

[REDACTED]

Sent: 06 January 2020 08:14
To: 'Igor Cusack'
Cc: Planning - Plan Review
Subject: RE: Wicklow County Development Plan (CDP)

A Chara,

I wish to acknowledge, with thanks, receipt of your submission regarding the County Development Plan review.

Regards

[REDACTED]
Administrative Officer
Planning Control.

From: Igor Cusack [REDACTED]
Sent: 04 January 2020 20:00
To: Planning - Plan Review
Subject: Wicklow County Development Plan (CDP)

Dear Administrative Officer, Forward Planning, Wicklow County Council,

(1) The plans as outlined in your Issues Booklet are well intentioned but my view is that the national planning guidelines prevent the County Council from developing policies encouraging serious sustainable development. The numerous estates that have been built in the Greystones and Delgany area in recent years have very small gardens, space for at least two cars, and often are only provided with rather barren grassy areas. These provide space for kicking balls and dog walking. The County Council should in future insist that private developers provide sufficient tree and bush planting, adequate non-paved gardens and allotment space to minimise the loss of biodiversity. In order to manage this the council should consider establishing an equivalent of a Parks Department to encourage a focus on the biodiversity of future housing estates. With this in mind, the plan for more compact housing development is probably right but the proposed limit of 50 units per hectare (p. 13 of booklet) seems rather high. The height of new build should be restricted to three or four stories. Electric car charge points should be provided on all new build housing.

(2) There should be an effort to increase pedestrian areas and open spaces in towns.

(3) The rapid development of Greystones, and other towns down as far as Arklow, has not been matched by adequate provision of infrastructure. There is an urgent need to improve rail and bus services to reduce the need for commuting by car to Dublin. A more frequent Dart service is essential and more and longer trains to and from the commuting areas in the south of County Wicklow. Twin rail tracks are needed where possible and the extension of the Luas to Bray. This would be an expensive programme but might be less so than the proposed N11/M11 improvements. Land should only be zoned for housing where adequate public transport is available.

(4) There is an urgent need to develop more industrial estates (on brown field sites where possible) to provide local employment and reduce the need to commute.

Yours sincerely,

Dr Igor Cusack
[REDACTED]

