



# Wicklow Town - Rathnew LAP Submission - Report

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|------------------------|-------------------------------|
| <b>Who are you:</b>    | Private Individual            |
| <b>Name:</b>           | Barry Kavanagh & Noel Heatley |
| <b>Email Address:</b>  | [REDACTED]                    |
| <b>Reference:</b>      | WRLAP-210938                  |
| <b>Submission Made</b> | September 28, 2023 2:55 PM    |

## Topic

Regeneration of Communities & Places - Healthy Placemaking - Urban Design - Opportunity Sites in Wicklow Town - Rathnew

## Submission

There are lands and buildings at Broomhall Rathnew which has remained vacant since its completion in 2008. Its ongoing vacancy, in the context of a lack of demand for this type of commercial space and the continued shortages of housing across the State, is now considered to represent a positive opportunity for its change of use and refurbishment. This refurbishment could take the shape of other mixed use developments on the east coast such as Cherrywood or The Park Carrickmines with mixed uses.

## Map



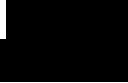
## Site Description:

The subject site is a partially complete business park.

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## File

WICK-Rath LAP Submission 26.09.23.pdf, 0.04MB

HK Partnership,  
Noel Heatley & Barry Kavanagh  
  
Co. Wicklow

Wicklow Town/Rathnew LAP  
Administrative Officer,  
Planning Department,  
Wicklow Co. Co.  
County Buildings  
Station Road,  
Wicklow Town

26/09/2023

**RE: SUBMISSION TO CONSIDER REZONING LANDS AT BROOMHALL, RATHNEW, CO. WICKLOW**

Dear Sirs,

We wish to have lands rezoned at Broomhall Rathnew. The lands in question are zoned EE1 – Enterprise and Employment, we would propose broadening said zoning to accommodate other uses. The subject site is comprised of existing buildings which lay vacant and unfinished and green field areas which would be the subject of new construction.

The lands and buildings in question have lain in their present state since the economic crash of 2008. At various occasions since that time, both the lands and buildings have been subject complaints and inspections under the Derelict Sites Act 1990. We have been in possession of the site since 2013, the ongoing vacancy in the context of a lack of demand for this type of commercial space is now considered to represent a positive opportunity for its change of use and refurbishment.

It is our suggestion that the zoning type be broadened to facilitate differing uses such as;

- Residential
- Assisted/Dependant Living
- Step Down/Residential Care
- Warehouse Retail

This would have the effect of transforming the existing business park into a mixed use development.