



## Wicklow Town - Rathnew LAP Submission - Report

<b>Who are you:</b>	Agent
<b>Name:</b>	Noel Heatley
<b>Email Address:</b>	info@pacc.ie
<b>Reference:</b>	WRLAP-200421
<b>Submission Made</b>	September 27, 2023 8:06 PM

### File

Final Noel Heatley Rezoning Submission 27-09-23.pdf, 3.15MB

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

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

September 2023

Client Noel Heatley  
Location: Bollarney North - Lands - North & South of Port Relief Road Wicklow Town.  
Folio WW1425, WW32872F, WW1762, WW1761, WW969, WW8052  
Proposed Areas North of Port Road 10.52 Ha.  
South of Port Road 3.48 Ha & 0.795Ha.

Wicklow County Council Wicklow Town  
Rathnew Development Plan 2013-2019

Current zoning:

North of Port Road

*Circa 2.66 Ha Residential R2 - 28 units per hectare*

*Circa 7.64 Ha Enterprise and Employment ((E2))*

South of Port Road

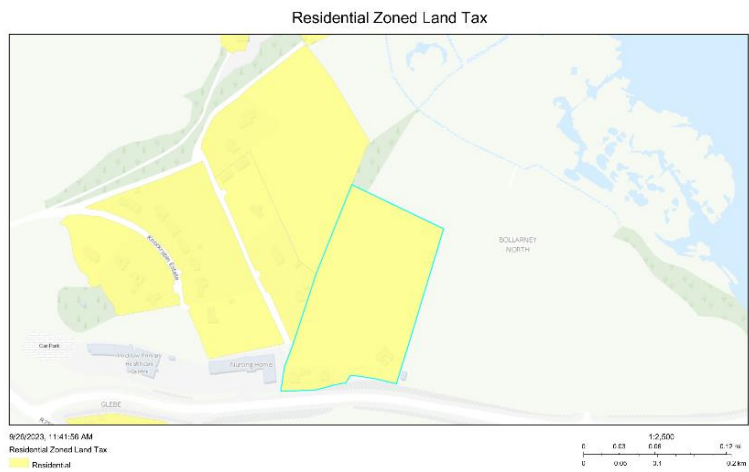
*Circa 3.4 Ha Enterprise and Employment ((E2))*

*Circa 0.70 Ha Enterprise and Employment ((E2))*

*\* Excluded is WCC Proposed Site 0.443 Ha*



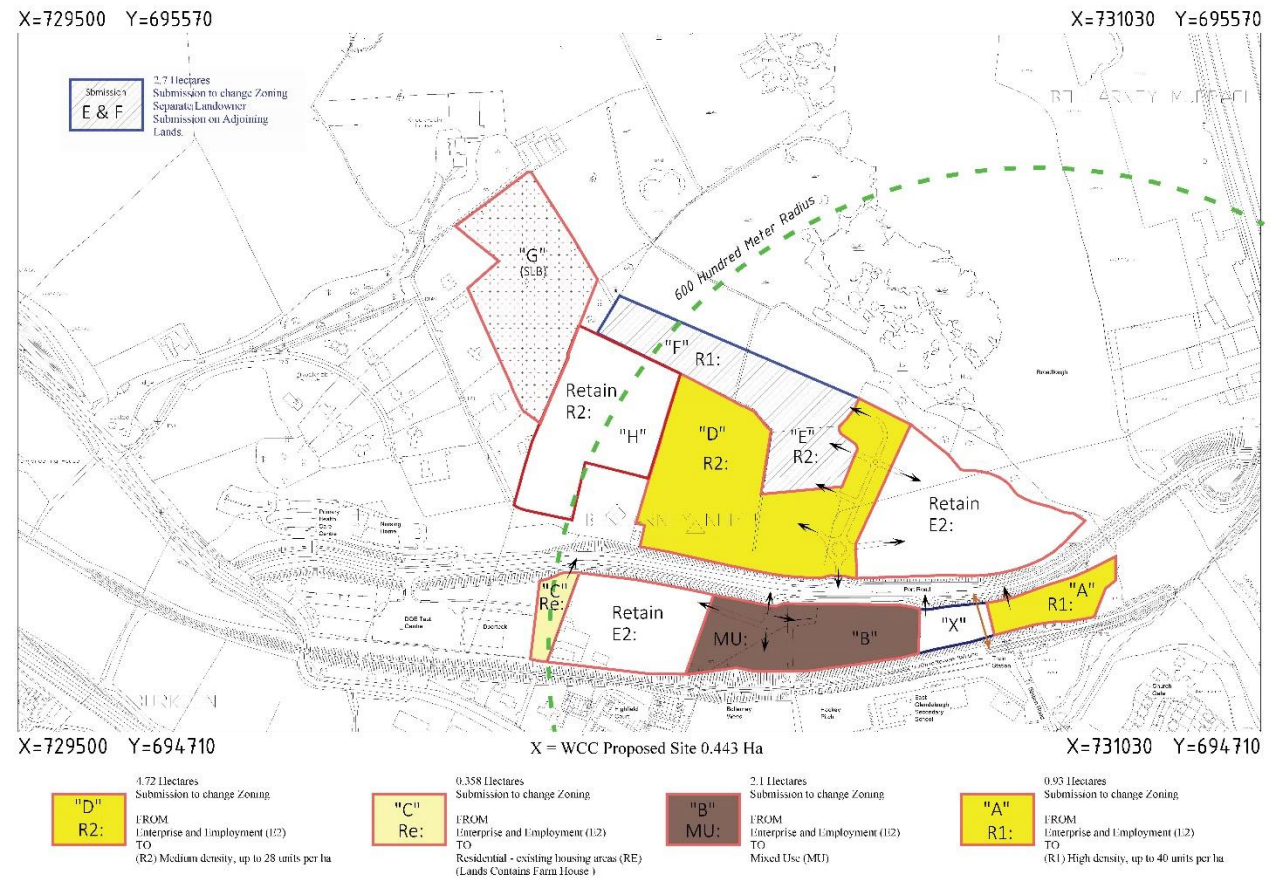
The area currently zoned Residential R2 Circa 2.66 Ha located to the north of Port Road is included in the Draft Residential Zoned Land Tax within parcel number WW1860.



Submission Objective

All lands have remained in agricultural use throughout the relevant period of the Wicklow Town - Rathnew Development Plan 2013-2019. Lands are accessed through 3 No. designated accesses located on the North and South of the Port Relief Road.

Proposed Alteration to Zoning



South of Port Road

- Area "X" Circa 0.443 Ha Wicklow County Council
- Area "A" Circa 0.93 Ha to Residential R1: High density, up to 40 units per ha.
- Area "B" Circa 2.1 Ha to Mixed Use (MU)
- Area "C" Circa 0.358 Ha to Residential - existing housing areas (RE) (Lands Contains A Farmhouse)

North of Port Road

- Area "D" Circa 4.72 Ha to (R2) Medium density, up to 28 units per ha

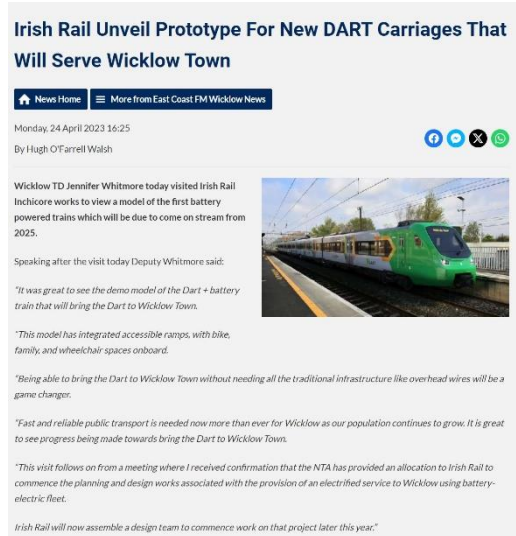
Separate Landowner Therese O' Rourke

- Area "E-F" (Submission on Adjoining Lands)
- Area "G" Circa 2.85 Strategic Land Bank (SLB) OR Remove land from Local Area Plan (LAP) Scope

## Area "X" Circa 0.443Ha

Wicklow County Council are in the final stages of procuring a site from our client marked "X" on the above map. This site will provide a new cycle and pedestrian link from Station Road over the Dublin to Rosslare rail line and onto Port Road cycleway and footpath. This linkage will in essence complete a loop to the town centre and have a significant impact on lands North and South of the Port Road.

All primary and secondary schools, supermarkets, retail shops, childcare facilities, churches, restaurants, and public bus connections on the Dublin Road will be within a short walking distance of all Port Lands.



**Irish Rail Unveil Prototype For New DART Carriages That Will Serve Wicklow Town**

News Home | More from East Coast FM Wicklow News

Monday, 24 April 2023 16:25  
By Hugh O'Farrell Walsh

Wicklow TD Jennifer Whitmore today visited Irish Rail Inchicore works to view a model of the first battery powered trains which will be due to come on stream from 2025.

Speaking after the visit today Deputy Whitmore said:

*"It was great to see the demo model of the Dart + battery train that will bring the Dart to Wicklow Town."*

*"This model has integrated accessible ramps, with bike, family, and wheelchair spaces onboard."*

*"Being able to bring the Dart to Wicklow Town without needing all the traditional infrastructure like overhead wires will be a game changer."*

*"Fast and reliable public transport is needed now more than ever for Wicklow as our population continues to grow. It is great to see progress being made towards bring the Dart to Wicklow Town."*

*"This visit follows on from a meeting where I received confirmation that the NTA has provided an allocation to Irish Rail to commence the planning and design works associated with the provision of an electrified service to Wicklow using battery-electric fleet."*

*"Irish Rail will now assemble a design team to commence work on that project later this year."*

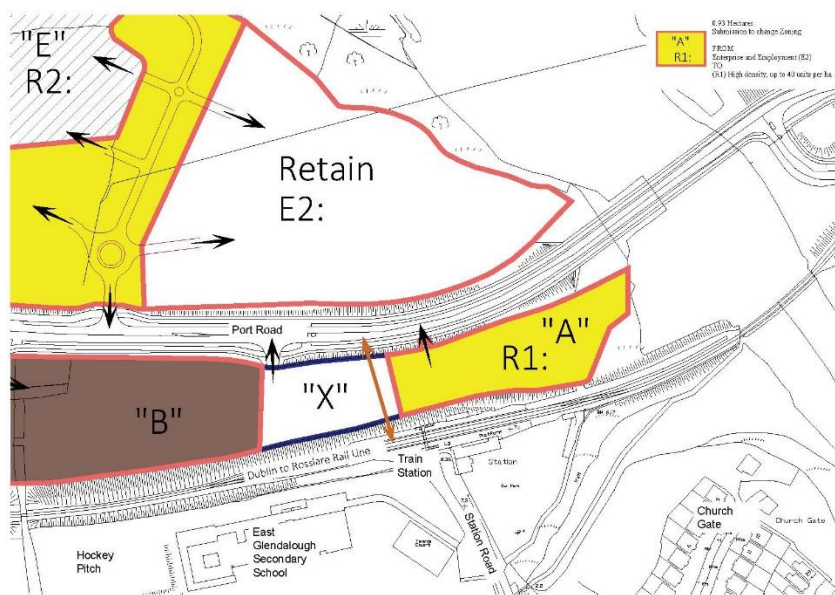
Wicklow County Council have a clear objective to "significantly enhanced and extended pedestrian links" at the Port Road these objective dates to Wicklow Town Development Plan 2007-2013. Wicklow County Councils procurement of site "X" this objective is about to be delivered.

In the 07-13 LAP plan any development land within a 600-meter radius of a rail line received specific zoning "D" i.e., Residential high Density of 50 – 90/ha and a Plot Ratio of 1.0 – 2.0. All my client lands fell into this category and were previously zoned for residential development. This year Iarnród Éireann have completed a feasibility study on extending the DART to Wicklow Town with new services to be in place by 2026.

Therefore, we ask that a strategic forward planning review of all zoned lands located North and South of the Port Road should form part of this Local Area Plan review.



Area "A" Circa 0.93 Ha to Residential R1: High density, up to 40 units per ha.



This site area is currently zoned Enterprise and Employment ((E2)).

On completion of above-mentioned pedestrian link from Station Road across the Dublin to Rosslare rail line to Port Road land identified in this proposal as "A" above will become a standalone site with a new dedicated vehicular access off Port Road. We propose that a modification of this land to (R1) High density, up to 40 units per ha.

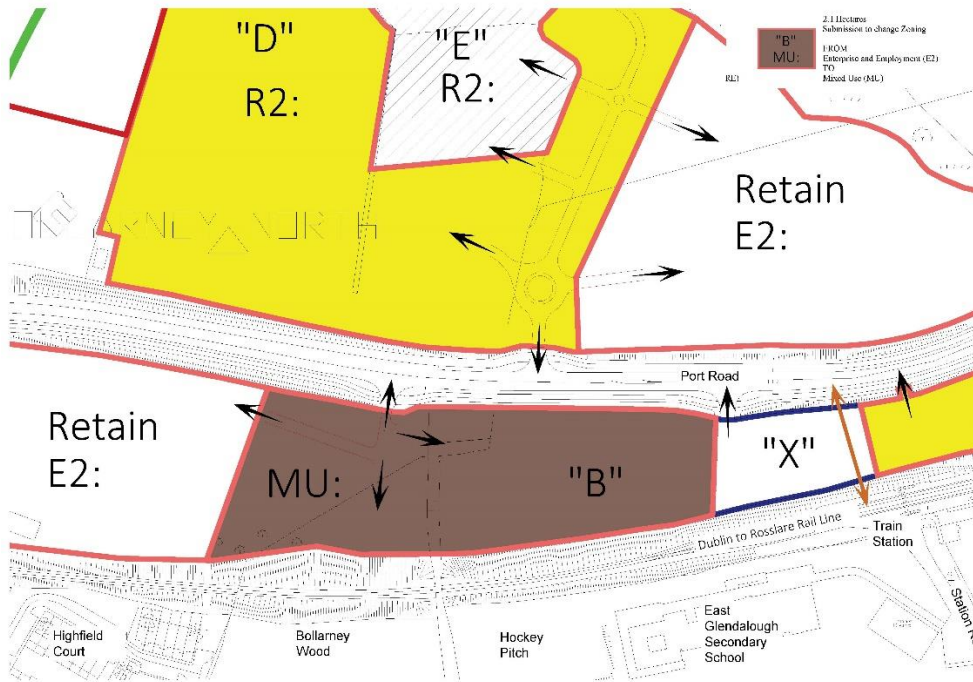
The rationale is as follows; this site fronts onto the river and estuary the existing ground level is well below the Port Access Bridge and in our view would be appropriate site given its strategic location and orientation opposing the "Murrough Opportunity Area" to support a high quality multi storey building.

A building here would "bookend" to the "Gateway Design Opportunity" identified directly across on the other side of the estuary and together create an architectural gateway to the Town.

A high-density residential development at the location would facilitate compact growth of new housing on a greenfield site without adversely impacting on the built environment. It would also be vital to reducing car movements and encouraging main line rail use in Wicklow as an environmentally friendly way to travel and will play a critical role in helping to tackle climate change.

Residential units are ideally situated for quick access to students walking and cycling on the Port Road and soon to be complete routes through Tinakilly Park leading directly to the Wicklow County Third Level campus at Claremont in Rathnew.

**Area "B" Circa 2.1 Ha to Mixed Use (MU)**

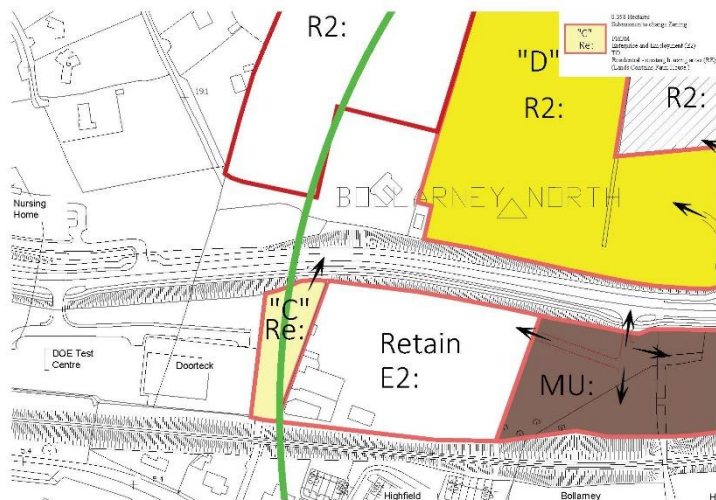


My clients' lands identified above with the letter "B" are also south of Port Road and West of the new pedestrian link to Wicklow Town. We believe this site is of strategic importance to Wicklow Town and the Rathnew area. The current zoning is in our opinion too specific as there is a strong likelihood this site won't attract development interest or be utilised if the zoning remains as Enterprise and Employment (E2).

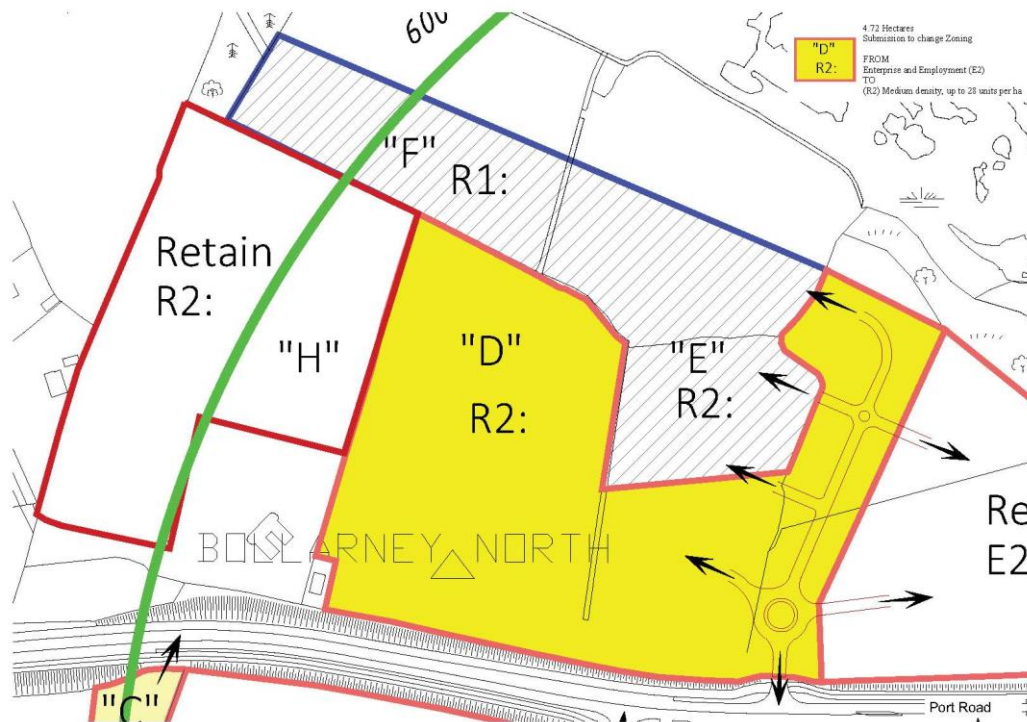
As indicated above we are seeking a mixed-use zoning. This mixed-use could provide for a wider range of development that could benefit and employment opportunities to the growing community of Wicklow Town and Rathnew.

**Area "C" Circa 0.358 Ha to Residential - existing housing areas (RE) (Lands Contains A Farmhouse)**

My clients' lands identified with the letter "C" contain his original family home and he would like to alter the zoning surrounding the farmhouse to (RE) existing residential. The land north of the farmhouse are quite sloping and not conducive to development but would be ideal for a single access meandering private driveway to the existing farmhouse off the dedicated exit/entrance located on the Port Road



Area "D" Circa 4.72 Ha to (R2) Medium density, up to 28 units per ha



My clients' lands identified as "H" above have a Residential R2 Circa 2.66 Ha and are located to the north of Port Road within parcel number RZLT WW1860. These lands are currently not accessible without passing through lands currently zoned (E2) Enterprise and Employment and forming part of "D" above. To date this access have impacted on any interest in developing this as a residential scheme because it would pass through an Enterprise Park.

My client would therefore like to rezone of "D" (R2) Medium density, up to 28 units per ha if permitted all land inside the designated port access road would have a residential zoning with a green buffer between the remaining 3.0 ha retained as (E2) Enterprise and Employment zoning.

Furthermore, this office in consultation with the adjoining landowner proposes to combine parts E & F above part of Folio WW32461F owned by Therese O' Rourke (Separate LAP Submission) to form one large development site circa 10.5 hectares all zoned residential.

These lands have the capacity to contain Circa 350 housing units North of the Port Road. By combining this area, it could create a new "opportunity area" in the next LAP plan. A residential development of this size would be needed to offset substantial economic costs associated with providing drainage system to all Port Lands. This proposal if permitted would offer a development company a realistic chance of investment return and ensure the economic viability of delivering development within the duration of the next LAP.

The development of this key site would facilitate medium to high-density residential development at the location would facilitate compact growth of new housing on a greenfield site without adversely impacting on the built environment. It would also be vital to reducing car movements and encouraging main line rail use in Wicklow as an environmentally friendly way to travel and will play a critical role in helping to tackle climate change.

Residential units are ideally situated for quick access to students walking and cycling on the Port Road and soon to be complete routes through Tinakilly Park leading directly to the Wicklow County Third Level campus at Claremont in Rathnew.

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Below is an aerial photography taken in August of this year setting out a masterplan of the proposed zoning and indicating proximity of all existing amenities within walking distance of all Port Lands.



In conclusion we believe in the potential for all lands North and South of the Port Road is contingent on a core of residential development and urge that the entire area be reevaluated. We urge Wicklow County Council Forward Planning Department now act with this Local Area Plan review to reexamine our clients' and neighbouring lands and fully consider our proposal to adjust the zoning.

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

Yours sincerely

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



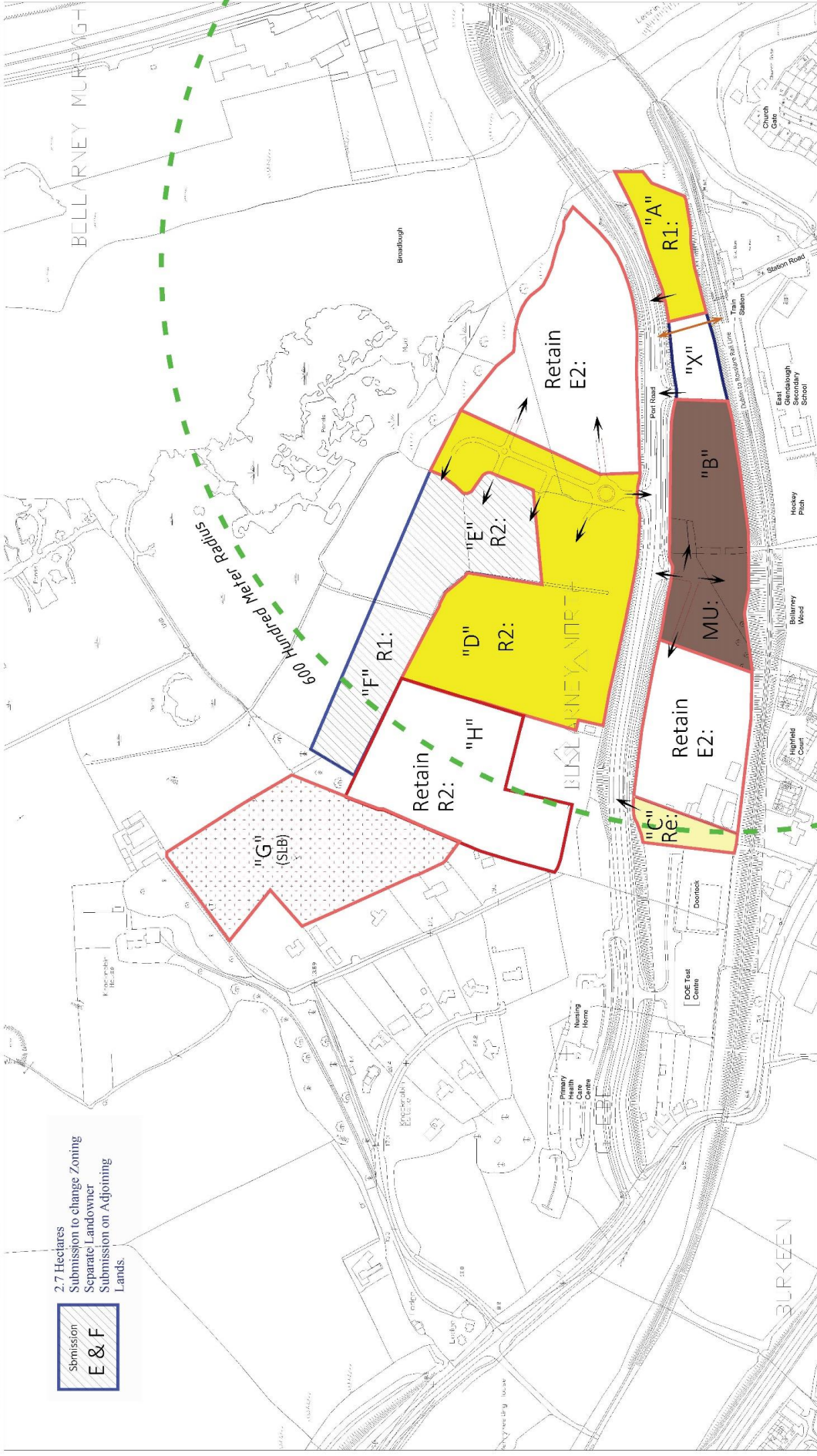
## Appendices

### A Notional Masterplan / Development Sketch Design.

This notional sketch development Masterplan is demonstrating, a high-density South of the Port Road adjacent to new pedestrian town access and estuary. An area of mixed-use South the Port Road and the possibility of 350+ unit (LRD) Large Residential Development, North of the Port Road all within 600 meters walking distance of the Dublin to Rosslare rail line. All lands with excellent access to students walking and cycling on the Port Road and soon to be complete routes through Tinakilly Park leading directly to the Wicklow County Third Level campus at Claremont in Rathnew.

X=729500 Y=695570

X=731030 Y=695570



2.7 Hectares  
 Submission to change Zoning  
 Separate Landowner  
 Submission on Adjoining  
 Lands

Submission  
**E & F**

X=729500 Y=694710

X=731030 Y=694710

4.72 Hectares  
 Submission to change Zoning  
 FROM  
 Enterprise and Employment (E2)  
 TO  
 (R2) Medium density, up to 28 units per ha

**"D"**  
**R2:**

0.358 Hectares  
 Submission to change Zoning  
 FROM  
 Enterprise and Employment (E2)  
 TO  
 Residential - existing housing areas (RE)  
 (Lands Contains Farm House)

**"C"**  
**Re:**

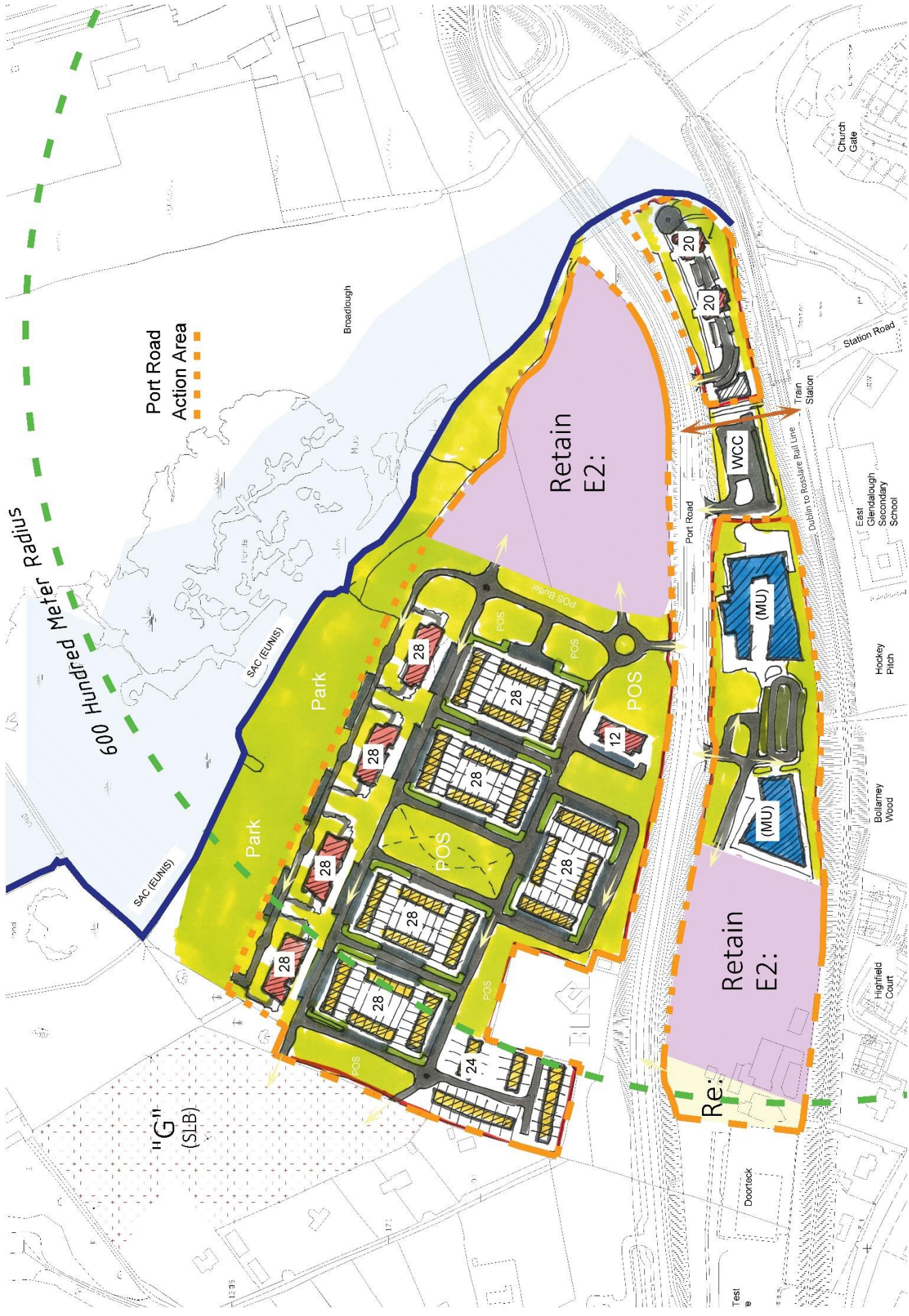
2.1 Hectares  
 Submission to change Zoning  
 FROM  
 Enterprise and Employment (E2)  
 TO  
 Mixed Use (MU)

**"B"**  
**MU:**

0.93 Hectares  
 Submission to change Zoning  
 FROM  
 Enterprise and Employment (E2)  
 TO  
 (R1) High density, up to 40 units per ha

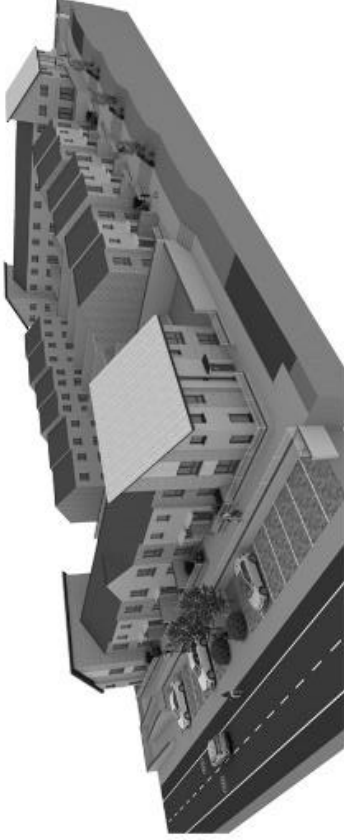
**"A"**  
**R1:**

X = WCC Proposed Site 0.443 Ha





Gateway Entrance Apartment Building 12 Units



Traditional Housing in Urban Blocks 28 Units



Architectural Concept



Split-Level Apartment Blocks with Parking Below  
28 units