

	Proposed Variation No. 7 to the Wicklow County Development Plan Submission Report
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Submission Details

Ref	VAR7-142709
Who Are You?	Private Individual
Name:	Dryslin Limited
Submitted Time:	September 25, 2026 2:32 PM

Proposed Variation Parts

Topic	Part 1: Proposed Variation to town / settlement zoning maps and, where relevant, proposed new or amended site specific policy objectives.
Submission	1. All Settlements

Topic	Part 3
Submission	2. D. Call for Sites – Summary of Assessment

Write your observations here:

Upload a File (optional)

doc02816220260925112012.pdf, 7.52MB

DRYSLIN LIMITED,

25th of September, 2026.

WICKLOW COUNTY COUNCIL,

Variation No. 7

Administrative Officer,

Planning Section,

Station Road,

Wicklow Town.

RE: PROPOSED VARIATION NO. 7

CALL FOR SITES – DRYSLIN LTD. -DIRECTOR RAYMOND GAFFNEY

C. 4.72 Ha Land at Ballinacor East, Barndarrig, Co. Wicklow.

Dear Sir/Madam,

I made a submission on the 1st of July 2026 (copy attached), and I can not understand why the land as per the submission was not included under the Call For Sites.

The advertisement for the Call For Sites did not distinguish or outline what levels of land as per the Wicklow County Development Plan, could apply.

The subject site in Barndarrig is the perfect site and location for building houses. It is located in the Village of Barndarrig with surrounding facilities such as a church, national school, shop/post office, filling station/shop, Dublin & Wexford Bus Stops. See attached map with the location of these facilities marked out.

The school in Barndarrig was extended a few years ago and at one point accommodated 110 pupils. This has now been reduced to 27 children with a number of teachers being lost. See attached letter from Barndarrig School.

Services to hand are mains water, mains sewerage, electricity, telephone, roads and footpaths etc. To note that the upgraded Barndarrig Waste Water Treatment plant has available capacity.

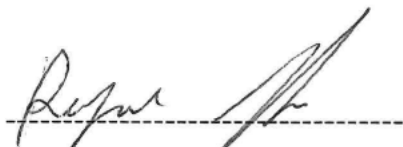
A portion of the subject land [REDACTED] is currently under construction, with all the services adjoining the subject land and ready to be connected. The land in question over future years could accommodate between 50 to 70 housing units.

With the proposed Wicklow County Council Part 8, for the construction of 20 social houses, this will make the village very one sided with the volume of social housing in the village. The village needs more private housing to be built to bring the balance in order.

Because this land is in Level 7 Settlement it has never been looked at or taken into consideration, but this site is a natural extension of the village boundary. I have built private housing in the village over the years, it is a great village and I think it is very unfair that this land has not been included.

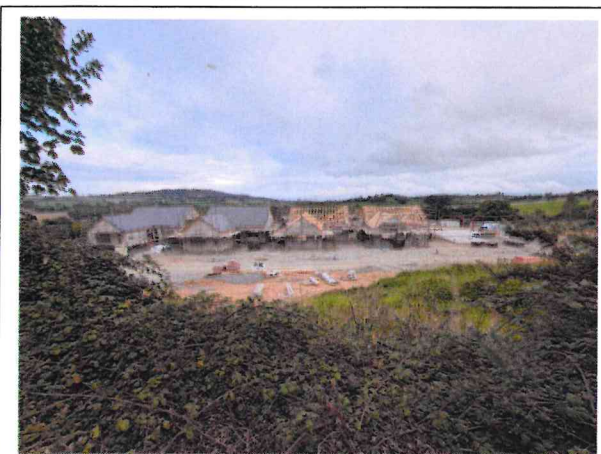
If you could re look at the attached original submission and take the time to call to Barndarrig Village to see what it has to offer, and re consider my application.

Yours sincerely,



RAYMOND GAFFNEY,
DRYSLIN LIMITED.

BARNDARRIG VILLAGE









ST. MARY'S NATIONAL SCHOOL

Barndarrig, Co. Wicklow

Roll No.: 175000

Charity No.: 20139087

25th September 2026

To Whom it May Concern,

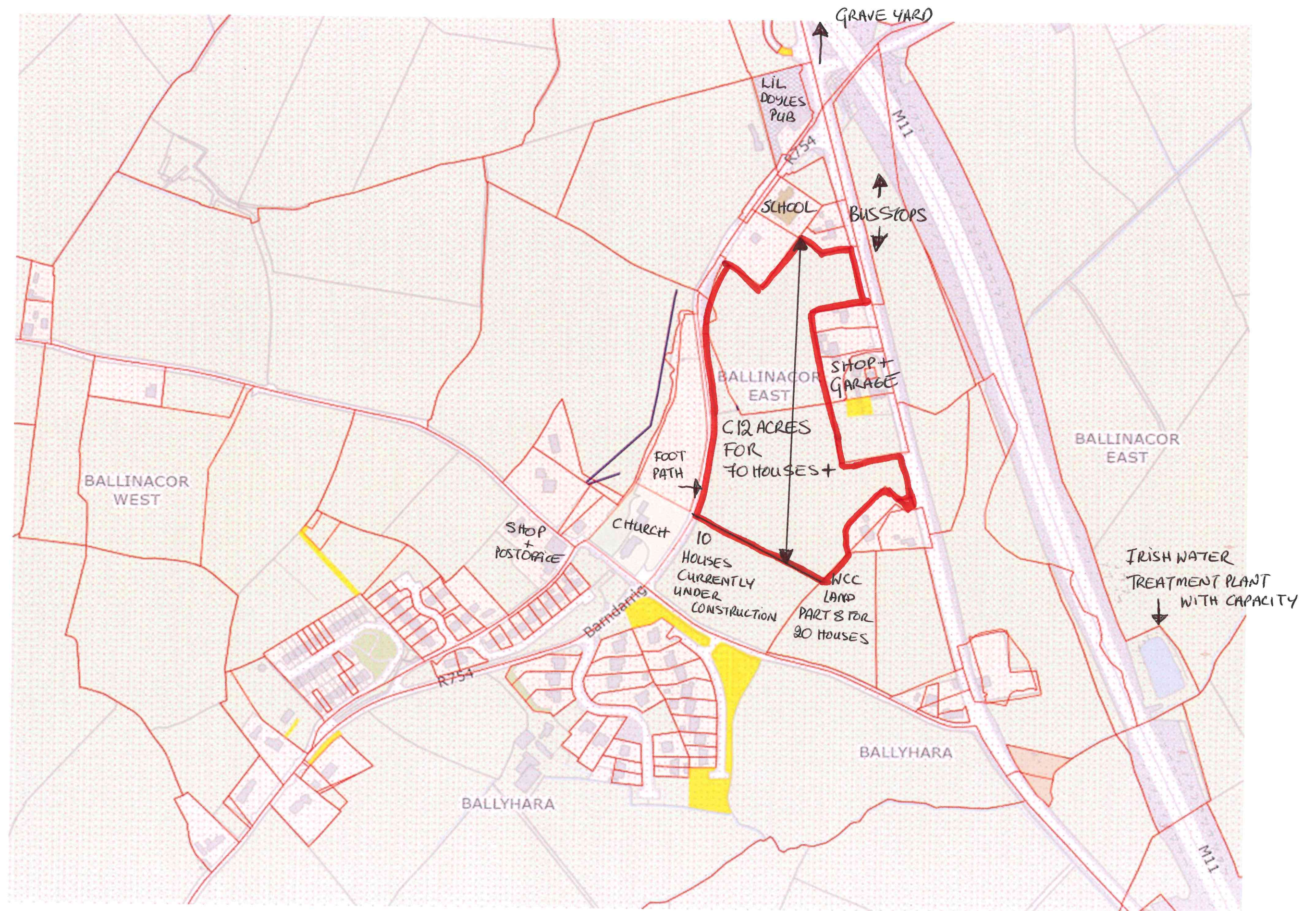
I am writing to you today in my capacity as Principal of St. Mary's National School to highlight our readiness and enthusiasm to support the ongoing growth and residential development within our local area.

As our village community expands with essential new housing and infrastructure projects, ensuring access to high-quality local primary education is a key priority for incoming families. I am pleased to share that St. Mary's National School currently has the physical capacity and operational scope to accommodate approximately 45+ additional pupils

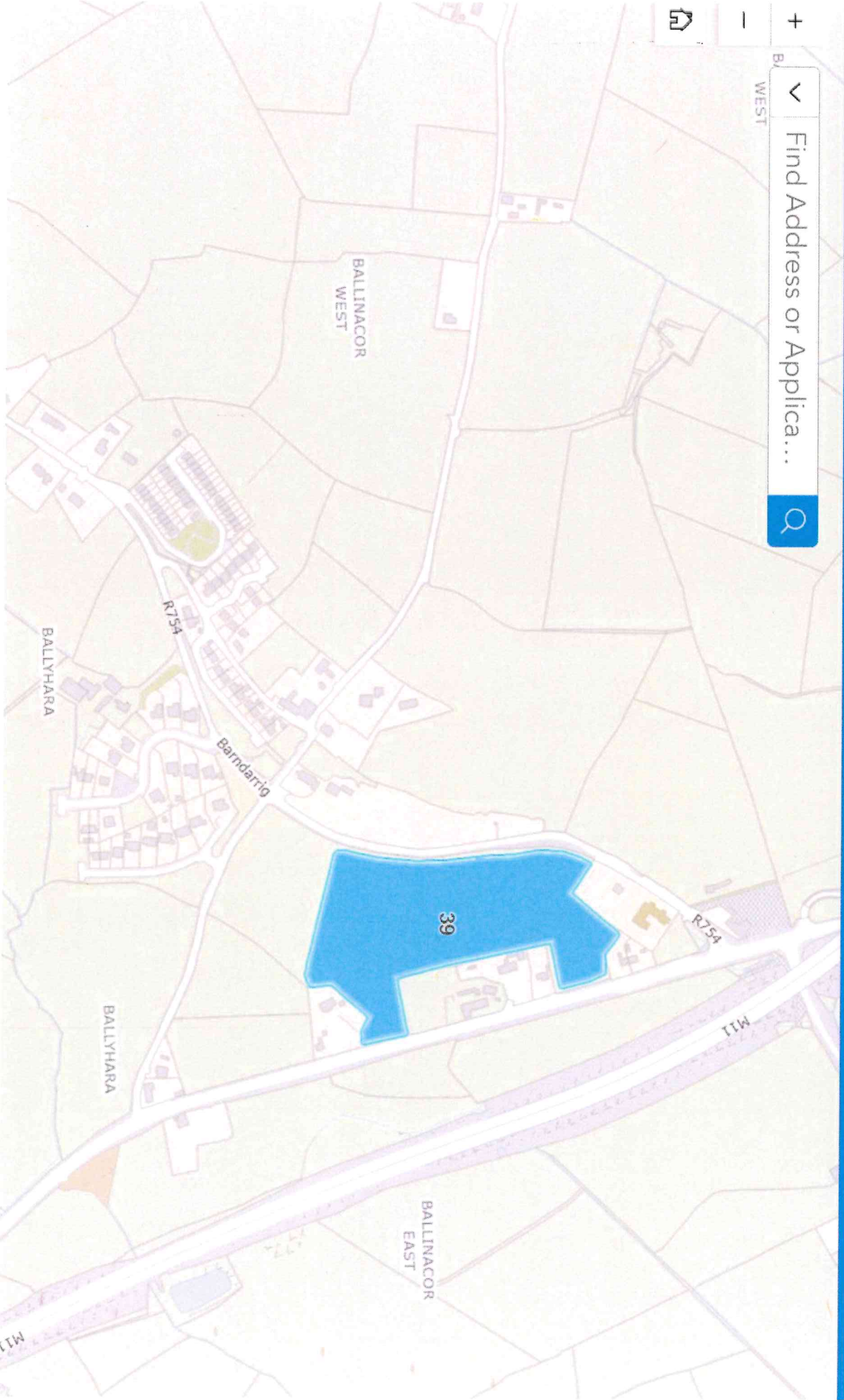
While we pride ourselves on maintaining a warm, close-knit community atmosphere, our modern facilities and current staffing arrangements allow us to comfortably scale up our enrolment. Integrating new pupils into our school community will not require additional major construction on our grounds, making us uniquely positioned to absorb local growth immediately and seamlessly.

Yours sincerely,

Eimear O'Dwyer
Principal



 CALL FOR SITES PUBLIC WEB MAP - SUBMISSIONS MADE TO THE CONSULTATION



**Call for Sites: Dryslin Ltd, Director : Raymond Gaffney,
CRO No. 580953**

Site No.	39
Reference	CFS-115844
Applicant name:	Dryslin Ltd, Director : Raymond Gaffney, CRO No. 580953
Agent/Representative:	Conor McCarthyConor McCarthy & Associates Ltd Consulting Engineers and Project Managers [redacted]
If you do not own all or part of the site, please state the landowner(s) name (if known) and your interest in the land:	100% Owner
Site location/address (Eircode, where relevant):	Ballinacor east , Barnдаряг.
Site area (hectares): (this information will be on your 'Site Report')	4.72

Town / Village: (this information will be on your 'Site Report')

Barrdarrig

Is the site located within an existing town or village boundary?

no

If YES, please give the name of the town or village and details of the site's current zoning.

If NO, please set out how zoning would comply with sustainable development principles.

Site bounds existing Barrdarrig Development Boundary allowing extension of village development utilising existing services, roads, amenities and utilitiase etc.

If DONT KNOW: Explain your answer

Is the site served by an existing public road?

yes

If YES provide details name / number of road; please detail if this road suitable for access to a housing development in its current condition; please detail what road improvements would be required to bring this road up to suitable standards

Site is bounded by the R754 to the West, suitable for access in current condition, R772 to the East, suitable for access in current condition and L5656-0 to the South via adjacent development site,

under applicant control, suitable for access in current condition.

If NO please detail how it would be intended to service the land for housing – detail new roads, bridges etc that would be required.

Explain your answer (roads_dk)

Is it possible for the site to directly connect to the existing pedestrian footpath network?

yes

If YES, provide details of the footpath network; please detail what improvements would be required to connect to this network.

Full existing footpath on R754 to West boundary of site, no improvements required. Existing footpath on R772 fronting North East Boundary to Site. This Footpath on R772 could be extended southwards, if required, to service station for enhanced connectivity.

If NO please detail how it would be intended to service the land for housing. (footpath_no)

Explain your answer (footpath_dk)

Is it possible for the site to directly connect to the existing cycling network?	yes
If YES provide details of the cycling network; please detail what improvements would be required to connect to this network.	The old N11, now R772 is a popular, if unofficial, cycling route and fronts the site directly at two locations.
If NO: Detail how it would be intended to service the land (cycle_no)	
Explain your answer (cycle_dk)	
Does the site have accessibility to good regular public transport services? i.e. within 15 minute walk from a bus stop with regular services or within 30 minutes' walk to a railway station.	yes
If YES provide details of the public transport network serving the site, including distance of bus stops / train station to the site (include bus number / route / frequency; train route / frequency	Bus stop is located on R772 at North East Corner of site. This stop is served by Route 740A operated by Wexford Bus giving a daily schedule of c.10 departures and returns to Dublin City and Airport between 6am and 6pm each day. This Route connects Barndarig with both

Wicklow and Arklow Town from where
Mainline Train Services are available.

If NO please detail how it would be
intended to service the land for housing.
(pt_no)

Explain your answer (pt_dk)

Does the site have access to adequate
foul drainage infrastructure?

yes

If YES provide details of the public foul
drainage network serving the site,
including proximity of the existing foul
network to the site; what improvements /
extension to same may be required to
serve the site; and capacity of the public
Wastewater

The Barndarrig Waste Water Treatment
Plant has been upgraded in the last few
years and the Irish Water Capacity
Register indicates available capacity. (EM
Wicklow Barndarrig Barndarrig WWTP
A0001 • Green)
There is access to the piped foul sewer
network either through the adjacent site,
where an access point will be left, or
along a short section of new sewer on the
R772 if required.

If NO please detail how it would be
intended to service the land for housing.
(foul_no)

Explain your answer (foul_dk)	
Does the site have access to adequate water supply infrastructure?	yes
If YES provide details of the public water supply network serving the site, including proximity of the existing water supply network to the site; what improvements / extension to same may be required to serve the site	The Barndarrig Water Supply has been upgraded in the last few years and the Irish Water Capacity Register indicates available capacity. 'Wicklow Barndarrig Redcross Conary Public Supply Potential Capacity Available' with some improvement required. Watermains are available in the L5656 to the south of the site and be accessed through the adjacent site where a suitable take off point will be left for future connection .
If NO please detail how it would be intended to service the land for housing. (water_no)	
Explain your answer (water_dk)	
Does the site have access to public surface water drainage infrastructure?	no

If YES provide details of the public surface water drainage network serving the site, including proximity of the existing surface water drainage network to the site; what improvements / extension to same may be required to serve the site	
If NO please detail how it would be intended to service the land for housing. (surface_no)	As a predominately greenfield site in a rural area public piped surface water sewers would be a rarity. The area is served by a network of field ditches and drains which it is proposed to retain. Any new development will be served with soakaways and infiltration trenches/swales to mimic the natural dispersion and absorption as currently happens.
Explain your answer (surface_dk)	
Does the site have access to public electricity supply infrastructure?	yes

If YES provide details of the public electricity network serving the site, including proximity of the existing network

According to ESB capacity heatmap, there are three pole mounted transformers on the boundaries(

network to the site; what improvements / extension to same may be required to serve the site	Garage/School/new Housing) of the site, each with capacity available. There are two ground based transformers within 300m of the southern boundary of the site serving previous developments each with spare capacity. From experience of previous developments in Bardarrig the Developer is aware that there is sufficient ESB capacity to serve additional sites within Bardarrig.
If NO please detail how it would be intended to service the land for housing. (elec_no)	
Explain your answer (elec_dk)	
Is there other enabling infrastructure required in order for housing development on the site to come forward?	no
If YES provide details of other enabling infrastructure required	
If NO: Provide details (other_no)	The proposed site an extension to a site currently under development.

Explain your answer (other_dk)	
When do you envisage the land could be developed?	2_5
Explain your answer (delivery_time_expl)	Bardarrig Plan envisages 10 units per development which equates to 18 months to 2 years output(including planning) for Developer.
If zoned, how do you see it coming forward?	self
If Other, please specify (delivery_method_other)	
Explain your answer (delivery_method_expl)	The applicant is currently developing 10 houses on the site adjacent and previous developments were carried out by Developer, a local, direct with good experience and knowledge of building in Bardarrig.
Impact 1: Response to identified issue.	Identified as a corridor zone, similar density housing to what has already been permitted with adequate screening, retention and protection of riparian

corridors/Green Assets and natural features will retain the vsial and functional amenity value of the lands in question.	
Impact 2: Response to identified issue.	
Impact 3: Response to identified issue.	
Impact 4: Response to identified issue.	
Impact 5: Response to identified issue.	
Part C: Development capacity of land: (c) approximately how many residential units do you consider could be accommodated on the land and at what density (please express in dwellings per hectare)?	Based on existing development under PPR 23/716 of 10 houses on 1.2HA giving a density of c.8.3/Ha and extrapolating to the proposed 4.7Ha at a density of say 10/Ha giving a minimum of aproximately 50 houses or greater depending on the prevailing CDP densities at the time of zoning.
Available services and proposed services/adequacy.	Available services include the local primary school, an expanding range of local shops, a service station and adjacent towns for secondary schools and additional services.

Part E: Other Comments - Do you have any other comments on the site's development potential?	The site is a natural extension of the village boundary. The Village with a primary school and bus connectivity is able to grow if there are houses giving homes to locals who have grown up and those looking to relocate to a Village setting. The site is fully serviced with full
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WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028
PROPOSED VARIATION NO. 7

Notice is hereby given pursuant to Section 58 of the Planning and Development Act 2024 (as amended) that Wicklow County Council, being the planning authority for the area, proposes to VARY the Wicklow County Development Plan 2022-2028 (as varied) in respect of the following:

PROPOSED VARIATION NO. 7

To consider the zoning of lands for additional residential development and associated uses in settlements in the County.

REASON FOR PROPOSED VARIATION:

To take further account of 'NPF Implementation: Housing Growth Requirements' - Guidelines for Planning Authorities, issued under Section 28 of the Planning & Development Act 2000 (as amended) (July 2025), which provide for an increased annual housing growth requirement for Wicklow County Council, and an 'additional provision' mechanism to support the zoning of additional lands in areas where it can be justified.

Submissions are hereby invited on the proposed revised town/settlement zoning maps and, where relevant, proposed new or amended site specific policy objectives.

A copy of the **Proposed Variation**, together with

- An Environmental Report on the likely significant effects on the environment of implementing the Proposed Variation – pursuant to the European Strategic Environmental Assessment Directive (2001/42/EC) and the European Union (Land Use Planning-Strategic Environmental Assessment) Regulations 2025;
- Habitats (Appropriate) Assessment Stage 2 Report (Natura Impact Report) - pursuant to Article 6[3] of the European Habitats Directive (92/43/EEC) and the Planning and Development Act 2024 (as amended); and
- Strategic Flood Risk Assessment – pursuant to Section 27 of the Planning and Development Act 2024 (as amended).

will be available to view at the following locations, during their normal opening hours, from **Thursday 10 September 2026 to Thursday 08 October 2026** inclusive:

- Wicklow County Council, County Buildings, Station Road, Wicklow Town.
- Copies of the variation are available to download and view on the Council's website www.wicklow.ie through an **online consultation portal**. Scan the QR code on this notice to access the portal.

MAKING A SUBMISSION

Submissions or observations regarding the Proposed Variation and the associated reports are hereby invited from the public and interested bodies. Children, or groups or associations representing the interests of children, are entitled to make submissions or observations. Written submissions or observations made before **5pm (17:00) on Thursday 08 October 2026** will be taken into consideration before the making of the Proposed Variation.

Submissions may be made in **one** of the following ways:

1. Write to 'Variation No. 7', Administrative Officer, Planning Section, Wicklow County Council, Station Road, Wicklow Town.
2. Through the **online consultation portal** at www.wicklow.ie or scan the QR code on this notice.



SUBMISSIONS SHOULD NOT BE MADE BY EMAIL

Please note:

- YOU ARE STRONGLY ADVISED TO MAKE YOUR SUBMISSION AS EARLY AS POSSIBLE
- All submissions are to be clearly marked with '**Proposed Variation No. 7**'.
- All submissions should include your name and a contact address, a map (where appropriate) and, where relevant, details of any organisation, community group or company etc., which you represent.
- Please make your submission by one medium only, i.e. hard copy or through the portal.
- All valid submissions will form a part of the statutory Chief Executive's report and will be available to view online. The planning process is an open and public one, therefore all submissions/observations are a matter of public record and will be available for public viewing; they may also be placed on the County Council's website and therefore should not include any personal information.
- LATE SUBMISSIONS WILL NOT BE ACCEPTED.

Wicklow County Council is committed to Access For All. All of the above documents are available in alternative format on request. Please contact Wicklow County Council on 0404-20100 should you have any specific access requirements.