS PLANNERS DESIGNERS CONSERVATIONISTS

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DRAFT COUNTY DEVELOPMENT PLAN 2016-2022

SUBMISSION AND REPRESENTATION TO WICKLOW COUNTY COUNCIL

ON BEHALF OF
THE RECTOR AND SELECT VESTRY OF THE CHURCH OF IRELAND,
NEWCASTLE/NEWTOWNMOUNTKENNEDY PARISH,
IN RESPECT OF LANDS AT NEWCASTLE

SUBMITTED TO:

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

FEBRUARY 2016

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

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



PSP ARCHITECTS

DRAFT COUNTY DEVELOPMENT PLAN 2016-2022

FEBRUARY 2016

DRAFT COUNTY DEVELOPMENT PLAN 2016-2022

RE

: ZONING VARIATION, TO LANDS ADJACENT TO OLD RECTORY, NEWCASTLE UPPER, NEWCASTLE, CO. WICKLOW – NEWCASTLE SETTLEMENT PLAN

ON BEHALF OF

: MR. MERVYN GARRETT, CHAIRPERSON, NEWCASTLE/NEWTOWNMOUNTKENNEDY PARISH CENTRE DEVELOPMENT SUB COMMITTEE, RECTOR AND SELECT VESTRY OF THE CHURCH OF IRELAND, NEWCASTLE/ NEWTOWN, KARMA, PROSPECT ROAD, NEWTOWNMOUNTKENNEDY, CO. WICKLOW.

SUBMISSION AND REPRESENTATION TO WICKLOW COUNTY COUNCIL

1.0 INTRODUCTION

THE LOCAL AUTHORITY IS INVITED TO HAVE REGARD TO THIS SUBMISSION AND CONSIDER INCLUDING THE AMENDMENT SOUGHT IN THE DRAFT COUNTY DEVELOPMENT PLAN 2016-2022 INCLUDED WITH THIS SUBMISSION IS: -

- 1] O.S MAP SHOWING THE EXTENT OF LAND IN CONTROL OF THE SELECT VESTRY OF THE CHURCH OF IRELAND
- 2] EXTRACT OF DRAFT NEWCASTLE SETTLEMENT PLAN - MAP 1 – LAND USE ZONING OBJECTIVES
- 3] EXTRACT OF DRAFT NEWCASTLE SETTLEMENT PLAN - MAP 1 - LAND USE ZONING OBJECTIVES, WITH PROPOSED AMENDMENT NOTED

2.0 AMENDMENT SOUGHT

THE PURPOSE OF THIS SUBMISSION IS TO SEEK AN AMENDMENT TO THE DRAFT COUNTY DEVELOPMENT PLAN 2016-2022 AS FOLLOWS:-

- EXTEND THE AREA ZONED TERTIARY DEVELOPMENT (previously RE as per Newcastle Town Plan 2010-2016) AT NC5 TO INCLUDE FURTHER SMALL PARCEL OF LAND (C. 0.23HA) TO THE WEST OF EXISTING ZONED LANDS IN THE APPLICANTS CONTROL AND ZONE SAME TERTIARY DEVELOPMENT (previously ZONED RE as per Newcastle Town Plan 2010-2016).

3.0 PLANNING AND SUSTAINABLE DEVELOPMENT BASIS FOR THE AMENDMENT SOUGHT

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

- THE LANDS SURROUNDING THE CHURCH, SCHOOL AND OLD RECTORY OTHERWISE KNOWN AS NEWCASTLE VICARAGE CONTAIN THE ORIGINAL HISTORIC SETTLEMENT OF NEWCASTLE.

THE PROPOSED AMENDMENT IS SOUGHT TO EXTEND AREA OF LAND (CURRENTLY ZONED RE) IN THE APPLICANTS CONTROL. THIS PROPOSED MINOR AMENDMENT WOULD CONSOLIDATE THE EXISTING PATTERN OF DEVELOPMENT IN THE AREA. IT SHALL BE NOTED THAT PLANNING PERMISSION HAS BEEN GRANTED (12/6781) FOR AN ACCESS ROAD SERVING ALL ADJACENT SITES.

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

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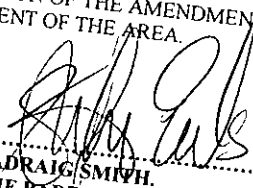
PSP ARCHITECTS

DRAFT COUNTY DEVELOPMENT PLAN 2016-2022

FEBRUARY 2016

4.0 SUMMARY/CONCLUSION

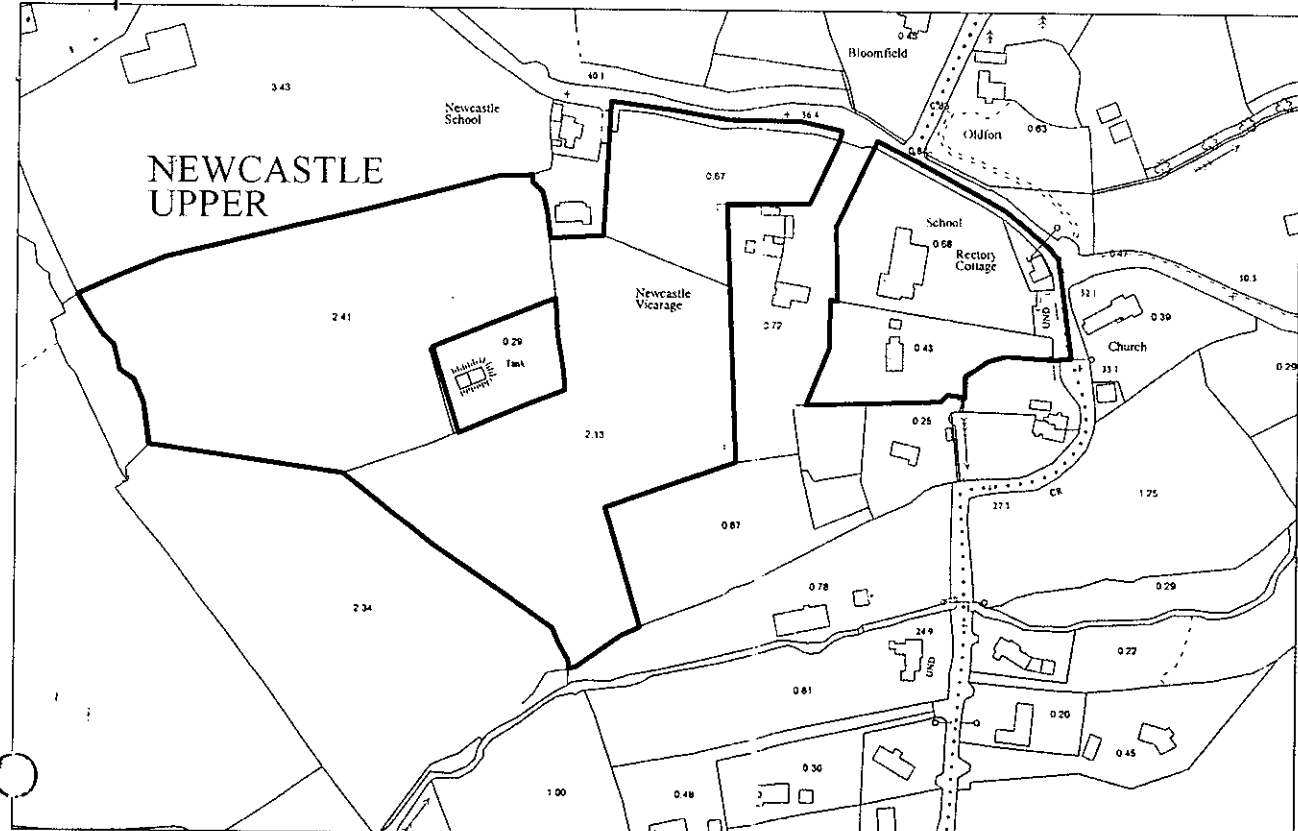
THE ABOVE AMENDMENTS ARE SOUGHT TO THE DRAFT PLAN AS PUBLISHED
THE INCLUSION OF THE AMENDMENTS SOUGHT WOULD BE IN LINE WITH THE PROPER PLANNING AND
DEVELOPMENT OF THE AREA.

SIGNED PP. 
PADRAIG SMITH.
THE PADRAIG SMITH PARTNERSHIP LTD

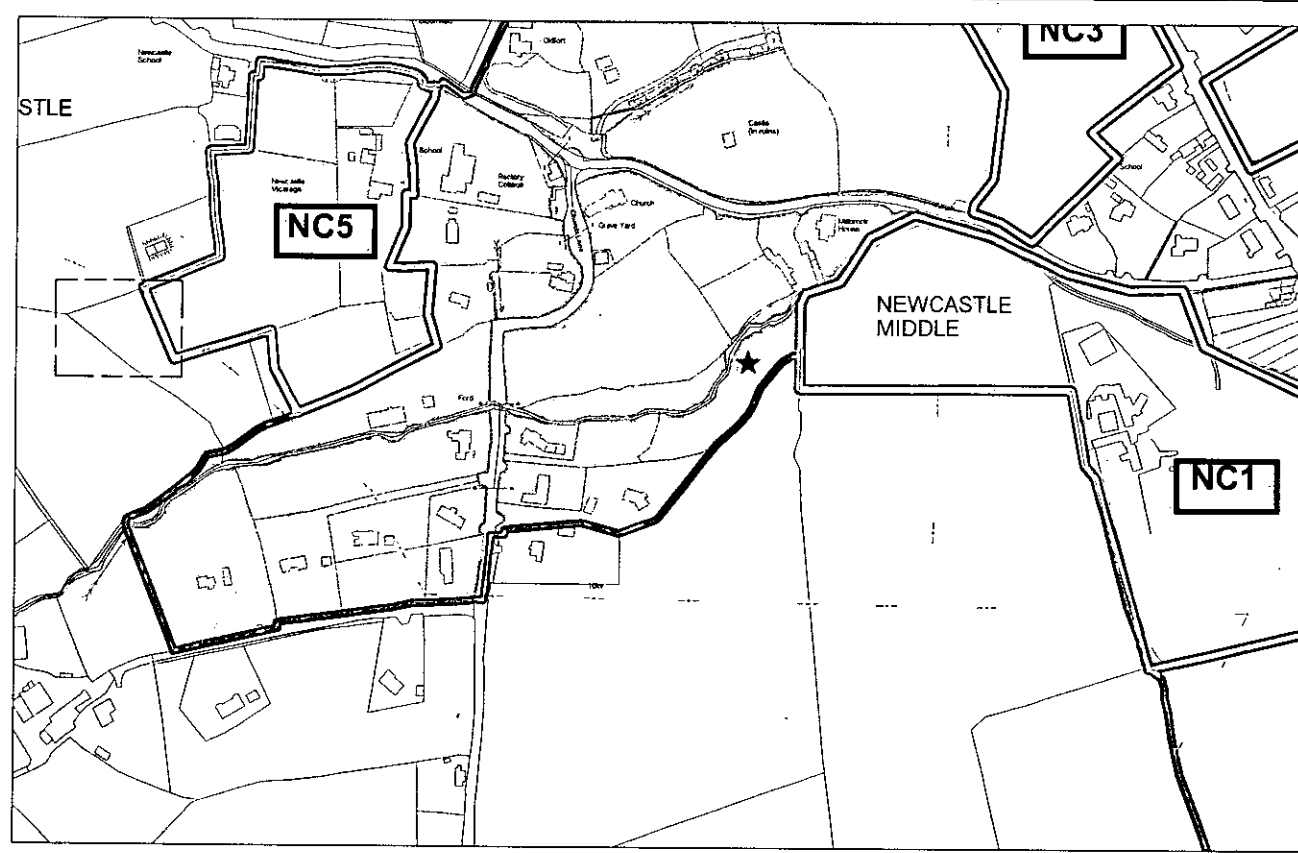
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PRINCIPAL: Padraig Smith, B.Arch.Sc., Dip.Arch., F.R.I.A.I.
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OS MAP EXTRACT (SHEET REF. No.: 3848-A) - SHOWING EXTENT OF LANDS IN APPLICANTS CONTROL OUTLINED IN RED (OS LICENCE No. AR0015916)



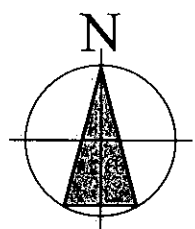
EXTRACT - DRAFT NEWCASTLE TOWN PLAN 2016 - 2022



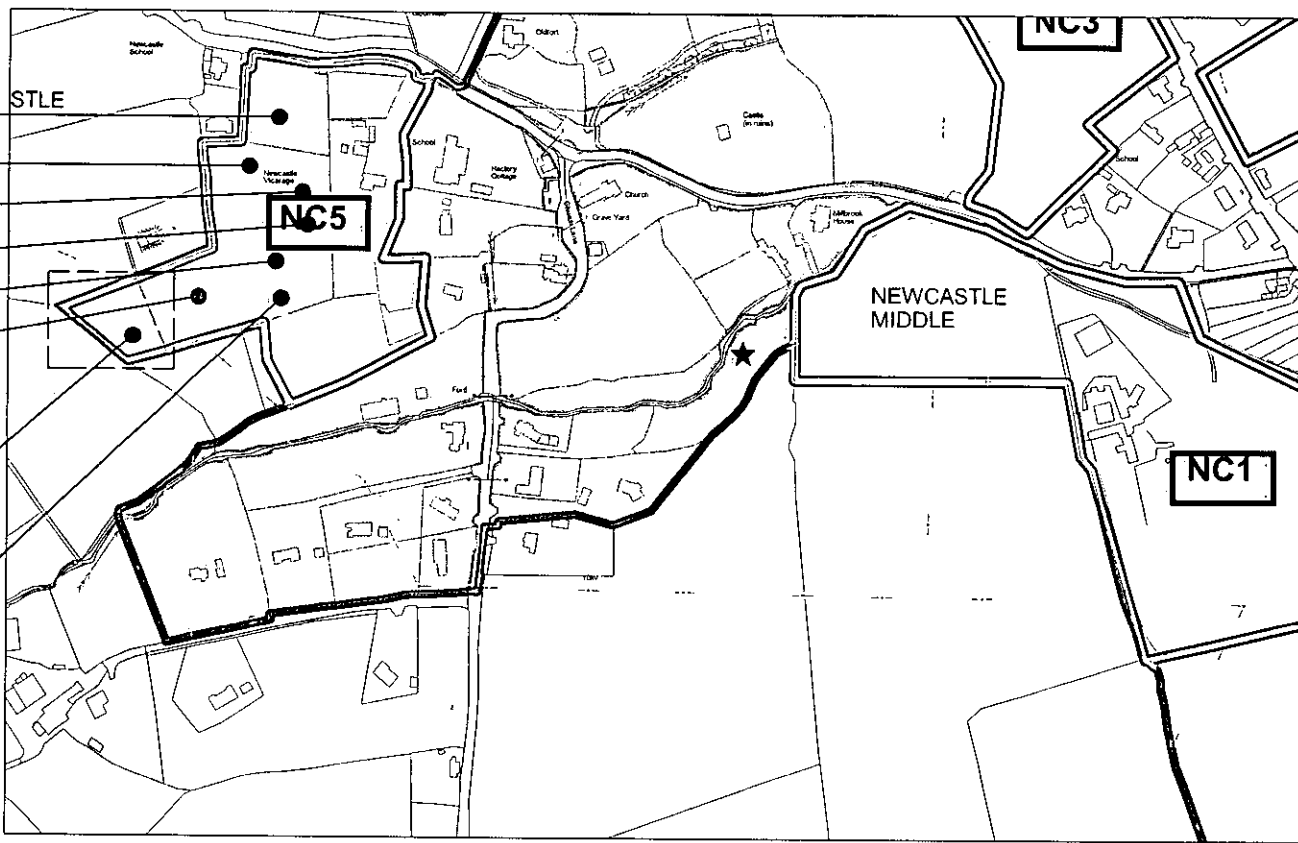
Newcastle Settlement Plan

DRAFT WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

- Settlement Boundary
- Primary Development Area
- Secondary Development Area
- Tertiary Development Area
- NC1 Plan Objective
- Plan Objective Boundary



- NEW RECTORY AS GRANTED PLAN. REF. No. 09/1127 & 10/2799
- DWELLING AS GRANTED PLAN. REF. No. 15/791
- DWELLING AS GRANTED PLAN. REF. No. 14/1976
- DWELLING AS GRANTED PLAN. REF. No. 15/650
- DWELLING AS GRANTED PLAN. REF. No. 15/780
- 2NO. DWELLING AS GRANTED (OUTLINE) PLAN. REF. No. 13/8951
- EXTENT OF PROPOSED AMENDMENT
EXTEND AREA OF LAND ZONED TERTIARY DEVELOPMENT LAND
TO INCLUDE PAREL OF LAND (C.0.23HA) AS NOTED
- NEW ACCESS ROAD TO PRIVATE SITE AS
GRANTED PLAN. REF. No. 12/6781



EXTRACT - PROPOSED AMENDMENT TO NEWCASTLE TOWN PLAN 2016 - 2022

THE PADRAIG SMITH PARTNERSHIP
 ARCHITECTS PLANNERS DESIGNERS
 Market Square
 Wicklow
 Ireland
 Phone 0404-69478
 Fax 0404-66584

PROJECT: **PROPOSED AMENDMENTS TO DRAFT C.D.P. 2016-2022**

TITLE: **NEWCASTLE SETTLEMENT PLAN AMENDMENTS**

SCALE: NTS
 DATE: FEBRUARY 2016
 OUR REF: NCP 1602
 NO: PP/03-05

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