

55 Richmond Park
Herbert Road, Bray
Co. Wicklow
A98 Y394

'Draft Direction LAP',
Administrative Officer,
Planning Section,
Wicklow County Council,
Station Road,
Wicklow Town,
A67 FW96

WICKLOW COUNTY COUNCIL

16 JUL 2025

PLANNING DEPT.

Date: 16 July 2025

RE: Formal objection to the proposed rezoning of Employment (E) zoned land at Murrough North to OS2-Natural Areas under the Draft Ministerial Direction on the Wicklow Town - Rathnew Local Area Plan 2025 - 2031.

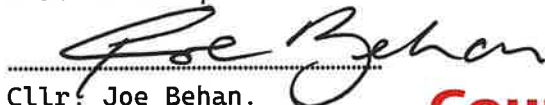
A Chara,

As an Elected Member of Wicklow County Council, I confirm my full support for retaining Employment (E) zoning, under Material Amendment 41, on 1.0 hectare at Murrough North. Material Amendment 41 was approved by Council Members on 10 February 2025 and 12 May 2025, and adopted on 23 June 2025 as part of the 'Wicklow Town - Rathnew Local Area Plan 2025 - 2031'. This submission opposes the undemocratic Draft Ministerial Direction's proposal to rezone this land to OS2-Natural Areas.

The Council Members' democratic decision to approve Material Amendment 41 reflects the site's vital and strategic role in national housing delivery, its significant contribution to the local and national economy, and its crucial role in supporting Wicklow Port. The site's flood-free history, low-impact use without adverse ecological effects, and the 1.8-hectare OS2-Natural Areas buffer zone (which the landowner has already provided as part of the LAP process) negate any proposed rezoning argument. Suffocating this facility and its ability to meet the needs of the market will result in delays to new home construction and increased procurement costs for timber products nationally. Moreover, it is completely irrational to terminate 2.8 hectares of employment zoned land in a town which has extremely limited employment zoned land available. Rezoning this 1.0-hectare site is highly unjust, particularly given the 1.8-hectare sacrifice already made.

I formally request that Wicklow County Council appropriately records my support for retention of Employment (E) zoning in the Section 31(8) Chief Executive Report. I also request that the Chief Executive Report, which should represent the opinion of democratically elected members, recommends that the Minister retains this vital employment zoning.

Mise le meas,


Cllr. Joe Behan.

Councillor Joe Behan

Independent Member of Wicklow County Council

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16 JUL 2025

PLANNING DEPT.

Date: 16 July 2025,

Re: Charvey Court, Rathnew, Co Wicklow.

A Chara,

As an Elected Member of Wicklow County Council, I wish to make a submission on the recent decision by the Office of the Planning Regulator and the Minister for Housing to direct the negation of the recent decision by a large majority of Council Members to zone this small infill site as suitable for residential development.

When this matter was discussed at the Council meeting, it was made quite clear that there has never been flooding on this site and in fact because it is now vacant and will forever be vacant, if this direction comes into effect, it will continue to be a nuisance from a residential amenity perspective.

Given the chronic shortage of housing in our county, it is both amazing and incomprehensible that a small infill development such as this should attract the attention of the Minister and the Regulator and illustrates to me why the housing shortage in this country will not be resolved any time soon.

I request that this ill-considered Draft Direction be withdrawn and that the site in question be restored to the status decided democratically by the Elected Members of Wicklow County Council.

Mise le meas

.....
Cllr Joe Behan.

Councillor Joe Behan

Independent Member of Wicklow County Council

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