

**Full name** Colum O'Broin

**Email**  
[REDACTED]

**What area does your submission relate to?**

Core Strategy

**Your comments**

Submission on Wicklow County Development Plan 2021-2027

Thank you for giving us the opportunity to make a submission to be considered in the development of your draft new County Development Plan.

I represent a group of landowners/developers with interests in Newtownmountkennedy and Kilcoole.

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I have noted that the Settlement Strategy is constrained by the requirements of the National Planning Framework (NPF), the Regional Spatial and Economic Strategy for the Mid East, and the NPF Implementation document, and that accordingly the status of Newtownmountkennedy and Kilcoole must be recategorised.

Ever since the first Strategic Planning Guidelines for the Greater Dublin Area were adopted in 1999, Newtownmountkennedy has had a superior status to other towns in the county, and this has been restated in the two subsequent Regional Planning Guidelines for the Greater Dublin Area, and similarly in the Retail Planning Guidelines published in this period. There was logic initially in this designation, given Newtownmountkennedy's excellent connectivity and public transport, and available land to consolidate what is a relatively spread out settlement. In the meantime Newtownmountkennedy has attracted a high level of commercial infrastructure (large supermarket, shopping development, Hotel/Conference centre) that can serve a much greater population than currently exists in Newtown. I would thus request that Newtownmountkennedy be given the higher of the available designations in the RSES of Self-Sustaining Growth Town. Given the attributes that initially drove Newtown's previous designation in the previous three Planning Guidelines, and the commercial infrastructure already developed based on that designation, I would request that the target population remain at least at its current level of 6000.

Kilcoole also has long planning pedigree, going back to its rapid growth in the early 1970s, but has been in the shadow of Greystones since. The previous CDPs for the past 25 years have always promoted growth in Kilcoole, and this has to some extent been realised. However the growth of commercial and employment infrastructure in this period has been considerable, again supplying what was envisaged for the ultimate population of the town, and more, as the density of employment numbers to the hectare has increased dramatically reflecting the move away from manufacturing to higher skilled services businesses. Kilcoole

at this stage provides the employment infrastructure for many types of businesses that would otherwise have been located in Greystones.

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