



# Wicklow Town - Rathnew LAP Submission - Report

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<b>Reference:</b>	WRLAP-111444
<b>Submission Made</b>	September 27, 2023 11:22 AM

## Topic

Compact Growth - Housing - Population Growth

## Submission

An underutilised site in Rathnew is suggested as suited for housing in the attached pdf submission.

PLEASE NOTE THAT THIS SUBMISSION REPLACES WRLAP-103644 (WHICH CONTAINED AN ERROR).  
PLEASE DISREGARD WRLAP-103644.

## File

Stafford Pre-Draft Submission.pdf, 0.48MB

Stafford Appendix 1.pdf, 0.19MB

Stafford Appendix 2.pdf, 0.17MB

Administrative Officer  
Planning Department  
Wicklow county Council  
County Buildings  
Station Road  
Wicklow Town

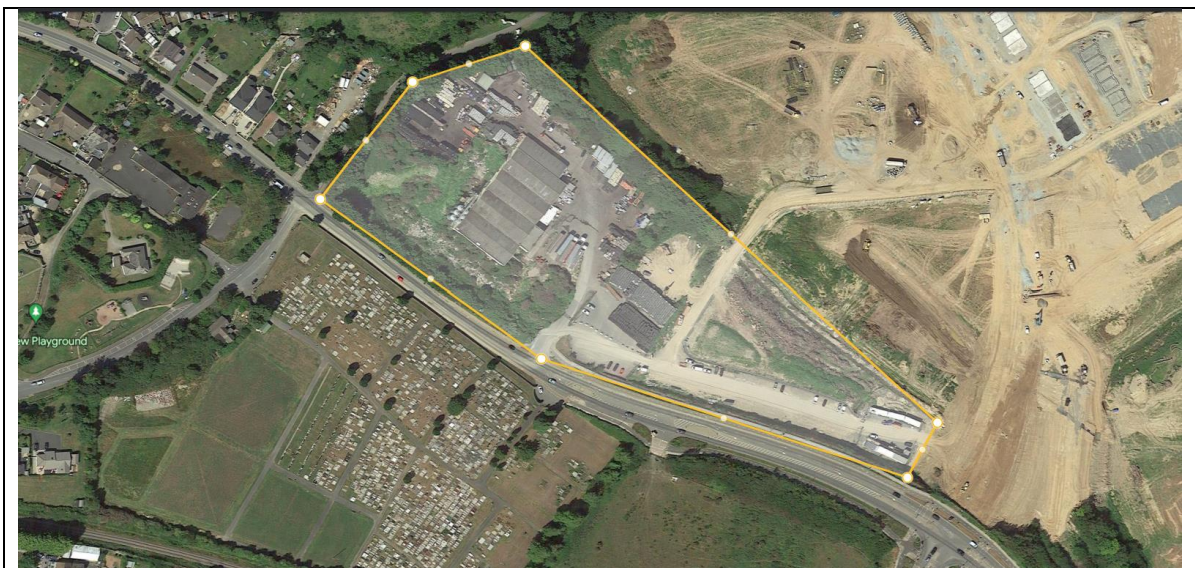
27 September 2023  
(Pdf. attachment via web portal  
<https://wicklow-rathnew-lap-wicklow.hub.arcgis.com/>)

## STAFFORD FAMILY PARTNERSHIP ('SFP') SUBMISSION TO PRE-DRAFT STAGE WICKLOW TOWN - RATHNEW LAP

### 1.0 INTRODUCTION

This a submission on behalf of the Stafford Family Partnership and Killytina Ltd<sup>1</sup>, ('SFP') proposing that the SFP site in Rathnew (Figure 1) be rezoned from 'Employment and Enterprise' to 'residential' or to a use that includes residential.

The total area of the site is circa 3.8ha.



**Figure 1:** Approximate boundary of the subject site in orange.

<sup>1</sup> Stafford Family Partnership and Killytina Ltd, 40 Mary Street, Dublin 1

**2.0 THE CASE FOR REZONING THE SITE FOR RESIDENTIAL USE**

**2.1 The Current Employment and Enterprise Use on the Site is Unviable**

The current use on the site provides employment for 6 personnel, down from 35 in 2004 but that use is about to cease due to the imminent departure of Stafford Fuels Ltd from the site following the closure of Campus Oil on the site a few years earlier. For the last few years less than 20% of the site has been actively used.

For the past several years SFP has sought expressions of interest for continued use of the site in accordance with its zoning, but no such interest has materialised. In consequence, the site will be closed and put into a maintenance regime from 1<sup>st</sup> November, 2023.

**2.2 There is Severe Shortage of Rental Residential Accommodation in the Plan Area**

Figures from the 2022 Census (see Appendix 1) show that the population of Wicklow County grew by 13,426 between the 2016 census and that of 2022. Wicklow town (excluding Rathdrum) accounted for almost 18% of that intercensal growth.

Figures from the property websites Daft and Myhome (see Appendix 2) demonstrate an acute shortage of rental accommodation in the plan area (3 properties to rent in the Wicklow Town area and none in Rathnew).

**2.3 Further Population Growth is Anticipated.**

The Pre-Draft consultation document sets out that further significant population growth is expected during the lifetime of the plan and that c.1,500 new homes will be needed between now and 2031. Wicklow-Rathnew is identified for a growth rate of 35%

Level	Settlement	Justification
1	Bray	Key Towns are identified for growth rates of c. 35% having regard to their identification on the RSES and are towns suitable for higher levels of growth.
2	Wicklow - Rathnew	

The Pre-Draft consultation document states that 30% of these new homes should be built within built-up areas and town/village centres. This accords with National Policy Objective 3(c)<sup>2</sup> and with the provisions of Volume 3 of the County Development Plan:

The Regional Spatial and Economic Strategy (2019 – 2031) specifically identifies the Wicklow Town-Rathnew area as a locus for residential growth and states as follows:

*Wicklow Town – Rathnew enjoys rail and road access to Dublin City and the wider region, and an abundance of recreational amenities close by including the coast, the harbour and the Wicklow Mountains; as a result there is a high demand for housing in this settlement.*

*Redevelopment and opportunity sites within the core areas of Wicklow-Rathnew will be promoted in the first instance for new residential development, with sites close to transport*

<sup>2</sup> National Policy Objective 3(c): Deliver at least 30% of all homes that are targets in settlements other than the five Cities and the suburbs, within existing built-up footprints.

*infrastructure, recreational and education amenities and employment being prioritised thereafter. (RSES, p.82.)*

We note, in the period 2016 to 2022, that the census shows an increase in population in the plan area of 2,485. This represents an average annual increase (over the 6 years) of 414. If this were to continue for the nine years 2022 to 2031, a further increase of 3,726 would occur.

Even allowing for a household size of 3 persons, this would equate to a requirement of 1,242 units of accommodation by 2031. This does not take account of the current housing shortage in the plan area or of the RSES requirement for significant headroom in terms of spatial planning. A headroom provision of 25% would lead to a requirement of 1,552 to 2031, while a 50% headroom would equate to 1863 units.

### **2.4 The SFP Site is Well Situated to Address the Housing Shortage**

As can be seen from Figure 1, the site is within an existing town/village built-up area, and is bounded to its north, west and northeast by existing or proposed residential development and, further to the north and east, by the new bypass road.

We consider that rezoning the site for residential use would be appropriate in itself and would be in accordance with proper planning and sustainable development.

Additional benefits might also arise, such as increasing the visibility of the entrance to Tinakilly House Hotel from a tourism and safety perspective.

**3.0 CONCLUSION**

We believe that there is a strong case for considering the subject site for residential use or for a use that includes residential and ask that the Planning Authority have regard to this in their preparation of the Draft Plan.

We would be happy to provide any additional information that might assist the Planning Authority.

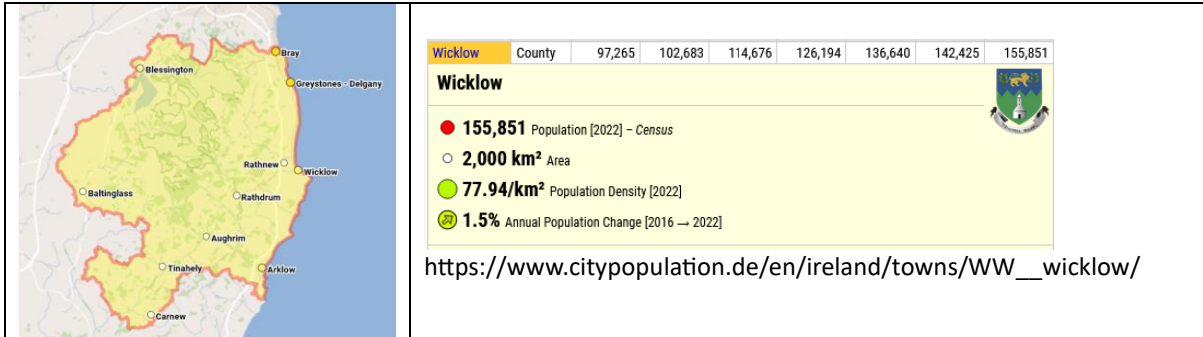
Yours sincerely,

  
John Sheehan  
**Sheehan Planning**

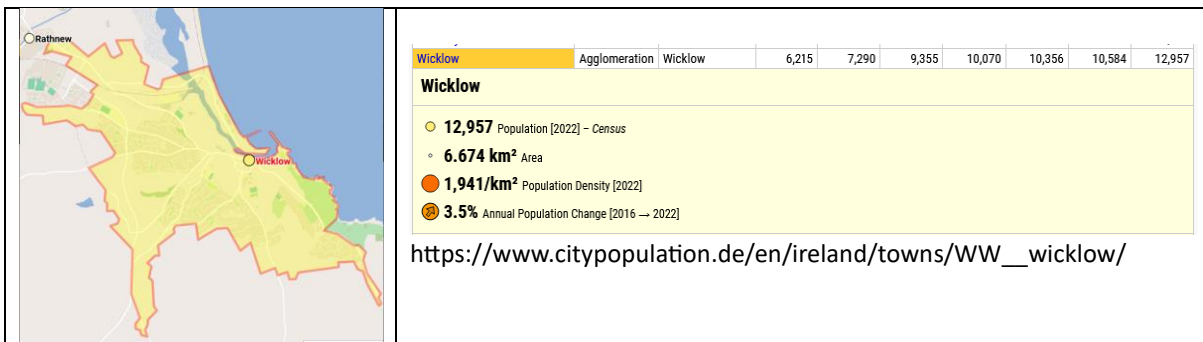
## SFP SUBMISSION TO PRE-DRAFT STAGE OF WICKLOW TOWN AND RATHNEW LAP

Almost 18% of all population growth in Wicklow between 2026 and 2022 was in the Wicklow Town area (excluding Rathnew).

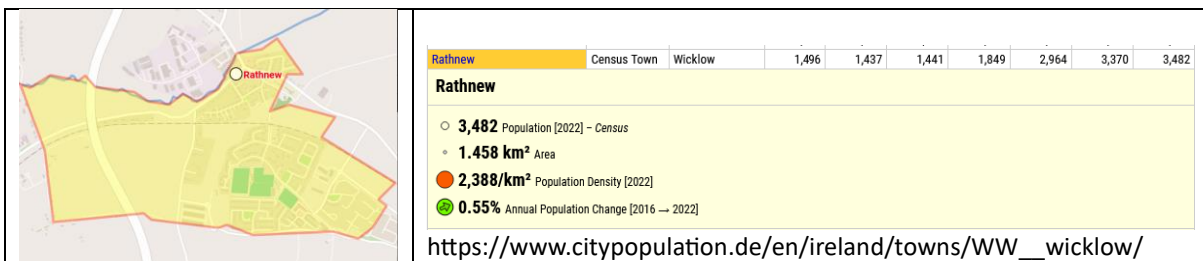
### Population growth in Wicklow County – 2016 to 2022 (Census of Ireland, 2022)



### Population growth in Wicklow Town (Agglomeration) – 2016 to 2022 (Census of Ireland, 2022)



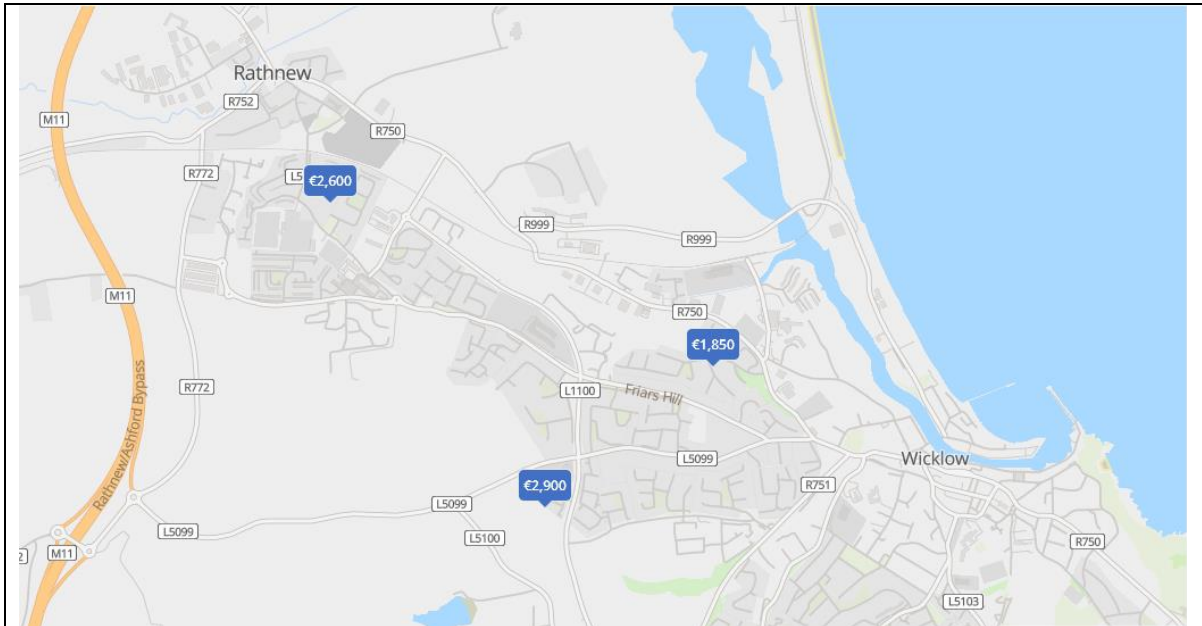
### Population growth in Rathnew (Census town) – 2016 to 2022 (Census of Ireland, 2022)



## APPENDIX 2

### SFP SUBMISSION TO PRE-DRAFT STAGE OF WICKLOW TOWN AND RATHNEW LAP

#### Notable Shortage of Rental Housing in the Wicklow Town/Rathnew Area



As of 19 September 2023, the property website DAFT listed only two available properties in Wicklow Town and just one in Rathnew.

<https://www.daft.ie/property-for-rent/mapArea?showMap=true&top=52.99736528099882&left=-6.130959088411117&right=-6.020051840655668&bottom=52.972247970926674&geoSearchType=BBOX&mapView=true#5378839>

Property to rent in Wicklow Town, Co. Wicklow

- 0 Results

Create Alert

Map View

Most Recent

Property to rent in Rathnew, Co. Wicklow

- 0 Results

Create Alert

Map View

Most Recent

As of 19 September 2023, the property website Myhome.ie listed no properties for rent in Wicklow Town or in Rathnew.

<https://www.myhome.ie/rentals/wicklow/property-to-rent-in-wicklow-town>

<https://www.myhome.ie/rentals/wicklow/property-to-rent-in-rathnew>