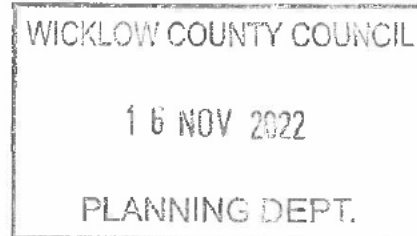


Re; *Draft* Ministerial Direction under Section 31 of the Planning & Development Act 2000

To amend the County Wicklow Development Plan 2022 – 2028

Cited as the Planning and Development (Wicklow County Development Plan 2022 – 2028)

Direction 2022.



A Chara,

I have received notice that the Minister of State at the Department of Housing, Local Government and Heritage has directed that the existing zoning of our family lands in Aughrim be deleted. Ref no (2) (b) (i) - R2.5 – New Residential (Low Density) as outlined in the Draft Ministerial Direction.

On behalf of family members, I appeal this directive and set out our reasons as follows.

1. This land was zoned for Residential Development before it was purchased, at zoned land price, more than 20 years ago. A substantial portion of the land has already been developed, known as Rathmore Housing Development, Rednagh Road, Aughrim. Only a lack of sewage capacity in Aughrim prevented the remainder (c.10 acres) being developed for low density housing.
2. The land is situated naturally within the settlement boundary of Aughrim. It adjoins the Rathmore Housing Development and a laneway which runs along the entire Northwestern boundary. A popular local walking route, known as Jim's Way, was developed along this lane. There are mature trees all along this boundary and the farmland beyond rises above the lane, making the lane a natural boundary for Aughrim Village. Regarding the "Sequential Approach" when zoning land, our land is totally central and accessible to Aughrim village centre. (see map attached). There are a number of modern housing developments located further out the Rednagh Road namely, Aughrim Oaks, Derrybawn and Aughrim Hall. It is definitely not peripheral as implied in the regulator's report.
3. The land has been zoned for low density housing in previous County Development Plans. The elevation and gradient make higher density difficult to achieve. However, low density housing is ideal especially for couples with young families, often working from home, who need space as well as proximity to local schools and amenities. It is virtually impossible for any young couple to obtain planning permission for once off housing outside the village boundary. Our existing zoning provides this option with the advantage of connection to Mains Services. The current housing policy and planning regulations are under review. The incoming Minister for Finance Michael McGrath stated " what all of that means is we have to build far more homes of all different types " as quoted in an article in the Sunday Independent yesterday, 13th. November 2022.
4. The provision of serviced zoned land in Aughrim, both high & low density, is not excessive. Our land is fully serviced, with roads, sewage and water infrastructure. Substantial funds

have already been invested to provide services to the Rathmore Development. All infrastructure was designed and installed to facilitate future development of this land, thus prioritising it in line with the "tiered approach to zoning" as referred to in the report. In fact easy access to services is a priority when deciding which land should be zoned. Aghrim is currently prioritised by Irish Water for increased sewage capacity in order to facilitate new house construction. We have no desire to delay development, which can be the case, where owners of zoned land often have no interest in allowing development.

In Summary,

The retention of Low Density Zoning on these lands was recommended and adopted by Wicklow County Council Members who recognise the necessity and benefits to the local community.

Existing housing policy and planning regulations are currently under review.

Irish Water have prioritised Aghrim for increased sewage capacity.

Substantial funds were invested in infrastructure to develop the Rathmore Estate and provide for the future development of our land.

The location is not peripheral.

As soon as the sewage capacity issue is resolved our land will be developed without delay.

I would ask the Minister to reconsider his decision.

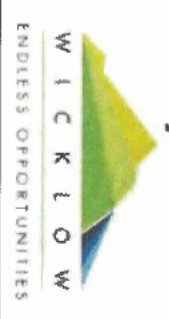
Mise le meas.



Paschal Bermingham.

14th November 2022.

Land Use Zoning Objectives



Legend

- Settlement Boundary
- RN-New Residential
- RE-Existing Residential
- R Special - Special Residential
- R2.5 - New Residential (Low Density)
- TC-Town Centre
- CE-Community & Education
- E-Employment
- MU-Mixed Use
- PU-Public Utility
- T-Tourism
- AOS-Active Open Space
- OS1-Open Space
- Route of old railway line -
- Possible greenway route
- OP-Opportunity Sites & SLO-Specific Local Objectives
- Jim's Way Walking Route

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council
Planning Department

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County Council

Scale 1:8,000 @ A3

