



# Wicklow Town - Rathnew LAP Submission - Report

<b>Who are you:</b>	Agent
<b>Name:</b>	Claire Tracey
<b>Email Address:</b>	info@pacc.ie
<b>Reference:</b>	WRLAP-140146
<b>Submission Made</b>	September 27, 2023 2:17 PM

## Topic

Compact Growth - Housing - Population Growth

## Submission

The development of this section of lands would allow for the provision of a small number of high quality new residential units and this would reflect the low-density character of the surrounding area. We urge

## Map



Map data © OpenStreetMap contributors, Microsoft, Facebook... Powered by Esri

## Site Description:

My client would now like to seek an adjustment to zoning R4: Infill / rural fringe low density, up to 10 units per Ha on a portion of the lands the area of lands fronting onto the Ballyguile Beg Road (L5101) and measuring 0.673 Ha.

-----

**File**

Final Submission Claire Tracey 27-09-23.pdf, 1.31MB

Forward Planning Section  
Planning and Development  
Wicklow County Council  
County Buildings  
Wicklow

---

A PRE-DRAFT STAGE SUBMISSION HOUSING – POPULATION – COMPACT GROWTH  
WICKLOW TOWN - RATHNEW LOCAL AREA PLAN

---

September 2023

Client	Claire Tracey:
Location:	Lands at Ballyguile Beg Wicklow Town
Folio:	WW22932F & WW2443
Landholding	Circa 2.54 Ha
Proposed Area	0.673 Ha

---

Submission Objective

Wicklow County Council Wicklow Town Rathnew  
Development Plan 2013-2019

**Current zoning: Strategic Land Bank (SLB)**

*A proposal to seek zoning for*

**Residential R4: Infill / rural fringe low density, up to 10  
units per ha on portion of site i.e.: 0.673 Ha.**



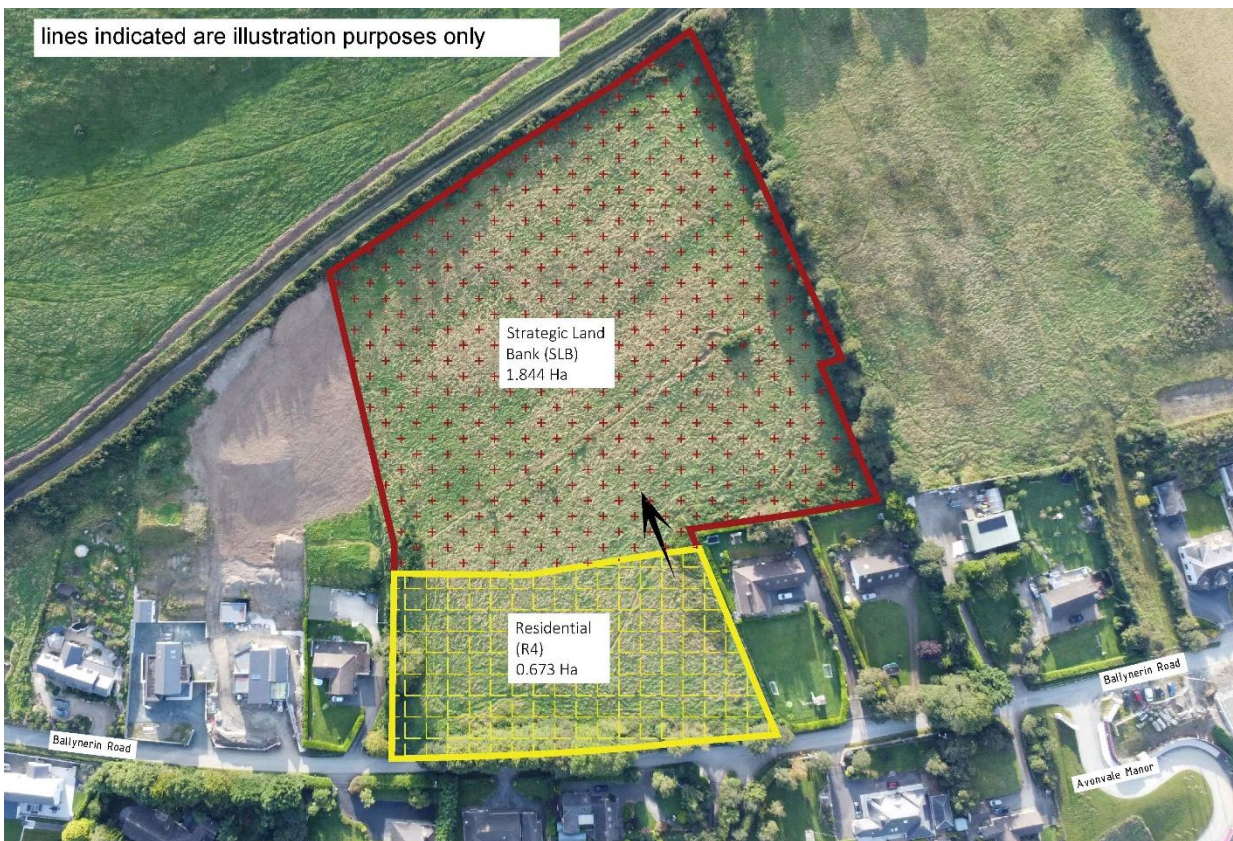
My client's lands measure circa 2.54 Ha in the townland of Ballyguile Beg. The site abuts the road on the Eastern boundary for circa 120 lineal meter road frontage onto Ballyguile Beg Road (L5101).

The Wicklow Town - Rathnew Development Plan 2013-2019 has identified this site a part of the Strategic Land Bank (SLB). Our client would now like to seek an adjustment to zoning R4: Infill / rural fringe low density, up to 10 units per Ha on a portion of the lands the area of lands fronting onto the Ballyguile Beg Road (L5101) and measuring 0.673 Ha.

The Ballyguile Beg Road (L5101) has an established pattern of one-off housing and larger residential developments such as Avondale Hall to the South and Avondale Manor nearing completion on the Northern side of the road.

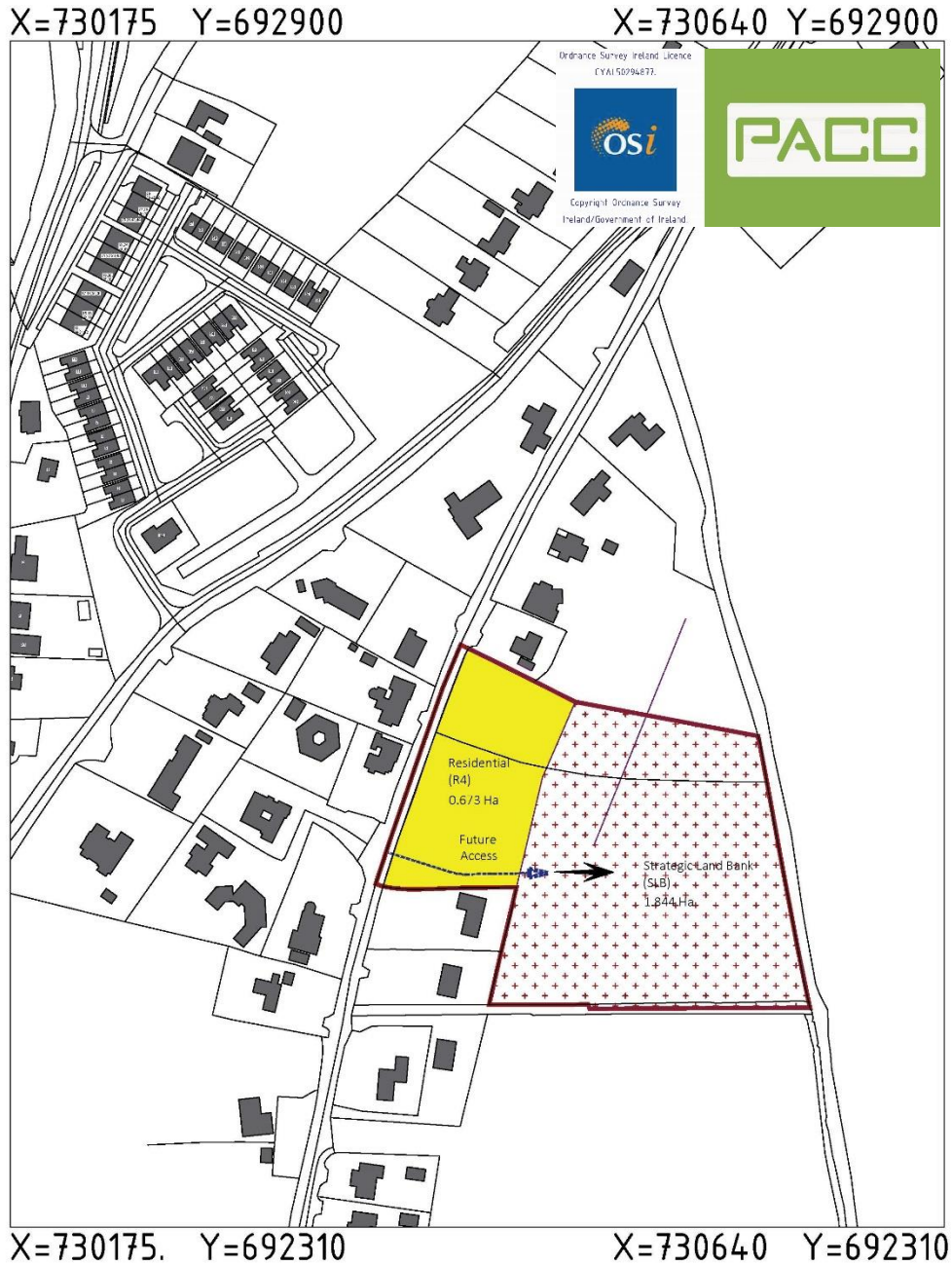
This portion of my clients' lands is ideally situated for an R4 zoning, as a series of infill dwellings would not seriously injure amenities of the area an infill development at this location will continue the pattern of development off Ballyguile Beg Road (L5101) allowing compact growth without impacting on the surrounding developments.

A setback of at the front boundary will improve accesses to the Ballyguile Beg Road and provide for a future pedestrian connection route. An access route is also indicated below to the upper lands for future vehicular access when remaining lands part of the Strategic Land Bank (SLB) become available for development in the future.



Aug 2023 Aerial Photograph of Clients Lands Ballyguile Beg

The development of this section of lands would allow for the provision of a small number of high quality new residential units at low densities, and this would reflect the low-density character of the surrounding area. We urge Wicklow County Council's Forward Planning department to reexamine this section of my client's lands and fully consider this proposal and adjust the zoning within this Local Area Plan review.



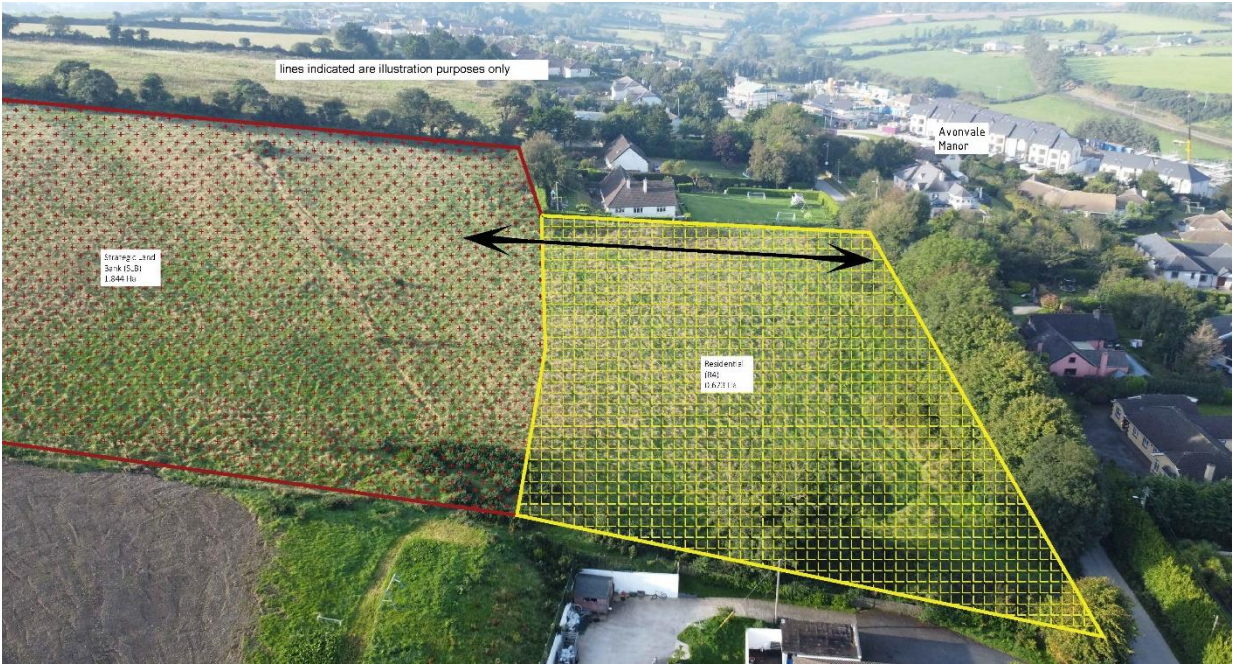
OS Extract of Clients Lands Ballyguile Beg

I trust the enclosed information meets with your requirements however should you have any queries, please do not hesitate to contact me at 086 0794813.

Yours sincerely

 MR/IAI

PACC: RIAI Registered Practice 23015  
Unit S2 Wicklow Enterprise Park,  
Box 8, The Murrough Wicklow.  
Phone 0404 64078 – 086 0794813 Email: info@pacc.ie



Aug 2023 Aerial Photograph of Clients Lands Ballyguile Beg