



Comhairle Contae Chill Mhantáin Wicklow County Council

CALL FOR SITES: Land Suitable for Residential Development Non-Statutory Consultation

INFORMATION PACK and QUESTIONNAIRE

December 2025

Please see the online consultation portal for further details on the consultation, detailed guidance on how to make a submission, the criteria Wicklow County Council will be using to identify land/sites and the next steps in the process.

The consultation portal can be accessed via the following web address or by scanning the QR code below.

<https://call-for-sites-wicklow.hub.arcgis.com/>



1: Introduction

Wicklow County Council is undertaking a non-statutory '**Call for Sites**' consultation inviting landowners, homebuilders and other interest parties (including members of the public) to make a submission, identifying possible sites that they suggest could be considered for zoning for new housing development and could meet the objectives of the Guidelines in terms of contributing to the acceleration of housing delivery over the next 15 years.

Submission made by **27 February 2026 (5pm)** will be taken into consideration.

Please see the online consultation portal for further details, guidance on how to make a submission and the criteria Wicklow County Council will be using to identify land/sites.

Submissions can be made in one of the following ways:

- Through the online consultation portal: <https://call-for-sites-wicklow.hub.arcgis.com/>
- Submit by post or by hand a copy of your submission to the Administrative Officer, Planning Section, Wicklow County Council, County Buildings, Station Road, Wicklow Town, A67 FW96.

Please note that email submissions will not be accepted.

In order to make a valid submission to the consultation, **applicants are required to complete both Part 1 and Part 2 of the 'Call for Sites' submission process.** Applicants may also enclose a Site Location Map, if relevant; however, no other supporting information will be accepted.

Section 2 of this document provides guidance on how to complete Part 1 and Part 2 of the submission.

Section 3 contains the Part 2 Questionnaire.

2: How to Complete Part 1 and Part 2 of your submission

PART 1: Generate a Site Report

Part 1 of the process requires you to identify the site in question using a **map portal** provided by the Council and generate a '**site report**' from that portal. You will need the information from this site report to assist you in completing Part 2 of the application.

The map portal can be accessed via the online consultation portal at the following web address. This website also contains further information on the consultation and how to use the map portal.

<https://call-for-sites-wicklow.hub.arcgis.com/>

Assistance with the Map Portal: Please be advised that if you do not have access to a computer / internet, or are not confident in using the portal, Wicklow County Council can assist you in generating the required 'site report' – please contact the Planning Department on **0404 20148** or at **callforsites@wicklowcoco.ie** if you require this assistance. The Council have also prepared a 'How To' guide outlining a step-by-step approach to generating your site report, which is available from the online consultation portal as a separate document.

In addition, the Council will be operating a **drop in service** on the following dates at Wicklow County Council HQ, Station Road, Wicklow Town if you require assistance:

- Wednesday 07 January 2026 **2pm-4pm**
- Friday 16 January 2026 **10am-1pm**
- Monday 19 January 2026 **10am – 4pm**

PART 2: Call for Sites Questionnaire

Part 2 can be completed:

- Online through the consultation portal;
- By inputting your answers directly onto this PDF document (to be submitted by post or by hand)

Please note that email submission will not be accepted.

Before starting **Part 2**, you must have completed **Part 1** and have created your **Site Report**, which must be enclosed with your Part 2 Questionnaire.

Please be advised that Question 3 requires you to provide details with respect to:

- Road access, including public lighting
- Footpath and cycleway access
- Access to public transport services
- Foul sewerage drainage
- Water supply
- Surface water drainage
- Electricity supply

In order to fully and best address these questions, you may wish to contact infrastructure providers prior to completing Part 2.

3: Call for Sites Questionnaire

Site Report

Please mark the following box to confirm that you have enclosed the **Site Report** prepared as part of Part 1.

☐ I have enclosed the Site Report for my submission

You also have the option to provide a site location map to support your submission.

Please note that only a map may be enclosed – additional supporting documents will not be considered as part of your submission. Please mark the following box, if relevant.

☐ I have enclosed a site location map with my submission

Please answer **ALL** the questions on the following pages.

Question 1: Applicant Details

The 'applicant' is the person suggesting the land for residential zoning.

You do not have to be the owner of the land to suggest its zoning.

Please be advised that if you are completing this form on behalf on another party, for example if you are a planning agent, or a representative of a landowner, the applicant in this case is the party seeking the zoning.

Applicant name:

Where the person making the submission is a Company (registered under the Companies Act 1963 to 2017) please provide the Company Registration No. Where the person making the submission is a Company please provide the Name(s) of company director(s)

(Maximum 100 words)

Applicant Address:

Applicant Telephone Number:

Applicant Email:

Agent/ Representative

(If the form is filled out by an agent/representative, please give the contact details of the agent/representative here):

(Maximum 100 words)

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:

(Maximum 100 words)

Question 2: Site Details

Site location/address: (Eircode, where relevant)

(Maximum 100 words)

Site area (hectares): (this information will be on your 'Site Report')

(Maximum 100 words)

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

Is the site located within an existing town or village boundary? Mark the relevant box.

- ☐ **Yes**
If YES, please give the name of the town or village and details of the site's current zoning.
- ☐ **No**
If NO, please set out how zoning would comply with sustainable development principles.
- ☐ **Don't know**
Explain your answer

(Maximum 100 words)

Question 3: Servicing

Please be advised that while all sites will be evaluated for suitability for residential zoning, a key consideration will be the servicing status of the lands, as that will likely determine the suitability of the lands for short or medium term delivery.

Services that will be assessed include:

- Road access, including public lighting
- Footpath and cycleway access
- Access to public transport services
- Foul sewerage drainage
- Water supply
- Surface water drainage
- Electricity supply

In order to fully and best address the questions to follow, you may wish to contact infrastructure providers.

- (a) **ROADS.** Is the site served by an existing public road / accessed by a public road? Mark the relevant box.

☐ **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 to serve housing development.

☐ **No**

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

☐ **Don't know**

Please explain your answer.

(Maximum 100 words)

- (b) **FOOTPATHS.** Is it possible for the site to directly connect to the existing pedestrian footpath network? Mark the relevant box.

- ☐ **Yes**
If YES provide details of the footpath network; please detail what improvements would be required to connect to this network.
- ☐ **No**
If NO please detail how it would be intended to service the land for housing.
- ☐ **Don't know**
Please explain your answer.

(Maximum 100 words)

- (c) **CYCLEWAYS.** Is it possible for the site to directly connect to the existing cycling network? Mark the relevant box.

- ☐ **Yes**
If YES provide details of the cycling network; please detail what improvements would be required to connect to this network.
- ☐ **No**
If NO please detail how it would be intended to service the land for housing.
- ☐ **Don't know**
Please explain your answer.

(Maximum 100 words)

- (d) **PUBLIC TRANSPORT** 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. Mark the relevant box.

- ☐ **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)
- ☐ **No**
If NO please detail how it would be intended to service the land for housing.
- ☐ **Don't know**
Please explain your answer.

((Maximum 100 words))

(e) **FOUL SEWERAGE DRAINAGE** Does the site have access to adequate foul drainage infrastructure? Mark the relevant box.

☐ **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 Treatment Plant to accommodate the residential development suggested.

☐ **No**

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

☐ **Don't know**

Please explain your answer.

(Maximum 100 words)

(f) **WATER SUPPLY.** Does the site have access to adequate water supply infrastructure? Mark the relevant box.

☐ **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; and capacity of the public Water Treatment Plant to accommodate the residential development suggested.

☐ **No**

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

☐ **Don't know**

Please explain your answer.

(Maximum 100 words)

(g) SURFACE WATER DRAINAGE. Does the site have access to public surface water drainage infrastructure? Mark the relevant box.

☐ **Yes**

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; and capacity of the public surface water drainage network to accommodate the residential development suggested.

☐ **No**

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

☐ **Don't know**

Please explain your answer.

(Maximum 100 words)

(h) **ELECTRICITY SUPPLY.** Does the site have access to public electricity supply infrastructure? Mark the relevant box.

☐ **Yes**

If YES provide details of the public electricity network serving the site, including proximity of the existing network network to the site; what improvements / extension to same may be required to serve the site; and capacity of the electricity supply network to accommodate the residential development suggested.

☐ **No**

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

☐ **Don't know**

Please explain your answer.

(Maximum 100 words)

- (i) Is there **other enabling infrastructure** required in order for housing development on the site to come forward? Mark the relevant box.

- ☐ **Yes**
If YES provide details of other enabling infrastructure required
- ☐ **No**
- ☐ **Don't know**
Please explain your answer.

(Maximum 100 words)

Question 4: Delivery

- (a) When do you envisage that the land could be developed? Mark the relevant box.
Explain your answer.

- ☐ 0-2 years
- ☐ 3-5 years
- ☐ 5-10 years
- ☐ 10+ years

(Maximum 100 words)

- (b) If zoned, how do you see it coming forward for development? Mark the relevant box.
Explain your answer.

- ☐ Put the land for sale on the open market
- ☐ Develop myself
- ☐ Development partnership
- ☐ Other

(Maximum 100 words)

Question 5: Development Potential Assessment

- (a) Did the **Site Report**, generated to complete Part 1 of this form, identify any land characteristics or designations that may impact development of the site? If so, please provide a brief response outlining how you think residential development could appropriately come forward having regard to these issues.

Each issue should be addressed in a separate text box below (no more than 5 issues).

Please note that completion of this question is **mandatory**: therefore if you have not already generated your site report, you must do so to complete this question.

Issue 1

(Maximum 100 words)

Issue 2

(Maximum 100 words)

Issue 3

(Maximum 100 words)

Issue 4

(Maximum 100 words)

Issue 5

(Maximum 100 words)

- (b) Are there any **legal issues** which would restrict the development of the site (e.g. ownership, legal covenants, etc.)? Please note that the answer to this question will not be published for public view.

(Maximum 100 words)

- (c) **Development capacity of land:** approximately how many residential units do you consider could be accommodated on the land and at what density (please express in dwellings per hectare)?

(Maximum 100 words)

- (d) Please note that areas of new residential development are required to be supported by social infrastructure (e.g. recreational/sports areas, community space, education facilities etc.). In this regard, what social infrastructure is available to service the suggested site and how would this be adequate to meet the needs of any future residents of the site? What social infrastructure would you propose to provide on the proposed site in conjunction with new residential development?

(Maximum 100 words)

(e) Do you have any other comments on the site's development potential?

(Maximum 100 words)

Declaration and Submission

To complete your 'Call for Sites' Submission Form, please confirm your understanding of the following:

Please mark the following boxes to confirm that:

- ☐ I am aware that my submission will be considered for inclusion in the 'call for sites' database and the information provided will, along with other proper planning and sustainable development criteria, be used to assess whether the site may be suitable for future residential zoning. The assessment will help inform Wicklow County Council's plan making process but will not determine whether a site should be zoned for residential development.
- ☐ I am aware that the inclusion of particular sites and the nature of the comments made about them either in the assessment report or in the database, or extracts from either, does not in any way infer that those sites will be zoned for residential development
- ☐ I am aware that, should my site be considered for future residential development, it will need to go through the formal plan making / variation process and that the zoning may / or may not be adopted.
- ☐ I am aware that should my site be zoned for residential development there is no guarantee that planning permission will be granted for its development.
- ☐ I am aware that any lands zoned for residential use may be liable for an annual Residential Zoned Land Tax (RZLT) based on the value of the site, and the Land Value Sharing Levy once adopted and any other levies / taxes that may be applied to zoned residential land in the future.
- ☐ I confirm that, to the best of my knowledge, the details provided are accurate and that this submission may be made available for public viewing on Wicklow County Council's website.

Signed

Signature

Printed Name