



Draft Wicklow Rathnew Draft LAP Amendment Stage Submission - Report

Who are you:	Private Individual
Name:	R.F. Conway & Company Limited
Reference:	DWTRLAP-094757
Submission Made	March 31, 2025 9:57 AM

Topic

LAP - Proposed Material Amendments No 41 Submission

Submission

Please refer to attached letter:

R.F. Conway & Company_Wicklow Town-Rathnew LAP 2025_PMA No. 41_31.03.25

File

R.F. Conway & Company_Wicklow Town-Rathnew LAP 2025_PMA No. 41_31.03.25.pdf,
0.72MB



Planning Section,
Wicklow County Council,
County Buildings,
Station Road,
Wicklow,
Co. Wicklow.

31 March 2025

RE: Support for Proposed Material Amendment No. 41 – Draft Wicklow Town–Rathnew LAP 2025

Dear Sir/Madam,

R.F. Conway & Company Limited would like to express our appreciation for the support shown by the majority of elected members, who prioritised employment and the future of Wicklow Port by supporting the amendment to retain employment zoning on our lands at Murrough North (Proposed Material Amendment No. 41).

This amendment is most welcome, and the good efforts of our public representatives is acknowledged. We wish to highlight that this submission in support of the proposed amendment is being made in the context of our company providing 1.8 hectares (approximately 4.5 acres) for OS2-Natural Areas as part of this amendment. We believe this is highly accommodating and imposes a massive economic burden on our business.

As outlined in our submission to the Public Consultation of the Draft Wicklow Town-Rathnew Local Area Plan 2025 in November 2024, R.F. Conway & Company has made significant investments over several decades to establish a 'hub' type facility of national importance at the Murrough. Its proven operational value to Wicklow Port and the national construction industry clearly demonstrates the value of our long-term commitment. We firmly believe that the proposed amendment is appropriate as it supports sustainable growth at the facility and will benefit both Wicklow Town and its surrounding environs in addition to serving a national interest.

We also believe it is important to challenge recent commentary and LAP documentation highlighting increased flood risk to lands north of the Port Access Road, particularly in reference to recent or potential future extreme weather events. Since acquiring the property several decades ago, we have never experienced any flooding or near-flooding events, nor have any flooding issues been recorded on the site. It is clear that any storm surges or flood events (whether originating from the River Leitrim, the Broadlough Estuary, or from storms along the east coast) have the potential to impact the railway line, the Waterfront Zone, and other areas of current or planned high density development in the town before ever reaching our lands.

The Draft LAP 2025 identifies the area south of the Port Access Road for potential redevelopment and designates it with a Waterfront Zoning, with applications for development expected to be looked upon favourably (with any issues being addressed through the planning process) and likely to receive support from Wicklow County Council.

North Quay, Wicklow, Ireland

Tel: +353 (0) 404 67019
Fax: + 353 (0) 404 67120
Email: admin@conwayport.ie
Web: www.conwayport.ie



VAT No. 46559140. Registered Number 91201.
Directors: R.F. Conway, K. Conway.



It is entirely unreasonable to suggest that our lands are inherently more at risk, or less suitable for development, than lands south of the Port Access Road. Less than 500 linear metres downstream lies the proposed redevelopment of the former Veba site which includes a hotel and over 100 residential units, currently under consideration. The redevelopment of this site in a responsible manner would be most welcome.

By the same token, we simply ask that a consistent, equitable, and reasonable approach be taken for Murrough North. We request that a rational, evidence-based logic be applied to our lands. It is both illogical and geographically unfounded to now suggest that the lands north of the Port Access Road are unsuitable for retaining their existing employment zoning on the basis of unprecedented environmental events, such as flooding.

We request that Material Amendment No. 41 be implemented in a way that allows our company to continue to operate and develop its business at Murrough North as originally intended, in compliance with the necessary planning requirements and without additional, damaging, and onerous burdens being imposed.

I believe that one critical point continues to be overlooked. The use we propose is entirely appropriate for the location. This is simply the continued employment use and the storage of clean, packaged timber, which is a sustainable natural resource. This is a short-term, flexible use, with the capacity to respond quickly to any climate-related risks in a manner that would be impossible for permanent residential or commercial developments.

We look forward to retention of this one-hectare area as Employment zoned land and to continuing our support for local business and jobs in Wicklow Town. As a viable commercial operation already using these lands, we must be afforded the opportunity to refocus on the long-term objectives of R.F. Conway & Company Limited, rather than expend time and valuable resources opposing decisions made by an authority that should support legitimate local business endeavours as they purport to do.

We also trust that local authority will support us and collaborate with us in our efforts to develop facilities designed to meet the unprecedented and ongoing demands of the Irish construction industry in alignment with the new Programme for Government.

Thank you for your attention to this matter.

Yours sincerely,

Roy Conway
Managing Director
R.F. Conway & Company