



church road, delgany, co. wicklow, A63 K710, ireland

www.plan8.ie

plan 8 architects
residential commercial

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**Administrative Officer,
Forward Planning,
Wicklow County Council,
Station Road,
Wicklow Town,
Co Wicklow**

11.12.19

Re: Submission for the County Development Plan 2021-2027

Dear Sir/Madam,

Topic / Issue: Development and Design Standards / Independent living units ('Granny-flats')

Submission: Replacement of the following text:

Housing in Open Countryside. HD23 16.

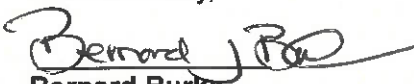
Persons who were permanent native residents of a rural area but due to the expansion of an adjacent town / village, the family home place is now located within the development boundary of the town / village.

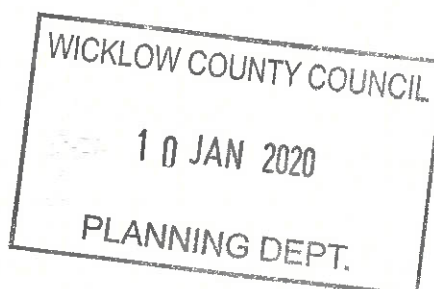
With

Consideration for rural housing will also be given to those persons who were permanent native residents of a rural area but due to the expansion of an adjacent town / village, the family homeplace is now located within the development boundary of the town / village. A person whose lands have been zoned or designated as development lands in the extension of the development boundary shall not benefit from such consideration in this regard. This shall relate to lands subsumed within individual development boundaries of settlements adopted in the previous 12 years.

Reason: The current text is not prescriptive and is too open-ended.

Yours faithfully,


Bernard Burke
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11.12.19

Re: Submission for the County Development Plan 2021-2027

Dear Sir/Madam,

Topic / Issue: Development and Design Standards / Independent living units ('Granny-flats')

Submission: Current Text:

A 'granny flat' or 'independent living unit' is a separate living unit on an existing house site, used to accommodate a member of the immediate family, often an elderly parent, for a temporary period. The construction or conversion of part of an existing dwelling into a 'family flat' will only be permitted where the development complies with the following requirements:

- The unit is modest in size and in particular, it shall not exceed 45 sqm and shall not have more than 1 bedroom;

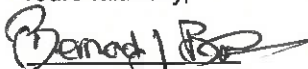
Be replaced with

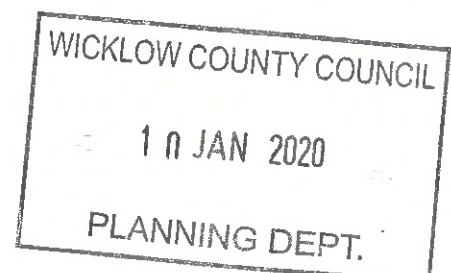
A '~~granny flat~~' or 'independent living unit' is a separate living unit on an existing house site, used to accommodate a member of the immediate family, **often an elderly parent, but not exclusively so**, for a temporary period. The construction or conversion of part of an existing dwelling into a 'family flat' will only be permitted where the development complies with the following requirements:

- The unit is modest in size and in particular, it shall not exceed **63 sqm** and shall not have more than **2 bedrooms**.

Reason: To allow for a younger family member and their immediate family to have temporary residential accommodation for a period of seven years. During which time they have the opportunity of saving finances with a view to a long-term permanent solution. This will also assist in reducing the pressure on the residential rental market.

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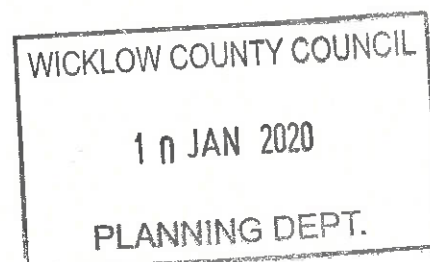
Topic / Issue: Development and Design Standards / Open Space requirements for own door Duplexes

Submission: The Sustainable Urban Housing: Design Standards for New Apartments. Guidelines for Planning Authorities DRAFT UPDATE December 2017 should apply to own door duplexes.

Reason: The current standards that apply to own door duplexes are too onerous and are prohibiting the development of duplexes. We note that a similar submission was made in 2016 when the PA was reviewing the WCDP 2016-2022, however the submission was not upheld. We have carried out a planning search and can confirm that since May 2016 to the present day, No Duplexes have been built in the county.

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Re: Submission for the County Development Plan 2021-2027 – Stage 1.

Dear Sir/Madam,

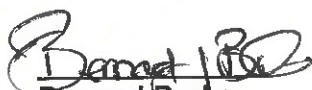
We wish to make the following submission for the planning authority to consider when reviewing the County Development Plan 2021-2017.

Topic / Issue: Housing / Residential Accommodation.

Submission: We submit that shared living accommodation should be established as an objective of the County Development Plan for our larger towns such as Bray, Greystones, Wicklow Town and Arklow.

Reason: Such an objective will encourage larger companies to consider establishing business in the County of Wicklow, knowing that there will be a method of providing residential accommodation for their workforce.

Yours faithfully,


Bernard Burke
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WICKLOW COUNTY COUNCIL

10 JAN 2020

PLANNING DEPT.



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Re: Submission for the County Development Plan 2021-2027 – Stage 1.

Dear Sir/Madam,

We wish to make the following submission for the planning authority to consider when reviewing the County Development Plan 2021-2027.

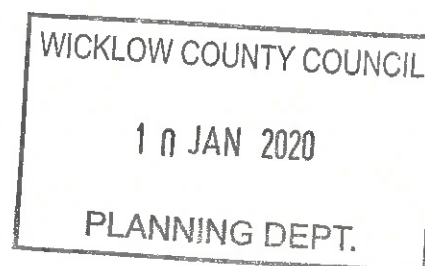
Topic / Issue: Infrastructure / Treatment Systems.

Submission: We submit that private wastewater treatment plants be acceptable in small towns and villages within the County where current treatment plants are either non-existent or running at capacity.

Reason: We submit that same treatment plants should be an objective of the County Development Plan 2021-2027. The specific towns and villages at present would be towns and villages such as Newcastle and Glenealy. To assist in the promotion of small towns that have been stagnated for new development in recent times.

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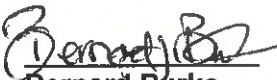
We wish to make the following submission for the planning authority to consider when reviewing the County Development Plan 2021–2027.

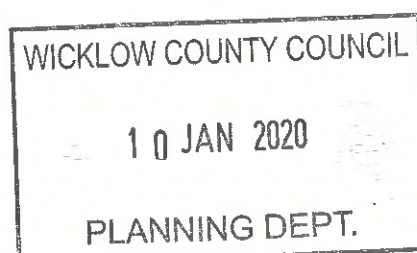
Topic / Issue: Development and Design Standards / Private Open Space.

Submission: That consideration be given to relaxing private open space requirements for conversion of commercial units to residential properties located within our town centres such as Bray, Arklow and Wicklow town.

Reason: This will encourage and promote the change of use of empty commercial units to residential usage and help in the urban regeneration of the above-mentioned towns.

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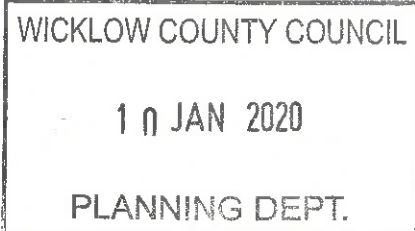
Dear Sir/Madam,

We wish to make the following submission for the planning authority to consider when reviewing the County Development Plan 2021-2027.

Topic / Issue: Roads and Transportation.

Submission: To include the objective of providing a Northern Access Road linking Greystones with Junction 09 of the N11.

Reason: To provide an alternative access in and out of Greystones. To reduce the traffic demands on the existing Southern Access Route into Greystones.





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Indicative Route of Northern Access Road shown **BLUE**

Yours faithfully,

Bernard Burke
For and Behalf of
Plan8 Architects

