



Comhairle Contae Chill Mhantáin Wicklow County Council

Appendix D, Proposed Variation No. 7

Call For Sites – Summary of Assessment

Report on the Assessment of the Call for Sites Submissions and the
Zoning Criteria for Proposed Variation No. 7

September 2026

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1: Introduction

In July 2025 new 'Housing Growth Requirements' Section 28 Guidelines¹ were published

The Guidelines provide new housing growth requirements to planning authorities in order to facilitate the revision and update of development plans in accordance with the NPF. The housing growth requirements provided replace the Section 28 "Housing Supply Target Methodology for Development Planning" Guidelines issued in December 2020.

The 2025 Guidelines provide for the following housing targets for County Wicklow:

Local Authority	New Annual New Housing Growth Requirement to 2034	New Annual New Housing Growth Requirement 2035 to 2040
Wicklow County Council	2,068	931

The Guidelines set out the following **Policies and Objectives**:

- It is a policy and objective of these Guidelines that the housing growth requirements for each planning authority set out in Appendix 1² are reflected in the relevant City or County Development Plan, subject to consistency with the policies and objectives of the National Planning Framework – First Revision (2025), relevant Ministerial Guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended), relevant Government policy, and the undertaking of necessary environmental assessments.
- It is a policy and objective of these Guidelines that 'additional provision' of up to 50% over and above the housing growth requirement for each local authority set out in Appendix 1 is reflected within the relevant City or County Development Plan, subject to consistency with the policies and objectives of the National Planning Framework – First Revision (2025), relevant Ministerial Guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended), relevant Government policy, and the undertaking of necessary environmental assessments.
- It is a policy and objective of these Guidelines that planning authorities should use all available means to ensure that the objectives of these Guidelines are incorporated within development plans as quickly as possible through the variation of the current adopted development plan. Where a planning authority is undertaking a development plan review under the Act of 2000 or preparing a new development plan under the Act of 2024, a parallel process of varying the current adopted development plan, as appropriate, should be undertaken. The policies and objectives of these Guidelines should not be reflected in Local Area Plans without also being reflected within the relevant development plan.

Accordingly, in March 2026, Wicklow County Council adopted a variation (No. 5) to the County Development Plan (CDP) revising the core strategy to incorporate these objectives. During the

¹ NPF Implementation: Housing Growth Requirements, July 2025

² Appendix 1 of the 'NPF Implementation: Housing Growth Requirements' (DHLGH July 2025)

preparation of this variation, it was confirmed that a further process would follow to consider the zoning of additional land for residential use to further support the delivery of housing.

This process comprised a non-statutory '**Call for Sites**' consultation inviting landowners, homebuilders and other interested 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.

The consultation ran from December 2025 and closed on 27 February 2026. 201 valid submissions were received. These submissions can be viewed on a dedicated Public Web Map (see Section 2).

The sites received on foot of this non-statutory consultation have been assessed and considered for their suitability for residential zoning. This report summarises the Zoning Criteria used and the outcome of the assessment. The sites considered suitable for zoning form part of Proposed Variation No. 7 to the CDP, which also includes updates to Chapter 3 (Core Strategy) to reflect the additional provision of zoned land to support the housing targets. Details are available at:

<https://www.wicklow.ie/Living/Services/Planning/Development-Plans-Strategies/National-Regional-County-Plans/Wicklow-County-Development-Plan-2022-2028/Proposed-Variation-No-7>

Structure of this report

- Section 2 summarises the Call for Site consultation process;
- Section 3 outlines the Zoning Criteria used in the assessment of the Call for Sites submissions;
- Section 4 provides further detail on the individual reasons as to why a site would not be considered suitable for zoning, and therefore not included in Proposed Variation No. 7 (see Table 4.1);
- Section 5 sets out the outcome of the Call for Sites Assessment (see Table 5.1) and identifies:
 - The sites considered suitable for zoning
 - The sites that do not fulfil the zoning criteria and the reasons why

Note on locations of new zonings

It is recognised that some settlements at higher levels of the County's settlement hierarchy are priority locations (see Section 2.3) but have only some sites proposed for zoning. This is largely due to:

- The limited number of submissions received;
- The recent adoption of a Local Planning Framework for a settlement, which has already zoned significant additional land for housing;
- A number of the submissions received were already submitted and considered as part of the preparation of a recent Local Area Plan or Local Planning Framework, and were not considered suitable for zoning at that time for specific reasons.

Please see Section 3.3 for further detail.

2. Summary of Consultation

The non-statutory Call for Sites consultation ran from December 2025 and closed on 27 February 2026. 201 valid submissions were received. These submissions can be viewed on a dedicated Public Web Map, available here: <https://experience.arcgis.com/experience/6dfef7649f954a1797fcd3cafae0ce66/>

The published advertisements, guidance and associated webpages stated that the Council is particularly seeking to identify land/sites across the County that fulfil the following criteria:

- Are likely to contribute to the delivery of housing in the period up to 2040.
- Are located in areas where a level of housing demand exists.
- Would support the development of infill housing, housing on brownfield land or address vacancy and dereliction.
- Are serviced or have the potential to be serviced (i.e. have the ability connect to roads infrastructure and water, wastewater, surface water and electricity networks).
- Are located in areas with good public transport services.
- Are located in or adjoining towns or villages with good social infrastructure with capacity in schools and community facilities, or that can provide for the development of necessary social infrastructure.
- Contribute to sustainable, compact and sequential patterns of growth.
- In the case of 'greenfield' lands are 0.4 hectares (1 acre) or more in size, or have capacity for 10 or more homes.
- Have no significant legal, topographical or environmental / heritage impediments to development coming forward.

These criteria are reflected in the Zoning Criteria outlined Section 3 of this report.

Submissions could be made by hand / post, or through the dedicated online consultation portal. In order to make a valid submission applicants were required to complete both Part 1 and Part 2 of the submission process.

Applicants were also advised that only submissions received by the closing date would be considered, and that no additional material or detail submitted following the closing date would be considered.

Part 1: Prepare Site Report

Applicants were required to draw the boundaries of the site being suggested for residential zoning onto an online map on the Consultation Portal website. This generated a **Site Report** identifying the key physical and planning characteristics of the land/site that may impact on its suitability for residential development. The Consultation Portal advised that this map identified:

- If the land is already zoned fully or in part for residential use, which would signify that the applicant may not need to request residential zoning; if the land is already fully zoned for residential use or a use that allow for residential development (e.g. town centre use) applicants were advised that it is highly unlikely that they would need to make a submission.

- If the land is located in an existing town or village; the proximity of the land to an existing town or village and its associated infrastructure would have a strong bearing on the suitability of land for new residential development.
- If the land is fully or partly at risk of flooding; land at risk of flooding is normally not suitable for new residential development.
- If the land is fully or partly subject to an environmental designation or protected natural features (such as protected European sites, watercourses, protected trees etc); a number of such designations could preclude or significantly limit residential development possibilities.
- If the land is fully or partly subject to protection with respect to archaeology or architectural heritage (e.g. national monuments, protected structures); such designations could impact on residential development possibilities.
- If the land is fully or partly subject to any objectives or designations in the Wicklow County Development Plan that might impact on residential development possibilities (e.g. landscape protections, listed views / prospects etc).

Applicants were advised to consider the Site Report's contents carefully in order to determine if they wish to continue to make a zoning request in light of the information provided or whether they may want to revise the boundaries of the proposed site to avoid any sensitivities identified.

This site report was then required to be downloaded and saved, as it was needed to carry out Part 2 of the submission process.

Part 2: Submit Site Report & Questionnaire

Applicants were required to upload/provide a hard copy of the Site Report and complete the provided Questionnaire to support their submission. A copy of this Questionnaire is enclosed in **Appendix A**. Applicants were given the option of providing an additional site location plan to help identify the site but advised that additional drawings, reports or documents would not be considered.

Applicants were advised that a key consideration would be the **servicing status of the lands** as that will likely determine the suitability of the lands for short or medium term delivery: road access, including public lighting; footpath and cycleway access; access to public transport services; foul sewerage drainage; water supply; surface water drainage; and electricity supply.

Assistance in providing submissions

The consultation was designed so that applicants did not need to commission surveys, drawings or technical reports in order support their zoning request. However, recognising that not all members of the public are computer literate or have access to computers, Wicklow County Council provided the following supports to applicants:

- Both the Wicklow.ie website and the online consultation portal explained the submission process and requirements.
- A 'How-To' guide was published on both websites providing an illustrated step-by-step approach to generating the Site Report and making a valid submission.
- Hard copies of these documents were also made available where requested.

- The consultation website and advertisements stated that the consultation portal could be accessed through the Planning Counter computers at County Buildings, Wicklow Town.
- A dedicated drop-in service was held at County Buildings, Wicklow Town, on six dates in January and February during the consultation period. These 'clinics' provided in-person assistance to applicants in making their submission and guiding them through the preparation of the Part 1 Site Report and Part 2 Questionnaire. The dates of these clinics were advertised in local newspapers. 11 members of the public attended this dedicated drop-in service.
- Members of the Forward Planning team also provided assistance to members of the public who came to the Planning Counter at County Buildings, Wicklow Town, at other times. 12 members of the public were assisted in-person in this way.
- The Forward Planning team answered phone queries throughout the consultation period on the process. 35 members of the public were assisted over the phone. Email queries were also answered.
- Submissions that were received in advance of the closing time of 17:00 on the 27 February 2026 were reviewed to ensure that they fulfilled the submission requirements. Where the submission was made and some minor pieces of information were incomplete or unclear, applicants were then contacted and assisted to complete their submission by the deadline.

Submissions after the consultation closing date were not accepted.

Publication of Submissions

The valid submissions received were processed by the Forward Planning team: each submission was assigned a site number, and the site boundaries inputted onto a GIS mapping system. The site boundaries were based on those drawn on the Part 1 Site Report, informed by any additional site location plans submitted. Each site submitted was then published onto a public web map portal (available [here](#)) in April 2026 along with the applicant's questionnaire answers. Personal and legal information was redacted.

The boundaries provided by applicants and subsequently drawn onto the GIS system are indicative; detailed surveyor/architectural drawings would be required to absolutely confirm each site boundary but this level of detail is not necessary for consideration of zoning proposals. Whilst the process considered the specific submissions made to the Call for Sites, the zoning assessment undertaken has included the general site vicinity taking into account natural boundaries (e.g. field boundaries, watercourses, etc) and minor zoning changes on adjoining land on foot of any larger zoning changes (e.g. consequent changes to Specific Local Objective designations, etc).

Assessment Process

All 201 sites received were assessed against the Zoning Criteria outlined in Section 3 of this report. As the assessment process was undertaken each site was assigned a status:

- Stage 1: sites that upon assessment, did not meet the Zoning Criteria
- Stage 2: sites that were still under active review

Over the course of the assessment, the number of sites at Stage 2 were gradually reduced until the process concluded with the final list of zonings for the Proposed Variation.

Workshops were held with Elected Members in April/May and June 2026 on all 201 of the sites received.

Site walkovers were undertaken in May-August 2026.

All submissions were reviewed by the Council's Heritage and Architectural Conservation officers.

The next section outlines the Zoning Criteria used in the assessment of the Call for Sites submissions.

3. Zoning Criteria

Section 42 of the Planning & Development Act 2024 states that a Development Plan shall be an integrated overall strategy for the proper planning and sustainable development of the area. It must be materially consistent with the National Planning Framework, the National Marine Planning Framework, the relevant Regional Spatial and Economic Strategy, and National Planning Policies and Measures. It must also take due account of various matters including National Planning Policy Guidance, the relevant National Transport Authority transport strategy and the protection of water sources. Section 43 confirms that it is to include objectives for the zoning of land for a particular use or mixture of uses.

The zoning criteria used in the assessment have therefore been developed in accordance with the Act, the National Planning Framework, and the relevant plans and guidance; the new zonings for residential development must:

1. Ensure the "Additional Provision" of Housing;
2. Be Serviced Land;
3. Fulfil Compact Growth & Transport Orientated Development Objectives;
4. Be Developable in Light of Development Constraints; and
5. Constitute Proper Planning and Sustainable Development.

These zoning criteria are set out in further detail below. Section 4 expands on these criteria by setting out the individual reasons why a site would not be considered suitable for residential zoning.

Section 5 summarises the outcome of the Call for Sites assessment. Where a site is not considered to fulfil the zoning criteria the specific reasons are set out in Table 5.1.

3.1 Ensure the “Additional Provision” of Housing

The Housing Growth Requirements were published in light of the urgent need to increase housing delivery and to optimise the ability to deliver on the housing requirements of the revised National Planning Framework (April 2025).

Table 3.5 of the County Development Plan Core Strategy (Variation No. 5, March 2026) confirms that there is sufficient land zoned to meet County Wicklow’s housing growth requirement up to 2031, with headroom of over 50%. However, the ‘Housing Growth Requirements’ outline that planning authorities should consider as an immediate priority the suitability of lands for development over a 12 year plus period with ‘additional provision’ of up to 50% over and above the housing growth requirement. The additional provision is to ensure that there is a degree of choice in development sites to be provided locally, to avoid restricting the supply of new housing development through inactivity on a particular landholding or site.

The next County Development Plan will be adopted by 31 October 2030, if not before. Accordingly, sites that would take 5+ years to come forward for development should be included in the next County Development Plan, and considered as part of its preparation, rather than Proposed Variation No. 7.

Therefore, given the immediate need to deliver housing and to provide additional sites locally to avoid inactivity, new residential-led zonings should be serviced and deliverable in the short to medium term (i.e. 0-5 years) upon zoning.

Sites that do not meet the zoning criteria

Thus, sites with the following characteristics do not meet the zoning criteria:

- Sites that are proposed for a delivery programme of more than 5 years and / or would not be deliverable in the short-medium term.
- Sites that benefit from an existing zoning that permits residential development.
- Sites that have existing obligations that would prevent residential-led development coming forward in the short-term (e.g. requirements of a planning permission or enforcement notice)
- Submissions that do not propose residential-led development and would not result in the additional provision of housing
- Sites that would not make a meaningful, contribution to housing delivery due to their small size and / or development capacity

See Section 4 reasons: **Delivery 5–10 Years, Existing Residential Zoning, Existing Obligations, Non-Residential, Size / Capacity**

3.2 Be Serviced Land

National Policy Objective (NPO) 101 of the National Planning Framework (NPF)³ requires planning authorities to apply a standardised, tiered approach to differentiate between i) zoned land that is serviced and ii) zoned land that is serviceable within the life of the plan. NPO 103 confirms that land that cannot be serviced within the life of the relevant plan should not be zoned for development.

The tiered approach is taken to mean:

- Tier 1 Serviced Zoned Land comprises lands that are able to connect to existing development services, i.e. road and footpath access including public lighting, foul sewer drainage, surface water drainage and water supply, for which there is service capacity, and can therefore accommodate new development. Inclusion in Tier 1 will generally require the lands to be within the footprint of, or spatially sequential within, the identified settlement.
- Tier 2 (Serviceable Zoned Land) comprises lands that are not currently sufficiently serviced to support new development but have potential to become fully serviced within the life of the plan.

Table 3.1: Review of Servicing Criteria

Service	Summary of Assessment
Road & footpath access	All of the lands proposed for residential-led zoning have the ability to connect to public roads and to the public footpath network. <u>Sites that do not meet the zoning criteria</u> Sites that cannot connect to this infrastructure without the delivery of wider strategic infrastructure are not considered to be serviced. See Section 4 reasons: Road Access, Sustainable Mobility
Foul Sewer Drainage	Wicklow County Council consulted Uisce Eireann on the ability to connect to wastewater infrastructure. While there are several settlements that do not currently have capacity in their Wastewater Treatment Plants, a March 2026 Circular from the Department of Housing, Local Government and Heritage⁴ confirmed that in locations where wastewater infrastructure capacity is constrained or absent, housing developers are enabled to deliver new wastewater infrastructure as part of their housing schemes. Therefore, the majority of lands in County Wicklow now have the ability to provide sufficient Foul Sewer Drainage as part of the development. <u>Sites that do not meet the zoning criteria</u> Dependency on developer delivered wastewater treatment plants on sites with hydrological connections to water based protected European Sites is not sustainable or in accordance with the EU Habitats Directive. Therefore sites that would not be able to accommodate Developer Led Infrastructure for Wastewater Services are not considered to be serviced. See Section 4 reasons: Wastewater, European Sites

³ National Planning Framework First Revision, April 2025

⁴ Circular on Developer Led Infrastructure (DLO) Initiative for Wastewater Services to support Housing Delivery, NDP 01/2026

Service	Summary of Assessment
Surface Water Drainage	All of the lands proposed for residential-led zoning have the ability to connect to the public Surface Water Drainage / provide appropriate Sustainable Urban Drainage Systems (SUDS). <u>Sites that do not meet the zoning criteria</u> Sites that cannot connect to public drainage infrastructure or where SUDS would be likely to adversely impact on a designated European Site, or contribute to coastal erosion and flood risk are not considered to be serviced. See Section 4 reasons: Coastal Erosion, European Site, Flood Risk.
Water Supply	Uisce Eireann was consulted on the water supply. All settlements in Wicklow either have 'Capacity Available' or 'Potential Capacity Available – Level of Service Improvement Required'. No settlements require capital investments to increase capacity. Therefore, all of the lands proposed for residential-led zoning have the ability to connect to Water Supply and are considered to be serviced.

The assessment undertaken confirms that all of the sites considered to be suitable for zoning comprises Tier 1 Serviced Zoned Land.

Sites that cannot be serviced within the lifetime of the CDP (i.e. up to 2030) are not considered suitable to be zoned for development.

3.3 Fulfil Compact Growth & Transport Orientated Development Objectives

The NPF is underpinned by National Strategic Outcome 1: Compact Growth, which is supported by the various NPOs including:

- NPO 7: Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements and ensure compact growth and sequential patterns of growth.
- NPO 9 Deliver at least 30% of all new homes that are targeted in settlements other than the five Cities and their suburbs, within their existing built-up footprints and ensure compact and sequential patterns of growth.
- NPO 10 Deliver Transport Orientated Development (TOD) at scale at suitable locations, served by high capacity public transport and located within or adjacent to the built up footprint of the five cities or a metropolitan town and ensure compact and sequential patterns of growth.

Furthermore, the northeast of County Wicklow (the areas around Bray and Greystones) are within the Dublin Metropolitan Area. The NPF notes on page 33 that progressing the sustainable development of new brownfield and greenfield areas for housing along existing and planned high capacity public transport corridors focusing on large-scale Transport Orientated Development (TOD) opportunities particularly along high-capacity rail corridors within the metropolitan area will be a key future growth enabler for Dublin.

Section 3.2 of the Eastern and Midlands Regional Spatial and Economic Strategy⁵ outlines several growth enablers and priorities for the region, including to:

- Embed a network of Key Towns throughout the Region, which have the capacity to deliver sustainable compact growth and employment for their catchments in tandem with enabling public transport, infrastructure and services; and
- Promote balanced growth in a limited number of economically active settlements which have the identified capacity and potential for self-sustaining growth.

Therefore, the third zoning criteria in assessing the Call for Sites submissions is to fulfil compact growth and transport orientated development objectives; focus new zonings around higher level settlements in the County and TOD opportunities, whilst also ensuring that there is balanced growth amongst these settlements. This is also in accordance with the three Zoning Principles set out in Chapter 3 of the CDP which are: 1) Compact Growth, 2) Delivery of Population and Housing Targets, and 3) Higher Densities.

Settlement Principles: Priority Locations

The new zonings for additional housing land, along with the necessary supporting zoning (such as for community infrastructure, open space, sport and recreational facilities) have been provided principally in the following priority locations, which can best accommodate development following the principles of proper planning and sustainable development and the NPF and the RSES:

- The Metropolitan Area;
- The 'key town' of Wicklow Town – Rathnew;
- The designated growth towns in the County;

⁵Regional Spatial & Economic Strategy, 2019-2021. Eastern & Midland Regional Assembly

- Settlements where it is determined that that Transport Oriented Development opportunities (TOD) are present with particular regard to settlements currently serviced or planned to be serviced by high quality transport infrastructure; and
- Other settlements determined to be suitable to accommodate an appropriate quantum of additional residential development vis-a-vis the capacity of local infrastructure.

It is recognised that some settlements at higher levels of the County's settlement are priority locations but have only have some sites proposed for zoning. This is largely due to:

- The limited number of submissions received;
- The recent adoption of a Local Area Plan / Local Planning Framework for this settlement, which has already zoned significant more land for housing;
- A number of the submissions received were already submitted and considered as part of the preparation of a recent Local Area Plan / Local Planning Framework, and were not considered suitable for zoning in the life of the current CDP.

The following table summarises the potential for additional growth in each of the Level 1 to 3 settlements:

Settlement Level	Settlement	Potential for Additional Housing Growth
Level 1	Bray	The Bray Municipal District Local Area Plan was adopted in 2018. Variation No. 5 to the County Development Plan (30 March 2026) re-confirmed that it forms part of Volume 2 of the CDP and that, until it is replaced, the existing LAP will form part of the County Development Plan. All of the land in the town of Bray is subject to a land use zoning objective; the vast majority of this land has a zoning that supports residential development. Zonings that do not permit residential uses (e.g. employment, community, open space, etc.) serve an important strategic role in the town. Fassaroe is within Bray Town's settlement boundary and is a key development area. Much of this land is already zoned for housing. The scale of development means that it will need to be carefully sequenced with the delivery of supporting infrastructure. Having regard to the physical constraints on the growth of Bray (County boundary, the coast, Bray Head / Little Sugarloaf), there is limited potential for additional housing land in Bray, other than those lands already zoned. Nevertheless, given its role as a Metropolitan Key Town, there is scope to review certain existing zonings and/or expand the settlement onto greenfield sites where possible.
Level 2	Wicklow-Rathnew	The Wicklow-Rathnew Local Area Plan was adopted in May 2025. It zones 17 sites for RN – 'New Residential'. It is considered that there is further capacity for growth in this settlement given: - The Key Town status of Wicklow Town - Committed infrastructure projects such as the DART extension to Wickow Town, the Ashford park and ride, the Rathnew Inner Relief Road and the completion of the upgrade to the Rocky Road. - The recent progress on the development of existing residential zoned land (planning permissions, commencements, completions) necessitating new 'additional provision' of zoned land to support the delivery of housing. Therefore, it is deemed that there is a need for additional provision of zoned land to support the delivery of housing.
Level 3	Greystones-Delgany	The Greystones-Delgany & Kilcoole Local Planning Framework was adopted in February 2026. It zones 6 sites, 2 of which are significant, in Greystones-Delgany for RN – 'New Residential'. The quantum of zoning was more than 50% higher than needed to meet the moderate growth rate of 30% provided for in the County Development Plan. It is considered that there is capacity for growth above the current targeted rate of 30% in this settlement given: - The settlement's location in the Dublin Metropolitan Area - The availability of high quality public transport infrastructure and the and its availability of unzoned serviced land that fulfils Transport Orientated Development criteria - The significant delivery of new housing in the settlement in recent years. Therefore, it is deemed that there is a need for additional provision of zoned land to support the delivery of housing.
Level 3	Arklow	Arklow's Local Planning Framework was adopted in July 2026. Reflecting the recent upgrade to the Waste Water Treatment Plant it has zoned 19 sites for RN – 'New Residential' (c. 102 hectares). The quantum of zoning was more than 50% higher than needed to meet the high growth rate of 70% provided for in the County Development Plan. The LPF's recent adoption, and the number of undeveloped RN sites, means that further additional provision is not required at this point in time. It should be noted that of the 5 submissions received for Arklow, 3 were already zoned for residential purposes as a result of the recent LPF.
Level 3	Blessington	The Blessington Local Area Plan was adopted in June 2025. It zones 11 sites for RN – 'New Residential', with capacity of c. 1,500 units, which meets the medium term needs of the growth target of c. 45% provided for in the County Development Plan, given the development already underway and permitted in the settlement. It is considered that there is some capacity for growth above the current targeted rate of 45% in this settlement given its role as the primary town in the west of the County, the relative

Settlement Level	Settlement	Potential for Additional Housing Growth
		proximity to the Dublin Metropolitan Area, location on a national road (N81), and as it is served by public transport. Therefore, it is deemed that there is scope for additional provision of zoned land to support the delivery of housing..

Sites that do not meet the zoning criteria

Settlements that do not meet these settlement principles are a lower priority for the delivery of housing. Such zonings can be considered as part of the preparation of the next County Development Plan.

See Section 4 reasons: **Distance from Settlement, Peripherality, Phasing of Settlement, Settlement Priority**

3.4 Be Developable in Light of Development Constraints

There are various site characteristics that would prevent development of land. For instance, homes shall not be built on land at risk of flooding; it would be impractical and costly to deliver housing at scale on a steep slope; development could lead to downstream effects such as drainage issues or coastal erosion; or it is not possible to build housing within certain wayleaves or buffer zones.

Such constraints have been considered in the assessment of the Call for Sites submissions to ensure that any new land use zonings are deliverable; that they have the ability to obtain planning permission and to be built-out in the lifetime of the current County Development Plan.

Nevertheless, it is recognised that few sites are entirely free from development constraints, therefore the assessment has considered whether:

- A constraint applies to all or only part of a site;
- The area subject to the constraint can be incorporated as a non-residential use (e.g. playing pitches, parkland or wildlife areas) supporting the main residential development; and/or
- The constraint can be overcome through specific policy objectives, site design, standard construction methodologies or planning condition.

It should be noted that a site could be subject to an individual constraint on only part of the land but may also be subject to one, or more, constraints on other parts of the site; when taken together the overall potential for development is limited. Each site has been considered as a whole and where part of it is considered to fulfil the wider zoning criteria and to be developable in light of development constraints, it has been taken forward for zoning.

Land with complex constraints may be better suited to a non-residential primary use or a more detailed scheme of mitigation. It is more appropriate to consider such sites as part of the preparation of the next County Development Plan rather than the current variation process.

Sites that do not meet the zoning criteria

Sites that do not meet the zoning criteria are subject to one or more development constraints, that cannot be resolved through site specific zoning objectives, detailed design, standard construction methodologies or planning conditions in order to deliver housing at scale during the life of the current County Development Plan.

See Section 4 reasons: **Coastal Erosion, Flood Zone, Setback from Public Roads, Setback from WWTP, Topography, Watercourse, Wayleaves**

3.5 Constitute Proper Planning and Sustainable Development

The Planning and Development Act 2024⁶ provides for proper planning and sustainable development in the interests of the common good; an objective which is reinforced in both Part 3 (Plans, Policies and Related Matters) and Part 4 (Development Consents) of the Act. Part 3, Chapter 5 (Development Plans) requires development plans to be an integrated overall strategy for:

- Sustainable development and regeneration;
- Housing;
- The creation, improvement and preservation of sustainable places and communities;
- Environment and climate change;
- Conservation of natural and built heritage;
- Management of areas, uses and structures; and
- Settlements and their objectives.

Accordingly planning authorities are required to consider and implement a wide range of strategies, and to ensure that policy objectives can each be appropriately applied and balanced as part of the development of land within their functional areas.

All sites submitted to the Call for Sites have been subject to a strategic assessment against existing County Development Plan objectives, in order to have confidence that appropriately designed and operated developments brought forward on foot of the new zonings have the ability to obtain planning permission and be delivered within the life of the current CDP. All submissions were reviewed by the Council's Heritage and Architectural Conservation officers.

This criteria covers both the need to avoid unacceptable impacts to the environment and local communities, and the need to provide sufficient infrastructure to support the new development.

European Sites

The sites proposed for zoning as part of Proposed Variation No. 7 have been subject to Appropriate Assessment, Strategic Environmental Assessment and Strategic Flood Risk Assessment.

Where a site needs specific mitigation measures in order to avoid impacting on European Sites, these have been incorporated into a Specific Local Objective. This has not been necessary for all sites as the existing County Policy Objectives within the CDP already provide a range of protections and measures for the natural and built environments.

Proposed Variation No. 7 will be implemented in line with:

- Existing environmental protection and enhancement related Policies and Objectives defined in the County Development Plan and other land use plans for the County.
- Current and future environmental protection objectives defined through higher-order and inter-related policy and legislation, including heritage, climate, water quality, nature restoration objectives, and designated site conservation objectives.
- The appropriate provision of supporting infrastructure, including energy, traffic and transport, water supply and wastewater infrastructure, and Nature Based Solutions (NBS) / Sustainable Drainage Systems (SuDS).

⁶ Planning and Development Act, 2024 (as amended)

- The need to enable biodiversity enhancement, and maintain and enhance ecological connectivity, nature networks and dark ecological corridors at landscape level.

With the strategic aim of ensuring that the expansion of settlements in the County is in line with proper planning and sustainable development, wider environmental protection objectives, and do not create significant adverse cumulative effects on the environment.

Secondary Zonings and Necessary Infrastructure

In addition, Section 6.3 of the Development Plans Guidelines for Planning Authorities (June 2022) confirms that where there are significant proposals for new residential or other forms of large-scale development, sufficient infrastructural capacity is to be available or planned, including strategic national infrastructure, development enabling infrastructure, and local community and amenity infrastructure. Therefore, new zonings, through site specific objectives, must be able to accommodate the necessary infrastructure to support the new housing provision, including, where necessary, secondary zonings such as Active Open Space, Open Space and Community and Education.

No new strategic infrastructure is proposed as part of Proposed Variation No. 7. Where new enabling or local and community infrastructure is required to support a zoning these have been incorporated into Specific Local Objectives. All of this necessary infrastructure is considered to be feasible to deliver as part of the design and delivery of each SLO.

Sites that do not meet the zoning criteria

Sites are not considered to constitute proper planning and sustainable development where development of the lands would likely:

- Result in in harm to the environment, or natural and built heritage; and/or
- Not result in a positive social-economic impact

that cannot be resolved through site specific zoning objectives, detailed design, standard construction methodologies or planning conditions in order to deliver housing at scale during the life of the current County Development Plan.

It should also be noted that some sites may already be zoned for an alternative use which is considered necessary to meet the existing objectives of the County Development Plan.

See Section 4 reasons: **Archaeology, Bray Head SAAO, Character, Coastal Erosion, European Site, Existing Zoning, Flood Risk, Heritage, Landscape, pNHA, Topography, Watercourse**

This section has outlined the Zoning Criteria used to assess the Call for Sites submissions. The next section provides further detail on the individual reasons.

4. Reasons a site would not fulfil the Zoning Criteria

This section expands on the zoning criteria outlined in Section 3 by setting out the various reasons why a site would not be considered suitable for zoning and therefore not included in the Proposed Variation. An individual site may be subject to one or more of these reasons.

Section 5 identifies each of the sites submitted to the Call for Sites (CFS) and if:

- If it is considered suitable for zoning; or
- If not, the specific reasons (as detailed in Table 4.1) why it does not fulfil the zoning criteria.

Table 4.1: Reasons a site would not fulfil the Zoning Criteria

Reason	Description
Archaeology	Development of this land would impact on a Recorded Monument/Place or an Area of Archaeological Potential/Significant Potential, and would likely be injurious to its cultural or educational value, or detract from its setting.
Built Heritage	Development of the site would not protect the special physical, environmental, economic or cultural value of a heritage asset.
Bray Head SAAO	Development of this site would be contrary to the objectives of the Bray Head Special Amenity Area Order.
Character	The site is not suitable for multi-unit development given its location: the pattern of development in area, landscape character and/or infrastructure.
Coastal Erosion	The manner in which the lands are drained and surface water flows would be likely to contribute to coastal erosion and flood risk.
Delivery 5 – 10 Years	The CFS is an exceptional process to identify sites where housing development will come forward in the short term once it has been zoned. Any sites where housing would be delivered in 5+ years should be considered as part of the next County Development Plan process. The applicant has stated that the delivery of this site would be 5+ years, therefore this site has not progressed further in the Call for Sites process.
Distance from settlement	Sites taken forward as part of the CFS are to be located in or adjoining towns or villages. Sites that are not in proximity of an existing settlement do not meet this criteria.
Duplicate	One or more submissions has been received for this land. Assessment of this land was progressed under the title of another site number (as noted in Table 2).
European Site	Development of this site would likely result in an adverse impact on a designated European Site and / or an adverse impact cannot be ruled out due to its proximity to a European Site and/or due to the downstream effects on it (ground / surface water).
Existing Residential Zoning	The site already benefits from a zoning (whether residential, town centre, waterfront, etc) that allows for residential development to come forward. Therefore this site does not need to be considered further as part of the CFS process.

Reason	Description
Existing Obligations	This site has existing planning obligations that are required to be fulfilled on foot of a permission granted/statutory enforcement process/etc. As a result, this site cannot be considered further as part of the CFS process.
Existing Zoning	This land is already zoned for a non-residential use which is necessary to support the sustainable development of the area.
Flood Risk	All or the majority of the site is within a flood zone and so development would be at risk of flooding.
Landscape	Development of this site would significantly alter the natural landscape and give rise to adverse impacts on local views and the natural setting.
Setback from public roads	County Development Plan Design and Development Standard 2.1.11 requires development to be set back from public roads. For residential development the setback is to be: ▪ Motorway/National Road: 100 metres ▪ Rural Regional Road: 40 metres ▪ Rural Local Road: 20 metres ▪ Arterial Road: 10 metres ▪ Link Road: 6 metres ▪ Urban Local Road: minimum necessary to facilitate footpaths and a buffer from the public realm. All or the majority of the site is within the required buffer from the adjoining public road, which would prevent development in this area.
Setback from WWTP	Table 4 of the EPA's Wastewater Treatment Manuals (1999) recommends that development is a minimum distance of 50 metres from wastewater treatment systems with a capacity of >161 persons. All or part of the site is within this setback, which would prevent development in this area.
Sustainable Mobility	Development site is not in proximity to, or suitably close to, the public footpath network and / or public transport infrastructure.
Non-Residential	The CFS is an exceptional process to identify sites where housing development will come forward in the short term once it has been zoned. The applicant has sought a non-residential zoning for the site and so it has not been progressed further in the CFS process.
Peripherality	While the site is in proximity to the settlement boundary, the site is not as well connected to the settlement compared with other sites considered as part of the CFS and its development would be contrary to compact settlement principles.
Phasing of settlement	There is significant undeveloped zoned land in the vicinity of this site. These lands should come forward first before this site is zoned.
pNHA	Development of this site would likely result in an adverse impact on a proposed Natural Heritage Area
Road Access	Site does not have the ability to connect to the public road networks and/or cannot achieve the requisite traffic safety standards.

Reason	Description
Settlement Priority	The locations which can best accommodate development following the principles of proper planning and sustainable development, and the objectives of the NPF and the RSES are: - in the Metropolitan Area, - in the 'key town' of Wicklow Town – Rathnew, - in the designated growth towns in the County, - in settlements where it is determined that that Transport Oriented Development opportunities (TOD) are present with particular regard to settlements currently serviced or planned to be serviced by high quality transport infrastructure; - in other settlements determined to be suitable to accommodate an appropriate quantum of additional residential development vis-a-vis the capacity of local infrastructure. This site is located in a settlement that does not accord with these characteristics.
Size / Capacity	The CFS is an exceptional process; its objective is to accelerate housing delivery by zoning additional lands for substantial housing delivery in the short term. Proposals for small-scale development shall be considered as part of the preparation of the next County Development Plan. Therefore, sites are to be at least 0.4ha in size. This size threshold also ensures that landowners of any upzoned land are incentivised to develop them; as the Residential Zoned Land Tax will apply. However, in urban areas higher densities may be appropriate. Where a site has an area of less 0.4 ha but capacity for at least 10 dwellings, it is considered to fulfil the CFS criteria.
Topography	Development of this site would significantly alter the natural landscape and topography and would be unsuitable for development of 10+ units.
Wastewater	There is insufficient capacity in the local Waste Water Treatment Plant for additional residential units. Private waste water treatment would be unlikely to be feasible due to local environmental vulnerabilities (such as hydrological connectivity to European Sites).
Watercourse	CDP Development and Design Standard 1.4.1 requires development to provide a core riparian buffer zone of generally 25 metres along watercourses. All or part of the site is within the 25m buffer of a watercourse which would prevent development in this area.
Wayleaves	The site is subject to wayleaves that would prevent development in these locations.

Section 5 details the outcome of the Call for Sites assessment and where these individual reasons are applicable to a site.

5. Outcome of the Call for Sites Assessment

Section 3 of this report set out the Zoning Criteria used in the assessment of the Call for Sites submissions, while Section 4 provided further detail, outlining the individual reasons why a site would not be considered suitable for zoning.

This Section details the outcome of the Call for Sites assessment, each of the submissions received is listed in Table 5.1, which identifies:

- The sites considered suitable for zoning; and
- The sites that do not fulfil the Zoning Criteria and the reasons (as detailed in Table 4.1) why.

Where a reason applies to only part of a site this is note by '(part)'. It should be noted that a site could be subject to an individual reasons on only part of the land but may also be subject to one, or more, constraints on other parts of the site; when taken together the overall potential for development is limited. Each site has been considered as a whole and where part of it is considered to fulfil the wider zoning criteria and to be developable in light of development constraints, it has been taken forward for zoning.

Table 5.1: Outcome of the Call for Sites Assessment

Settlement	Municipal District	Site Number	Applicant	CFS Ref	Hectares	Included in Proposed Variation / Reasons not included in Proposed Variation
Kilmacanogue	Bray	1	Frank Doyle	CFS-100423	9.9	Character Landscape Peripherality Sustainable Mobility
Newtownmountkenedy	Wicklow	2	Gerard Carroll	CFS-165519	0.2	Existing Residential Zoning

Settlement	Municipal District	Site Number	Applicant	CFS Ref	Hectares	Included in Proposed Variation / Reasons not included in Proposed Variation
Avoca	Arklow	3	Mícheál Ó Tuathail	CFS-115625	5.8	Character Landscape Peripherality
Baltinglass	Baltinglass	4	Billy Timmins	CFS-100946	6.3	Included in Proposed Variation: BG 1
Wicklow-Rathnew	Wicklow	5	Susan Martin	CFS-144319	0.4	Existing Residential Zoning (part) Flood Risk Setback from WWTP Wayleave
Arklow	Arklow	6	Arklow Ferrybank Developments Ltd.	CFS-155118	0.9	Existing Residential Zoning
N/a	Greystones	7	Liam Kennedy	CFS-133405	0.1	Distance from settlement Size / Capacity Sustainable Mobility
N/a	Wicklow	8	Sean and Ann Owens	CFS-112658	1.4	Character Distance from settlement Landscape Sustainable Mobility
Ashford	Wicklow	9	Greenleaf Homes Construction Limited	CFS-192238	4.5	Included in Proposed Variation: ASH 1

Settlement	Municipal District	Site Number	Applicant	CFS Ref	Hectares	Included in Proposed Variation / Reasons not included in Proposed Variation
Ashford	Wicklow	10	Stephen Collier	CFS-172745	4.2	Duplicate: see Site 154.
Wicklow-Rathnew	Wicklow	11	Charles Kavanagh	CFS-175101	6.4	Included in Proposed Variation: WR 1
Ashford	Wicklow	12	Greenleaf Homes Construction Limited	CFS-140224	5.3	Included in Proposed Variation: ASH 1
Ashford	Wicklow	13	Vincent Doyle	CFS-125650	1.1	Included in Proposed Variation: ASH 2
Greystones-Delg.	Greystones	14	Greenleaf Homes Construction Limited	CFS-112052	4.6	Existing residential zoning (part) Flood Risk Landscape Topography Watercourse
Enniskerry	Bray	15	Shane Conaty	CFS-093933	0.4	Character Distance from settlement Landscape Sustainable Mobility
Rathdrum	Arklow	16	Wicklow County Council	CFS-121701	2.6	Existing residential zoning (part) Topography

Settlement	Municipal District	Site Number	Applicant	CFS Ref	Hectares	Included in Proposed Variation / Reasons not included in Proposed Variation
Newcastle	Greystones	17	Shane McCormack	CFS-103417	0.3	Built Heritage European Site Size / Capacity Wastewater
Wicklow-Rathnew	Wicklow	18	Eddie Kavanagh	CFS-090922	2.3	Included in Proposed Variation: WR 1
Roundwood	Wicklow	19	Johnny Doyle	CFS-103745	5.1	Included in Proposed Variation: RW 1
Rathdrum	Arklow	20	Kismet Limited	CFS-174718	2.4	Included in Proposed Variation: RD 1
Wicklow-Rathnew	Wicklow	21	Roy and Eileen Byrne	CFS-165736	7.6	Character Peripherality Setback from public roads (part) Sustainable Mobility
Rathdrum	Arklow	22	Wicklow County Council	CFS-153238	1.8	Duplicate: see Site 51.
Tinahely	Baltinglass	23	Nicky Murphy & Anthony Murphy	CFS-140032	2.9	Included in Proposed Variation: TY 1
Ashford	Wicklow	24	Kingscroft Development Ltd	CFS-174816	11.9	Included in Proposed Variation: ASH 3

Settlement	Municipal District	Site Number	Applicant	CFS Ref	Hectares	Included in Proposed Variation / Reasons not included in Proposed Variation
Rathdrum	Arklow	25	Kismet Limited	CFS-093559	2.4	Duplicate: see Site 20.
Wicklow-Rathnew	Wicklow	26	Roy and Eileen Byrne	CFS-091227	7.6	Duplicate: see Site 21.
Kilcoole	Greystones	27	Brookhampton Ltd	CFS-151020	8.2	Flood Zone (part) Phasing of settlement Watercourse (part)
Kilmacanogue	Bray	28	AJP Thermal Properties Ltd	CFS-115705	0.5	Existing residential zoning
Newtownmountkenedy	Wicklow	29	AJP Thermal Properties Ltd	CFS-112846	0.0	Existing residential zoning Size / Capacity
Rathdrum	Arklow	30	Henry Cullen	CFS-152955	0.2	Existing zoning (OS2) Size / capacity Watercourse
Wicklow-Rathnew	Wicklow	31	Raymond & Kathleen Bushe	CFS-220934	0.2	Existing residential zoning Size / Capacity
Wicklow-Rathnew	Wicklow	32	Alan & Sylvia Hudson	CFS-195753	9.4	Landscape Peripherality Topography
Newtownmountkenedy	Wicklow	33	WHC Lab	CFS-121741	61.8	Non-Residential Peripherality

Settlement	Municipal District	Site Number	Applicant	CFS Ref	Hectares	Included in Proposed Variation / Reasons not included in Proposed Variation
Roundwood	Wicklow	34	Ann McDonald	CFS-100118	5.5	Landscape Peripherality Phasing of settlement pNHA
Wicklow-Rathnew	Wicklow	35	Ian Mathews	CFS-103842	10.0	Peripherality Phasing of settlement
Dunlavin	Baltinglass	36	Ronan McPartland	CFS-105133	5.1	Delivery 5-10 years Existing Zoning (AOS)
Newtownmountkennedy	Wicklow	37	Dwyer Nolan Developments Ltd	CFS-104732	18.8	Included in Proposed Variation: NT 1
Greystones-Delg.	Greystones	38	Dwyer Nolan Developments Ltd	CFS-122638	5.1	Character Landscape Peripherality Sustainable Mobility
Barndarrig	Arklow	39	Dryslin Ltd, Director	CFS-115844	4.2	Settlement Priority
Newtownmountkennedy	Wicklow	40	Dwyer Nolan Developments Ltd	CFS-145658	23.7	Peripherality Sustainable Mobility
Greystones-Delg.	Greystones	41	Eire Og Greystones GAA club	CFS-165550	4.3	Included in Proposed Variation: GSD 1
Arklow	Arklow	42	Paschal & Breda Birmingham	CFS-163628	1.5	Existing Zoning (OS2) Topography Watercourse

Settlement	Municipal District	Site Number	Applicant	CFS Ref	Hectares	Included in Proposed Variation / Reasons not included in Proposed Variation
Bray	Bray	43	James Somerville	CFS-120135	3.6	Character Distance from settlement Landscape Sustainable Mobility
Wicklow-Rathnew	Wicklow	44	Helen Clarke	CFS-090237	6.2	Peripherality Phasing of settlement Setback from public roads (part)
Kilcoole	Greystones	45	Beakonshaw Ltd	CFS-123859	19.3	Duplicate: see Sites 91 and 193.
Greystones-Delg.	Greystones	46	Denis O'Connell	CFS-154149	1.0	Character Flood Risk (part) Peripherality Sustainable Mobility Watercourse (part)
Carnew	Baltinglass	47	Wicklow County Council	CFS-111640	2.4	Included in Proposed Variation: CN 1
Newtownmountkennedy	Wicklow	48	John & Fiona Douglas	CFS-115117	11.4	Character Distance from settlement Landscape Sustainable Mobility
Newtownmountkennedy	Wicklow	49	John & Fiona Douglas (Site A) and Mr Richard Bourke (Site B)	CFS-123743	5.8	Character Landscape Peripherality Sustainable Mobility

Settlement	Municipal District	Site Number	Applicant	CFS Ref	Hectares	Included in Proposed Variation / Reasons not included in Proposed Variation
Greystones-Delg.	Greystones	50	Sarah Jane Tracey	CFS-113659	16.8	Archaeology (part) Coastal Erosion Character Landscape Peripherality
Rathdrum	Arklow	51	Wicklow County Council	CFS-115654	1.8	Existing Zoning (CE)
Ashford	Wicklow	52	Wicklow County Council	CFS-164204	2.5	Existing Zoning (E) Flood Zone (part) Watercourse (part)
Shillelagh	Baltinglass	53	J & H Drylining Ltd	CFS-000021	2.9	Character Peripherality Watercourse (part)
Bray	Bray	54	Bray Strength & Performance Gym	CFS-092347	0.1	Existing residential zoning Size / Capacity
Ashford	Wicklow	55	Mark Elliott	CFS-092901	3.6	Duplicate: see Site 9.
Newtownmountkennedy	Wicklow	56	Richard Lacey (Representative) on behalf of the landowner Paul Stanton	CFS-093337	27.6	Existing Zoning (AOS) (part) Character Peripherality Topography (part) Watercourse (part)
Newtownmountkennedy	Wicklow	57	plan8 architects	CFS-113409	1.8	Distance from settlement Sustainable Mobility
Wicklow-Rathnew	Wicklow	58	John Fitzgerald	CFS-103754	2.2	Landscape Peripherality Topography

Settlement	Municipal District	Site Number	Applicant	CFS Ref	Hectares	Included in Proposed Variation / Reasons not included in Proposed Variation
Rathdrum	Arklow	59	Hobson Farming Enterprises	CFS-105431	13.3	Included in Proposed Variation: RD 2
Wicklow-Rathnew	Wicklow	60	John P. Hopkins and Sons Ltd.	CFS-133350	0.2	Delivery 5-10 years Existing zoning (WZ)
Roundwood	Wicklow	61	Ambihouse 563517	CFS-170933	1.3	Included in Proposed Variation: RW 2
Ashford	Wicklow	62	Tyrrelstown Development project LTD	CFS-101939	5.4	Included in Proposed Variation: ASH 4
Ashford	Wicklow	63	Greenleaf Homes Limited	CFS-210658	15.3	Built Heritage Existing Zoning (AOS) part Existing Zoning (OS1) part Flood Zone (part) Setback from public roads (part) Topography (part) Watercourse (part)
Glenealy	Wicklow	64	John Kinsella	CFS-103445	13.3	Flood zone (part) Settlement Priority Watercourse (part)
Rathdrum	Arklow	65	Ridgeway Homes Ltd.	CFS-115849	0.2	Existing Obligations
Wicklow-Rathnew	Wicklow	66	JEN PROPERTIES LTD	CFS-134537	0.3	Archaeology Character Existing Zoning (OS2)
N/a	Greystones	67	declan cobbe	CFS-140414	1.7	Character Distance from settlement Sustainable Mobility

Settlement	Municipal District	Site Number	Applicant	CFS Ref	Hectares	Included in Proposed Variation / Reasons not included in Proposed Variation
Greystones-Delg.	Greystones	68	John Darcy	CFS-135236	4.0	Coastal Erosion Character Landscape Peripherality
Bray	Bray	69	741235	CFS-140820	1.6	Duplicate: see Site 172.
Bray	Bray	70	JPW Blue Holdings Ltd.	CFS-155638	0.1	Setback from public roads Size / Capacity
Newtownmountkennedy	Wicklow	71	Allan O'Connor	CFS-171126	20.3	Existing Zoning (E) Existing Zoning (OS1) Existing Zoning (MU) Flood Zone (part) Peripherality Setback from public roads (part) Watercourse (part)
Bray	Bray	72	741235 - Rego Property (Ireland) Limited	CFS-153014	1.0	Archaeology (part) Existing residential zoning (part) Existing zoning (OS1 Swan River Valley) Flood Zone Watercourse
Tinahely	Baltinglass	73	Matthew Duffy	CFS-082023	1.3	Character Landscape Peripherality Sustainable Mobility
Tinahely	Baltinglass	74	Matthew Duffy	CFS-085635	5.4	Character Delivery 5-10 years Peripherality

Settlement	Municipal District	Site Number	Applicant	CFS Ref	Hectares	Included in Proposed Variation / Reasons not included in Proposed Variation
Tinahely	Baltinglass	75	Paul Duffy	CFS-092802	2.5	Landscape Peripherality
Bray	Bray	76	Decies Management Co. Ltd	CFS-114805	1.9	Included in Proposed Variation: BR 2
Wicklow-Rathnew	Wicklow	77	Glenveagh Homes Ltd.	CFS-213110	17.3	Included in Proposed Variation: WR 2
Newtownmountkenedy	Wicklow	78	Mrs. Barbara Ogilvy-Watson	CFS-123526	7.1	Existing zoning (part) CE Existing zoning (part) OS1 Peripherality Phasing of settlement
Rathdrum	Arklow	79	Ellanne Luxury Homes Ltd.	CFS-094136	0.2	Existing Zoning (OS2) Landscape Size/Capacity
Kilpedder/Willowgr.	Greystones	80	Clement Wilson	CFS-110252	4.2	Character Distance from settlement Setback from public roads (part) Sustainable Mobility
Wicklow-Rathnew	Wicklow	81	Aaron Tracy	CFS-163529	1.8	Landscape Peripherality Topography
Baltinglass	Baltinglass	82	THPI Ltd (Ciaran Fitzpatrick)	CFS-174244	8.9	Included in Proposed Variation: BG 2
Wicklow-Rathnew	Wicklow	83	Lusra Teo; Directors Tom & Barbara Delahoyde	CFS-165734	2.8	Existing Zoning (E)
Carnew	Baltinglass	84	Michael Kinsella	CFS-230427	1.2	Flood zone Peripherality

Settlement	Municipal District	Site Number	Applicant	CFS Ref	Hectares	Included in Proposed Variation / Reasons not included in Proposed Variation
Bray	Bray	85	3751966PH	CFS-192701	0.3	Existing Zoning OS1 Size / Capacity Topography
Arklow	Arklow	86	JC Mellon Building Contractors Ltd	CFS-084533	5.5	Existing residential zoning
Newcastle	Greystones	87	Ray Finlayson	CFS-084619	9.9	Archaeology (part) Built Heritage European Site Flood Zone (part) Landscape Topography (part) Wastewater Watercourse (part)
Greystones-Delg.	Greystones	88	Wynnstay Developments Ltd	CFS-094902	3.3	Existing Zoning (part) (OS2) Character Flood zone (part) Landscape Peripherality Watercourse (part)
Dunlavin	Baltinglass	89	Conor Miley	CFS-100355	6.9	Included in Proposed Variation: DL 1
Kilcoole	Greystones	90	Closeline	CFS-094841	24.2	European Site Flood Zone (part)

Settlement	Municipal District	Site Number	Applicant	CFS Ref	Hectares	Included in Proposed Variation / Reasons not included in Proposed Variation
Kilcoole	Greystones	91	Close line ltd	CFS-103441	12.7	European Site Flood Zone (part) Peripherality Road Access Sustainable Mobility
Stratford-on-Slaney	Baltinglass	92	Stephen Coy	CFS-110646	0.8	Settlement Priority Sustainable Mobility
Aughrim	Arklow	93	Tom & Pat Redmond	CFS-111838	5.1	Included in Proposed Variation: AU 1
Dunlavin	Baltinglass	94	Conor Miley	CFS-120554	7.1	Included in Proposed Variation: DL 2
Newcastle	Greystones	95	Tom & Pat Redmond	CFS-121658	4.8	European Site Landscape Topography Wastewater
Dunlavin	Baltinglass	96	Stephen Miley	CFS-122153	6.9	Duplicate: see Site 89.
Bray	Bray	97	Tiglin Challenge	CFS-123425	1.6	Built Heritage Existing Zoning (CE) Landscape (part) Topography (part)
Dunlavin	Baltinglass	98	Conor Miley	CFS-131146	1.0	Duplicate: see Site 94.
Rathdrum	Arklow	99	Wicklow County Council	CFS-134245	2.0	Existing Zoning (CE)

Settlement	Municipal District	Site Number	Applicant	CFS Ref	Hectares	Included in Proposed Variation / Reasons not included in Proposed Variation
Newcastle	Greystones	100	T Peare & Sons Ltd	CFS-121452	2.2	Distance from Settlement European Site Wastewater Watercourse
Newcastle	Greystones	101	Touncaragh Ltd. C/O Ardale Property Group.	CFS-141355	4.7	European Site Wastewater
Newcastle	Greystones	102	Touncaragh Ltd C/O Ardale Property Group.	CFS-142752	1.9	European Site Wastewater
Wicklow-Rathnew	Wicklow	103	Mr Gerard McCallion	CFS-142046	36.3	Landscape Peripherality Topography
Rathdrum	Arklow	104	Wicklow County Council	CFS-143559	3.0	Existing Zoning (E)
Newtownmountkennedy	Wicklow	105	Pauline Shortt	CFS-142937	1.4	Included in Proposed Variation: NT 2
Rathdrum	Arklow	106	Tom & Pat Redmond	CFS-142121	3.3	Included in Proposed Variation: RD 3
Wicklow-Rathnew	Wicklow	107	Rathnew Partnership	CFS-140033	1.9	Existing Zoning (CE) (reservation for future education use)

Settlement	Municipal District	Site Number	Applicant	CFS Ref	Hectares	Included in Proposed Variation / Reasons not included in Proposed Variation
Ashford	Wicklow	108	Herbert Street Property Finance ULC	CFS-155951	14.5	Built Heritage (part) Flood Zone (part) Landscape (part) Road Access (part) Setback from public road (part) Setback from WWTP (part) Sustainable Mobility (part) Topography (part) Watercourse (part)
Kilpedder/Willowgr.	Greystones	109	Company - Stanford Woods Healthcare Ltd;	CFS-161846	7.8	Character Landscape Settlement Priority
Wicklow-Rathnew	Wicklow	110	Lusra Teo; Directors Tom & Barbara Delahoyde	CFS-121232	0.6	Included in Proposed Variation: WR 3
Dunlavin	Baltinglass	111	Wicklow County Council	CFS-161515	2.1	Included in Proposed Variation: DL 3
Greystones-Delg.	Greystones	112	Brian Fisher	CFS-164736	8.3	Character Coastal Erosion Distance from Settlement Landscape Peripherality
Ashford	Wicklow	113	Gerry Byrne	CFS-165133	1.3	Flood Zone
Bray	Bray	114	Cairn Homes Properties Ltd.	CFS-162453	3.9	Included in Proposed Variation: BR 3

Settlement	Municipal District	Site Number	Applicant	CFS Ref	Hectares	Included in Proposed Variation / Reasons not included in Proposed Variation
Arklow	Arklow	115	Alannah O'Caoimh	CFS-173456	0.7	Setback from public roads
Rathdrum	Arklow	116	Michael Smith	CFS-182552	0.1	Existing Residential Zoning (part) Existing Zoning (OS2) Size / capacity
Bray	Bray	117	David Drane	CFS-184641	2.9	Bray Head SAAO Landscape Peripherality
Donard	Baltinglass	118	Fred Walshe	CFS-073136	7.5	Included in Proposed Variation: DN 1
Rathdrum	Arklow	119	Hugh and Brenda Kinsella	CFS-074656	3.9	Included in Proposed Variation: RD 3
Kilcoole	Greystones	120	Andrew O'Reilly	CFS-081927	3.8	European Site
Wicklow-Rathnew	Wicklow	121	Maurice Sheehy	CFS-084048	1.6	Included in Proposed Variation: WR 4
Carnew	Baltinglass	122	Briarbreak Limited	CFS-083044	1.3	Character Landscape Peripherality
Wicklow-Rathnew	Wicklow	123	Maurice and Paula Sheehy	CFS-090904	4.5	Included in Proposed Variation: WR 5
Greystones-Delg.	Greystones	124	Patrick and Margaret Byrne	CFS-092838	3.9	Delivery 5-10 Years Peripherality Road Access

Settlement	Municipal District	Site Number	Applicant	CFS Ref	Hectares	Included in Proposed Variation / Reasons not included in Proposed Variation
Wicklow-Rathnew	Wicklow	125	Eugene Stephens	CFS-093717	3.0	Existing Residential Zoning Existing Zoning (part) (OS2) Flood Zone (part) Watercourse (part)
Greystones-Delg.	Greystones	126	Ronan O 'Caoimh (Lowick Homes)	CFS-090808	4.5	Character Landscape Peripherality Road Access Sustainable Mobility
Kilcoole	Greystones	127	William Neville & Sons Unlimited Company	CFS-170654	0.2	Distance from settlement Size / Capacity Sustainable Mobility
Kilcoole	Greystones	128	Thomas Gallagher	CFS-095404	0.3	Existing Zoning (OS2) Landscape
Bray	Bray	129	Applicant Name: Avonvard Limited (a Park Developments Company),	CFS-092723	3.8	Included in Proposed Variation: BR 4
Killiskey	Wicklow	130	Susie Isherwood	CFS-101417	10.6	Character Peripherality Settlement Priority Sustainable Mobility Watercourse (part)
Wicklow-Rathnew	Wicklow	131	Crowley Residential, Director part of Arrowport Trading Limited	CFS-093853	18.0	Included in Proposed Variation: WR 6

Settlement	Municipal District	Site Number	Applicant	CFS Ref	Hectares	Included in Proposed Variation / Reasons not included in Proposed Variation
Bray	Bray	132	Cairn Homes Properties Ltd.	CFS-094544	4.3	Existing Zoning (E)
Kilpedder/Willowgr.	Greystones	133	Ronan O'Caoimh (Lowick Homes)	CFS-100655	4.5	Character Distance from settlement Setback from public roads (part) Sustainable Mobility
N/a	Arklow	134	Paul McDonald	CFS-102730	0.5	Character Delivery 5-10 years Distance from settlement Setback from public roads Sustainable Mobility
N/a	Arklow	135	Andrew J Merrigan	CFS-104938	2.6	Distance from settlement Sustainable Mobility
Enniskerry	Bray	136	John Prosser	CFS-104225	0.9	Existing residential zoning
Enniskerry	Bray	137	Scalaheen Ltd.	CFS-095815	7.8	Included in Proposed Variation: EK 1
Aughrim	Arklow	138	Gerry and Shane Holt	CFS-110136	0.3	Existing Zoning (E) Size / Capacity
Ashford	Wicklow	139	Gerald and Susan Bass	CFS-113036	2.1	Peripherality Sustainable Mobility
Wicklow-Rathnew	Wicklow	140	Knockrobbin (Wicklow) Developments Limited, Company	CFS-123926	11.4	European Site (Part) Existing Residential Zoning (part) Existing Zoning (OS1) (part) Existing Zoning (OS2) (part) Flood Zone (part) Watercourse (part)

Settlement	Municipal District	Site Number	Applicant	CFS Ref	Hectares	Included in Proposed Variation / Reasons not included in Proposed Variation
Kilcoole	Greystones	141	William Neville & Sons Unlimited Company	CFS-110931	1.7	Distance from settlement Sustainable Mobility
Rathdrum	Arklow	142	Edward Kelly	CFS-114229	0.6	Existing Residential Zoning (part) Landscape Road Access
Dunlavin	Baltinglass	143	John Lawler	CFS-120304	11.9	Included in Proposed Variation: DL 4
Bray	Bray	144	Borg Developments Unlimited Company.	CFS-111757	3.3	Existing residential zoning
Enniskerry	Bray	145	Scalaheen Ltd.	CFS-115005	0.3	Existing Zoning (CE)
N/a	Baltinglass	146	Conor Phibbs	CFS-121523	1.0	Character Distance from settlement European Site Sustainable Mobility Wastewater
Ballinaclash	Arklow	147	Seamus and Mary Clarke	CFS-122306	2.7	Flood Zone (part) Landscape (part) Settlement Priority Topography (part) Watercourse (part)
Wicklow-Rathnew	Wicklow	148	Durkan Broomhall Developments Limited	CFS-121749	5.4	Included in Proposed Variation: WR 7
Wicklow-Rathnew	Wicklow	149	Rycroft RW Limited	CFS-122350	1.7	Existing Zoning (CE) (reservation for future education use)

Settlement	Municipal District	Site Number	Applicant	CFS Ref	Hectares	Included in Proposed Variation / Reasons not included in Proposed Variation
N/a	Wicklow	150	Sharon Hughes	CFS-123332	1.8	Character Distance from Settlement Sustainable Mobility
Rathdrum	Arklow	151	Padraig Smith of The Padraig Smith Partnership. Architects	CFS-103216	2.4	Included in Proposed Variation: RD 3
Wicklow-Rathnew	Wicklow	152	Durkan Broomhall Developments Limited.	CFS-123434	5.4	Duplicate: see Site 148.
Wicklow-Rathnew	Wicklow	153	Rycroft RW Limited.	CFS-123932	0.8	Existing Zoning (OS1) (reservation for completion of Rathnew Inner Relief Road)
Ashford	Wicklow	154	Castlethorn	CFS-120814	20.5	Included in Proposed Variation: ASH 2
Ashford	Wicklow	155	Rycroft Partners Limited.	CFS-125032	2.8	Flood zone Peripherality
Wicklow-Rathnew	Wicklow	156	Rycroft RW Limited.	CFS-130219	0.2	Existing Residential Zoning
Greystones-Delg.	Greystones	157	D/RES Holdings Limited, Company Registration	CFS-123046	61.7	Included in Proposed Variation: GSD 2
Arklow	Arklow	158	Castlethorn	CFS-130004	14.1	Existing residential zoning
Wicklow-Rathnew	Wicklow	159	Fernhill Developments Limited wholly owned by Creedon Group Ltd.	CFS-133840	1.4	Existing residential zoning

Settlement	Municipal District	Site Number	Applicant	CFS Ref	Hectares	Included in Proposed Variation / Reasons not included in Proposed Variation
Wicklow-Rathnew	Wicklow	160	Ronan O'Caoimh (Lowick Homes)	CFS-120406	0.8	Included in Proposed Variation: WR 7
Wicklow-Rathnew	Wicklow	161	Fernhill Developments Limited wholly owned by Creedon Group Ltd.	CFS-134939	0.3	Existing zoning (part) (CE)
Greystones-Delg.	Greystones	162	Grattan Evans	CFS-083535	34.6	Archaeology Character Distance from settlement
Kilpedder/Willowgr.	Greystones	163	Elizabeth O'Reilly in partnership with Creedon Group	CFS-140357	3.4	Access Peripherality Settlement Priority
Enniskerry	Bray	164	Anne Kavanagh	CFS-141344	0.7	Character Landscape Peripherality
Aughrim	Arklow	165	Robert and Eleanor hunt	CFS-141945	6.4	Included in Proposed Variation: AU 1
Bray	Bray	166	Padraig Smith of The Padraig Smith Partnership Architects	CFS-125747	0.6	Existing Zoning OS1 Setback from public roads Topography
Aughrim	Arklow	167	Little Meadow Homes Limited.	CFS-115509	1.1	Included in Proposed Variation: AU 1
Enniskerry	Bray	168	Leddy Family	CFS-125345	7.7	Character European Site Landscape

Settlement	Municipal District	Site Number	Applicant	CFS Ref	Hectares	Included in Proposed Variation / Reasons not included in Proposed Variation
Enniskerry	Bray	169	James Maguire	CFS-135736	6.5	Character European Site Landscape Peripherality Sustainable Mobility
Greystones-Delg.	Greystones	170	David and Ida Kelly	CFS-142201	8.0	Character Existing Residential Zoning (part) Landscape Peripherality
Ashford	Wicklow	171	Charles and Lucy Tottenham	CFS-142220	5.3	Duplicate: see Site 154.
Bray	Bray	172	A R Giles	CFS-142712	1.6	Included in Proposed Variation: BR 1
N/a	Arklow	173	James & Jennifer Kavanagh	CFS-152109	4.6	Character Distance from settlement Sustainable Mobility
Rathdrum	Arklow	174	Padraig Smith of The Padraig Smith Partnership Architects	CFS-150045	0.7	Existing Residential Zoning
Blessington	Baltinglass	175	Ventac & Company Limited	CFS-151708	2.8	Existing Zoning (Employment)
Ashford	Wicklow	176	Tack Packaging (2000) Limited	CFS-154246	4.2	Peripherality Sustainable Mobility
Enniskerry	Bray	177	James Maguire	CFS-155750	12.4	Included in Proposed Variation: EK 2
Ashford	Wicklow	178	Mr J O'Connell, Mrs S Hargadon	CFS-160623	0.6	Existing Zoning (OS1) Flood Zone (part)

Settlement	Municipal District	Site Number	Applicant	CFS Ref	Hectares	Included in Proposed Variation / Reasons not included in Proposed Variation
Rathdrum	Arklow	179	Padraig Smith of The Padraig Smith Partnership Architects	CFS-154113	3.8	Landscape Road Access Topography Watercourse (part)
Blessington	Baltinglass	180	Dunmoy Properties Limited	CFS-153854	13.2	Included in Proposed Variation: BLS 1
Wicklow-Rathnew	Wicklow	181	Sadie Leeson	CFS-164230	9.4	Duplicate: see Site 32.
Rathdrum	Arklow	182	Padraig Smith of The Padraig Smith Partnership Architects	CFS-170534	3.7	Landscape Topography Watercourse (part)
Wicklow-Rathnew	Wicklow	183	Ronan O 'Caoimh (Lowick Homes)	CFS-104228	10.1	Included in Proposed Variation: WR 8
Wicklow-Rathnew	Wicklow	184	Ronan O 'Caoimh (Lowick Homes)	CFS-111833	6.6	Duplicate: see Site 131.
Wicklow-Rathnew	Wicklow	185	Cyril McGuire of VC Land Investments Limited	CFS-100630	3.4	Included in Proposed Variation: WR 9
Wicklow-Rathnew	Wicklow	186	Ronan O 'Caoimh (Lowick Homes)	CFS-113020	3.7	Included in Proposed Variation: WR 10
Enniskerry	Bray	187	Patricia Bernon	CFS-121727	5.3	European Site Watercourse (part)
Roundwood	Wicklow	188	Seamus and Mary Timmons	CFS-120636	7.4	Character Peripherality Sustainable Mobility Watercourse (part)

Settlement	Municipal District	Site Number	Applicant	CFS Ref	Hectares	Included in Proposed Variation / Reasons not included in Proposed Variation
Wicklow-Rathnew	Wicklow	189	Applicant - Aztec Property Ltd	CFS-132258	3.0	Existing Zoning (E) Existing Zoning (OS2) Flood Zone (part) Watercourse (part)
Greystones-Delg.	Greystones	190	John Brady	CFS-134149	31.0	Included in Proposed Variation: GSD 2
Tinahely	Baltinglass	191	Diarmaid O Connor.	CFS-131512	3.3	Included in Proposed Variation: TY 2
Kilcoole	Greystones	192	Paul Brady	CFS-144913	17.6	Existing Residential Zoning (part) Existing Zoning (part) (AOS) Existing Zoning (part) (E) Existing Zoning (part) (OS1) Flood Zone (part) Peripherality (part)
Kilcoole	Greystones	193	Paul Brady	CFS-151616	9.1	European Site Peripherality Road Access Sustainable Mobility
Kilcoole	Greystones	194	Michael Gahan May OConnor	CFS-153209	3.5	European Site Sustainable Mobility
Roundwood	Wicklow	195	Vincent Price	CFS-154838	0.8	Included in Proposed Variation: RW 3
Ashford	Wicklow	196	Charlie Kelly	CFS-155739	0.6	Flood Zone (part) Peripherality
Wicklow-Rathnew	Wicklow	197	Noel Heatley	CFS-153313	3.4	Existing Zoning (part) (E) Existing Zoning (part) (PU)

Settlement	Municipal District	Site Number	Applicant	CFS Ref	Hectares	Included in Proposed Variation / Reasons not included in Proposed Variation
Newtownmountkennedy	Wicklow	198	Paul Kavanagh	CFS-155500	0.5	Included in Proposed Variation: NT 2
Ballycoog	Arklow	199	Elizabeth Battye	CFS-120128	1.3	Existing Residential Zoning
Kilcoole	Greystones	200	John O'Connor	CFS-104214	0.2	Existing Residential Zoning Size / Capacity
Kilcoole	Greystones	201	Peter O'Connor	CFS-101617	1.7	Included in Proposed Variation: KC 1

Summary

Total, submissions to Call for Sites	201
Total, sites that did not meet Zoning Criteria	148
Total, sites included in Proposed Variation	53

6. Conclusion

Wicklow County Council undertook a non-statutory Call for Sites Consultation seeking suggestions of land that could be considered for zoning for new housing development. This consultation formed part of the Council's response to the new 'Housing Growth Requirements' Section 28 Guidelines (July 2025) and the resulting need for 'additional provision' of housing.

The sites received on foot of this non-statutory consultation have been assessed and considered for their suitability for residential zoning. Only valid submissions to the Call for Sites received by the closing date were considered for the Proposed Variation, and no material or detail submitted following the closing date has been considered.

This report has:

- Summarised the Call for Site consultation process (Section 2);
- Outlined the Zoning Criteria used in the assessment of the Call for Sites submissions (Section 3);
- Detailed the individual reasons as to why a site would not be considered suitable for zoning, and therefore not included in Proposed Variation No. 7 (Section 4);
- Set out the outcome of the Call for Sites Assessment (Section 5) and identified:
 - The sites considered suitable for zoning;
 - The sites that do not fulfil the zoning criteria and the reasons why.

In total, 53 of the sites received are considered suitable for residential zoning and form part of Proposed Variation No. 7 to the CDP, which also includes consequent changes to Chapter 3 (Core Strategy) to reflect the additional provision of zoned land to support the housing targets.

The Proposed Variation has been subject to Appropriate Assessment, Strategic Environmental Assessment and Strategic Flood Risk Assessment. Details of the Proposed Variation, its public consultation and next steps are available at:

<https://www.wicklow.ie/Living/Services/Planning/Development-Plans-Strategies/National-Regional-County-Plans/Wicklow-County-Development-Plan-2022-2028/Proposed-Variation-No-7>

APPENDIX A: Call for Sites Questionnaire



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