



Proposed Variation No. 7 to the Wicklow County Development Plan Submission Report

Submission Details

Ref	VAR7-162954
Who Are You?	Agent
Name:	Simon Kelly
Submitted Time:	September 26, 2026 4:34 PM

Proposed Variation Parts

Topic	Part 1: Proposed Variation to town / settlement zoning maps and, where relevant, proposed new or amended site specific policy objectives.
Submission	1. All Settlements

Write your observations here:

Submission on behalf of the landowners seeking the inclusion of c.0.55 ha of land at Racefield, Newcastle (part of [REDACTED], Newcastle Middle) within the Newcastle settlement boundary and its zoning for residential use (reinstating the zoning that applied under the Newcastle Settlement Plan 2016–2022), to accommodate c.18 compact homes. The lands are bounded by housing on three sides, were previously permitted for sewerage housing (WCC 04/73; ABP PL27.216767), and a Pre-Connection Enquiry was lodged with Uisce éireann on 26 September 2026. Full submission attached.

Upload a File (optional)

Var7_Submission_Racefield_Newcastle.pdf, 0.68MB

PROPOSED VARIATION No. 7

Wicklow County Development Plan 2022–2028 (as varied)
“Additional Residential Zonings”

**SUBMISSION IN RESPECT OF LANDS AT RACEFIELD, NEWCASTLE MIDDLE, NEWCASTLE,
CO. WICKLOW
(c. 0.55 ha / 1.35 acres – part of Folio [REDACTED])**

Item	Detail
Marked	Proposed Variation No. 7
To	Online: Proposed Variation No. 7 consultation portal, https://var7-wicklow.hub.arcgis.com/ (“Click here to make a submission”) OR by post: ‘Variation No. 7’, Administrative Officer, Planning Section, Wicklow County Council, County Buildings, Station Road, Wicklow Town. (One medium only. Submissions must NOT be made by email.)
Closing time	Before 5pm (17:00), Thursday 8 October 2026. Late submissions will not be accepted.
Submitted by	RQTwo Aedificium, on behalf of the registered owners of the subject lands: Patrick Kelly (one-third share), Robert McCarthy and Michael McCarthy (one-third share together) and Michael Fennon (one-third share)
Contact	Simon Kelly, RQTwo Aedificium. [REDACTED]
Date	Saturday 26 September 2026
Enclosures	Appendix A: indicative site location map. Appendix A2: former zoning map extract (2010–2016). Appendix B: enclosures and documents referred to. Appendix C: sources relied on.

1. Introduction and Summary of Request

This submission is made by RQTwo Aedificium on behalf of the owners of c. 0.55 ha of land at Racefield, Newcastle Middle, Newcastle, Co. Wicklow (part of [REDACTED]) (“the subject lands”), in response to the publication by Wicklow County Council on 10 September 2026 of Proposed Variation No. 7 to the Wicklow County Development Plan 2022–2028 (as varied) (“PV7”).

We welcome the Council’s response to the ‘NPF Implementation: Housing Growth Requirements’ Guidelines (July 2025) and its use of the “additional provision” mechanism. We note, however, that PV7 proposes no additional residential zoning in Newcastle and that all six Newcastle Call for Sites submissions were found not to meet the Zoning Criteria, principally for reasons of “European Site” and “Wastewater” (PV7 Appendix D, Table 5.1).

The subject lands are materially different from those larger, more peripheral sites. They are a small (0.55 ha) infill parcel immediately outside the settlement boundary, bounded by housing on three sides: the recently completed Chancel Way estate to the north, the Racefield estate to the south, and the Oratory and a site on which the Council granted permission for 14 houses in April 2026 (WCC Ref. 26/60019) to the east. This is a new site: it was not submitted to the Call for Sites, and it is distinct from Site 101 (Ardale/Touncaragh, CFS-141355), which adjoins it but does not include it. They are served by an access road in the owners’ control. The lands were zoned for residential use continuously from 2007 to 2022: Existing Residential in the Newcastle Town Plan 2007, RE – Existing Residential in the Newcastle Town Plan 2010–2016, and Secondary Development Area (SDA) in the Newcastle Settlement Plan 2016–2022. They were permitted for six semi-detached houses (the Part V affordable units, house type D, nos. 27–32) under WCC Reg. Ref. 04/73 (granted May 2004), with the layout re-approved under 05/4039 (ABP PL27.216767, November 2006), and were always intended to be served by the public sewer. This submission therefore seeks the reinstatement of a residential zoning that applied until 2022. In granting 26/60019 the Council accepted a wastewater solution – a developer-funded extension of the public sewer confirmed as feasible by Uisce Éireann – which overcame the 2023 refusal of the same site on grounds of sewage prematurity. That extended sewer will reach the Oratory frontage beside the subject lands. An 18-home scheme would generate a wastewater load of about 49–54 population equivalent (PE). A Pre-Connection Enquiry for 18 units was lodged with Uisce Éireann on 26 September 2026 and receipt has been acknowledged; the Confirmation of Feasibility is awaited. Occupation can be tied, by a Specific Local Objective, to confirmed Uisce Éireann treatment capacity, as PV7 already does for infrastructure elsewhere.

We therefore respectfully request that the Elected Members and the Chief Executive:

1. Primary request: amend the Newcastle Town Plan (CDP Volume 2, Level 6 Small Town Plans) Map No. 1 to include the subject lands within the settlement boundary and zone them SDA – Secondary Development Area (reinstating the zoning that applied to them under the Newcastle Settlement Plan 2016–2022, and the Level 6 residential zoning used in PV7 at Donard and Roundwood), subject to the Specific Local Objective set out in Section 9 below, which ties occupation to confirmed wastewater capacity; or
2. Alternative request: amend the Newcastle settlement boundary to include the subject lands, as a logical rounding-off between Chancel Way to the north, the Racefield estate to the south and the lands permitted under 26/60019 to the east, without a residential zoning at this time; and, in any event,
3. Fallback request: record in the Chief Executive’s Report that the subject lands are a sequentially preferable, serviceable infill site to be considered for residential zoning in the next County Development Plan, and in any interim review of Newcastle’s wastewater position.

2. The Subject Lands

Item	Detail
Location	Racefield, Newcastle Middle townland, Newcastle, Co. Wicklow; immediately west of the Oratory / Main Street (R761) lands and north of the Racefield residential estate. See the indicative site location map at Appendix A.
Area	c. 0.55 ha (c. 1.35 acres) (indicative)
Title	Registered owners in one-third shares: Kelly (Patrick Kelly), McCarthy (Robert McCarthy and Michael McCarthy) and Fennon (Michael Fennon).
Current CDP status	Immediately outside the Newcastle settlement boundary on Newcastle Town Plan Map No. 1 (CDP 2022–2028, Volume 2); unzoned since the 2022–2028 Town Plan came into effect on 23 October 2022. Previously zoned for residential use from 2007 to 2022 (see Planning history).
Relationship to settlement	Bounded by housing to the north (Chancel Way, a recently completed housing estate), by the Racefield estate to the south, and by the Oratory and the permitted 14-house scheme (26/60019) to the east. Only the western side is open, so development would be a logical infill that rounds off the settlement edge.
Access	Via the existing Racefield access road off the R761, which is registered to the same owners. The carriageway was resolved to be taken in charge by the Council on 12 June 2017 (Racefield, Newcastle; Ordinary Meeting minutes, item 12). The adjoining grass verges and open space remain in the owners' private ownership. The same road provides the permitted vehicular access to the adjoining 14-house scheme (26/60019).
Planning history	Zoning: Existing Residential (Newcastle Town Plan 2007); RE – Existing Residential (Newcastle Town Plan 2010–2016); Secondary Development Area within the settlement boundary (Newcastle Settlement Plan 2016–2022); outside the boundary since the Newcastle Town Plan 2022–2028. Permissions: Racefield was permitted under WCC Reg. Ref. 04/73 (applicant Gerard Roche; granted May 2004) for 32 houses, of which 12 were built. The subject lands were the site of six semi-detached houses in that permission (the Part V affordable units, house type D, nos. 27–32). The remaining lands were re-planned for 47 houses, including the 6 type D houses, under 05/4039 (granted by An Bord Pleanála, PL27.216767, November 2006). Both permissions have since expired. See Appendix A2 and Section 7.
Proposed use	Compact scheme of c. 18 own-door 2- and 3-bed homes (c. 32.7 dwellings/ha), targeted at first-time buyers / Help to Buy market, all target prices under €500,000.

An indicative site location map (Landdirect extract) showing the subject lands is provided at Appendix A.

3. Policy Context

3.1 Newcastle in the Settlement Hierarchy

- Newcastle is a Level 6 “Small Town – Type 2” (“small towns with moderate local service and employment functions”) in the CDP Settlement Hierarchy, alongside Avoca, Donard, Kilmacanogue, Roundwood and Shillelagh (CDP Chapter 3, as amended; PV7 Part 2).
- The Core Strategy groups the Level 6 towns for a cumulative growth rate of 20% (“not considered to have capacity to grow at a rate in excess of 30%”), with a combined new housing target of 206 units for 2025–2031. PV7 proposes c. 4 ha of additional zoning across Level 6 (PV7 Part 2, Table 3.5) – including 1.2 ha at Donard (DN 1) and 3.2 ha across three sites at Roundwood (RW 1–3, incl. a 0.6 ha site, RW 2) – but none at Newcastle.
- The Level 6 Small Town Plans (CDP Vol. 2, Introduction) state that expansion “should proceed on the basis of a number of well integrated sites including infill sites within and around the settlement centre rather than focusing on one very large site. No one development should increase the existing housing stock by more

than 10%.” Eighteen homes is c. 5.8% of Newcastle’s 2011 housing stock of 313 units (CDP 2016–2022 Vol. 2, Level 6 table), and a smaller share again of today’s stock, which has since grown with more recent development such as Chancel Way.

- Section 1.2.2 (Phasing) of the Level 6 Introduction requires development to “extend outwards from the primary area with undeveloped land closest to the core ... being given preference”, avoiding “leapfrogging”, with “a strong emphasis ... on encouraging infill opportunities” and areas “contiguous to existing developed areas”.
- The Newcastle Town Plan (2022–2028), s.4.2, records that the Newcastle WWTP on Sea Road has a capacity of 1,000 PE “with a 2022 loading of c. 900 pe; therefore capacity for new development is limited”; water supply (Vartry) “has adequate capacity for the targeted level of growth”; and that about 30 buses a day (Dublin Bus 84) serve the settlement.

3.2 PV7 Methodology (Appendix D)

Appendix D states that new residential zonings must: (1) ensure the “Additional Provision” of housing (deliverable within 0–5 years of zoning); (2) be Serviced Land (Tier 1 – “within the footprint of, or spatially sequential within, the identified settlement”); (3) fulfil Compact Growth and TOD objectives; (4) be developable in light of development constraints; and (5) constitute proper planning and sustainable development. Section 4 lists the reasons a site may fail. Those applied to Newcastle were:

CFS Site	Applicant	Area (ha)	Reasons not included (Appendix D, Table 5.1)
17	Shane McCormack	0.3	Built Heritage; European Site; Size/Capacity; Wastewater
87	Ray Finlayson	9.9	Archaeology (part); Built Heritage; European Site; Flood Zone (part); Landscape; Topography (part); Wastewater; Watercourse (part)
95	Tom & Pat Redmond	4.8	European Site; Landscape; Topography; Wastewater
100	T Peare & Sons Ltd	2.2	Distance from Settlement; European Site; Wastewater; Watercourse
101	Touncaragh Ltd c/o Ardale Property Group (“Racefield”, CFS-141355)	4.7	European Site; Wastewater
102	Touncaragh Ltd c/o Ardale Property Group (CFS-142752)	1.9	European Site; Wastewater

Significantly, none of the Newcastle sites was rejected for “Settlement Priority”, “Peripherality” or “Phasing of Settlement”. The barrier to additional housing in Newcastle identified by the Council is therefore not the settlement’s place in the hierarchy but (a) wastewater treatment capacity and (b) the risk to European Sites. This submission addresses those two reasons directly (Sections 5 and 6).

Appendix D (Table 3.1) notes that, following the Department’s March 2026 Circular on Developer Led Infrastructure (DLI) for wastewater (Circular NSP 01/2026, cited in Appendix D as “NDP 01/2026”), “the majority of lands in County Wicklow now have the ability to provide sufficient Foul Sewer Drainage as part of the development”, but that “dependency on developer delivered wastewater treatment plants on sites with hydrological connections to water based protected European Sites is not sustainable”. The subject lands do not rely on a standalone developer-delivered treatment plant discharging locally (see Section 5).

4. Response to the PV7 Zoning Criteria

Appendix D criterion	Response for the subject lands
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1. Additional provision – deliverable in 0–5 years; not too small; no existing residential zoning	Unzoned, so zoning would be genuinely additional. 0.55 ha exceeds the 0.4 ha threshold and 18 homes exceeds the 10-home threshold (“Size / Capacity”, Table 4.1). The four registered owners intend to form a development company. Access is in the owners’ control, so there is no third-party ransom strip. An 18-unit design already exists in draft (Horan Rainsford 2021 concept for 16 units, being revised to 18). The owners intend to lodge a planning application promptly following zoning, with delivery well within the 0–5-year window, subject to wastewater capacity (Section 5).
2. Serviced land (Tier 1) – roads, footpaths, foul, surface water, water supply	Roads/footpaths: Racefield estate road connecting to the R761, already accepted by the Council as the vehicular access for 26/60019; the village centre and bus stop are within easy walking distance via the R761 footpath. Water: Vartry supply – adequate capacity (Town Plan s.4.2; Appendix D Table 3.1); UÉ found water “feasible without infrastructure upgrade” for the adjoining site (CoF CDS25003068). Surface water: all-infiltration SuDS with no off-site discharge, as accepted for 26/60019 (Section 6). Foul: connection to the 225 mm public sewer that 26/60019 will extend c. 130 m south from the R761/Sea Road junction to the Oratory frontage; the ground falls west to east (c. 16.5 m to 15.5 m AOD across the adjoining site, SSFRA docid 675158), towards that sewer, favouring a gravity connection; levels and the connection route will be set out in the engineering servicing report accompanying any planning application. The site was always intended to be sewered: the six type D houses permitted here under 04/73 were among the 22 dwellings designed to connect to the public sewer, like the 12 built Racefield houses (Section 5.2). Treatment capacity: see Section 5.
3. Compact growth & sequential development	Contiguous with the built-up footprint; closer to the village core than the adjoining Site 101 lands and within easy walking distance of Main Street, the bus stop, the school and local shops; bounded on three sides by housing – Chancel Way to the north, Racefield to the south and the Oratory / 26/60019 scheme to the east – so it rounds off the boundary rather than extending it. Matches Level 6 phasing policy (s.1.2.2): closest to the core, contiguous, no leapfrogging. The Council’s planner described the adjoining 26/60019 site as “centrally located”, with a bus stop c. 75 m away (docid 693789 pp.12, 14). c. 32.7 dph compact form.
4. Developable in light of constraints	Having regard to the published Town Plan maps and the Council’s assessment of the adjoining 26/60019 site, no constraint is expected to prevent development. The site is expected to be: outside Flood Zones A/B (Town Plan Map No. 3; the adjoining 26/60019 site is in Flood Zone C per its SSFRA, docid 675158); clear of any watercourse within 25 m (riparian buffer, DDS 1.4.1); outside the 50 m WWTP setback; free of wayleaves; free of any Recorded Monument or Protected Structure (the design will respect the setting of the Oratory); gently sloping; and free of any public road setback issue (internal estate road). These matters will be confirmed in the engineering, flood risk and Appropriate Assessment reports accompanying any planning application.
5. Proper planning and sustainable development	Small, well-integrated scheme of 2- and 3-bed homes, consistent with the Level 6 objective requiring “a full range of unit sizes, including smaller 2 and 3 bedroomed units”; positive socio-economic effect (affordable local housing); environmental safeguards through SLO, AA and standard conditions (Sections 5–6).

4.1 Sequential and infill logic

The subject lands lie between the established Racefield estate and the lands now permitted for 14 houses at the Oratory / Main Street (26/60019). With the recently completed Chancel Way estate to the north, the subject lands are already bounded by housing on three sides; once 26/60019 is built they will be an undeveloped pocket with the settlement boundary wrapping around them, open only to the west. Including them would round off and consolidate the settlement edge rather than extend it into open countryside. This is the “spatially sequential” pattern Appendix D (s.3.2) requires for Tier 1 land and the “closest to the core / contiguous / no leapfrogging” approach in Level 6 policy s.1.2.2.

The subject lands are a new site: they were not submitted to the Call for Sites, and they are distinct from the 4.7 ha “Racefield” lands submitted as CFS Site 101 (Ardale/Touncaragh, CFS-141355), which adjoin but do not include them. Those lands extend further from the core. If the Council accepts that Newcastle can take some modest growth once wastewater is resolved, the subject lands are the sequentially preferable first step: smaller, closer and already enclosed.

4.2 Deliverability: public road access and owner-controlled verges and servicing corridor

The Racefield access road, which the Council has already accepted as the vehicular access for the adjoining 14-house permission, is registered to the owners of the subject lands. The Council resolved to take the carriageway in charge on 12 June 2017, while the grass verges and open space alongside it remain in the owners’ private ownership. This means that:

- access to the subject lands is via a public road (taken in charge in 2017), and the verges and services corridor between that road and the site are in the owners’ own control, so no third-party consents are needed;
- the access principle has been examined and accepted in the 26/60019 assessment: the planner found that “the Racefield estate development was always intended to have an entrance on the northern boundary to serve the land to the north” (Planner’s Report 1, docid 693789 p.13); a sightline and refuse-vehicle tracking drawing was accepted (D2100-MAL-00-XX-DR-C-0210, docid 675164); and no works to the Racefield/R761 junction were required, only standard DMURS design and a Stage 3 Road Safety Audit (Conditions 7 and 8, docid 693791); and
- the site can come forward promptly after zoning, meeting the 0–5-year delivery test in Appendix D s.3.1.

5. Wastewater: Scale, Capacity and a Deliverable Mechanism

We recognise that wastewater is the decisive issue for Newcastle, and we set out the facts, the load from this proposal, and a mechanism that lets the Council zone the land without allowing any occupation before capacity is confirmed.

5.1 Published facts on Newcastle WWTP

Source	What it says
Newcastle Town Plan 2022–2028 (CDP Vol. 2), s.4.2	WWTP on Sea Road: capacity 1,000 PE; 2022 loading c. 900 PE; “capacity for new development is limited”.
CDP 2022–2028 Infrastructural Assessment (Appendix 9, proposed amendments stage)	Newcastle WWTP “operating close to design capacity (1,000pe, operating at c. 900pe)”; a Drainage Area Plan covering Greystones–Delgany–Kilcoole–Newcastle was “to start in 2022”.
Uisce Éireann Wastewater Treatment Capacity Register – Wicklow (published April 2026)	Newcastle (Wicklow) WWTP, authorisation D0410: “Red” (no spare capacity at present); no “WWTP Project Planned/Underway” flag.
Uisce Éireann Capital Investment Plan 2025–2029 (Q1 2026 refreshed position)	No standalone Newcastle (Wicklow) WWTP project is listed among the named Wicklow projects (Arklow, Dunlavin, Avoca, Glenealy/Rathdrum, Bray network, Vartry). Small works may fall within national programmes (e.g. Small Towns and Villages Growth Programme, Drainage Area Plan Programme), which are not listed by location.
WCC Ref. 26/60019 (adjoining site; granted 20/04/2026)	UÉ Confirmation of Feasibility CDS25003068 (26/08/2025): wastewater “Feasible Subject to upgrades” – a c. 130 m extension of the 225 mm network south from the R761/Sea Road junction at the developer’s full cost (docid 675119 App. B). The planner recorded the 1,000 PE / c. 900 PE position and still granted, with only the standard UÉ agreement condition (Cond. 6) (docids 693789, 693791).
PV7 Appendix D, Table 4.1 (“Wastewater”)	“There is insufficient capacity in the local Waste Water Treatment Plant ... Private waste water treatment would be unlikely to be feasible due to local

	environmental vulnerabilities (such as hydrological connectivity to European Sites)."
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5.2 The Council's own precedent: 26/60019

The Council has already shown, on the site next door, how new homes in Newcastle can be serviced responsibly:

- In February 2023 the Council refused 22/1358 on the same Oratory site. Reason 1 was that the development "would be premature having regard to the existing deficiency in the provision of sewage facilities serving Newcastle" (cited in docids 675169 and 693789).
- For 26/60019 the applicant obtained Uisce Éireann Confirmation of Feasibility CDS25003068 (26/08/2025). It found water feasible without upgrade and wastewater "Feasible Subject to upgrades", namely extending the Uisce Éireann 225 mm sewer c. 130 m south from the junction of the R761 with Sea Road, at the developer's full cost (docid 675119, Appendix B).
- The planner recorded that the WWTP is 1,000 PE with a 2022 load of c. 900 PE, "therefore capacity for new development is limited", and accepted the connection with the extension "at full cost to the developer" (Planner's Report 1, docid 693789 pp.11, 16). The Council granted permission on 20 April 2026 (Chief Executive Order CE/PERD/2026/442; Notification of Decision, docid 693791) with the standard condition requiring Uisce Éireann's written agreement before commencement (Condition 6).
- Once built, the extended 225 mm public sewer will reach the Oratory frontage next to the subject lands. The ground falls from west to east (c. 16.5 m to 15.5 m AOD across the adjoining site, docid 675158), so a gravity connection from the subject lands is plausible, subject to engineering design and Uisce Éireann agreement; this will be demonstrated in the engineering servicing report accompanying any planning application.
- This site was always intended to be sewered. The 04/73 planner's report (docid 305422) records that 22 of the 32 permitted dwellings were to connect to the mains sewer, with only the 10 larger rear sites using on-site treatment. The 22 sewered dwellings included the 12 houses built at Racefield and the six type D houses (nos. 27–32) permitted on the subject lands. Connecting the subject lands to the public sewer would therefore complete the servicing pattern originally planned for them, rather than introduce a new approach.

The subject lands are following the same route. A Pre-Connection Enquiry for 18 units was lodged with Uisce Éireann on 26 September 2026 and receipt has been acknowledged; the Confirmation of Feasibility is awaited. Thereafter the route is: a site-specific Confirmation of Feasibility, any network works funded by the developer, and a connection agreement before any connection. In addition, the owners offer a stronger safeguard than was applied to 26/60019: an explicit bar on occupation until capacity is confirmed (Section 5.4).

5.3 Population equivalent (PE) of the proposal – transparent estimate

Basis	Assumption	18 homes	% of 1,000 PE design capacity
A. Uisce Éireann Code of Practice for Wastewater Infrastructure (IW-CDS-5020-03, Rev. 03)	2.7 persons per dwelling × 150 l/head/day (+10%) → dry weather flow 446 l, rounded to 450 l per dwelling	48.6 PE (≈ 49 PE); DWF ≈ 8.1 m ³ /day	≈ 4.9%
B. Conservative sensitivity (Dept./UÉ DLI rule of thumb: 150 PE ≈ 40 homes)	3.75 PE per dwelling	67.5 PE	≈ 6.8%
C. Adjoining 26/60019 alone (14 homes), basis A – the same 2.7 persons/house basis used in its engineering report (docid 675119 s.4)	14 homes × 2.7	37.8 PE (≈ 38 PE)	≈ 3.8%

D. Cumulative: 26/60019 plus subject lands, basis A	32 homes × 2.7	86.4 PE (≈ 87 PE)	≈ 8.6%
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Notes: (i) The UÉ Code of Practice requires the Census average household size to be used where it exceeds 2.7. The Census 2022 average for County Wicklow was 2.84 persons (CSO, Census 2022 Profile 3), which would give c. 51 PE for 18 homes (≈ 5.1% of design capacity), still below the conservative basis B. (ii) The scheme is weighted to 2-bed and 3-bed homes (6 × 2-bed, 12 × 3-bed), which typically have lower occupancy than larger family houses. (iii) The Pre-Connection Enquiry lodged on 26 September 2026 used a design load of 54 PE (3 PE per dwelling), with average water demand of 8.05 m³/day and foul dry weather flow of 8.85 m³/day; this lies between bases A and B above and is the figure Uisce Éireann will assess.

We want to be candid about cumulative capacity. On the 2022 figures in the Town Plan (1,000 PE capacity, c. 900 PE load), headroom was c. 100 PE. The adjoining 26/60019 scheme (c. 38 PE) and the subject lands (c. 49 PE) would together use c. 87 PE (c. 92 PE using the 54 PE design load lodged with Uisce Éireann), most of that 2022 headroom, before counting any other connections since 2022. The April 2026 register now shows the plant as Red. We therefore do not ask the Council to assume that capacity exists today. We ask it to zone the lands with a Specific Local Objective that prevents occupation until Uisce Éireann confirms capacity through a connection agreement, whether from existing headroom, network works, a plant upgrade or a Developer Led Infrastructure solution.

The subject lands would add about 49–54 PE (54 PE as lodged with Uisce Éireann; under 70 PE even on the most conservative basis). This is an order of magnitude smaller than the load implied by the larger Newcastle Call for Sites submissions (e.g. 4.7 ha at Site 101, 4.8 ha at Site 95, 9.9 ha at Site 87). A load this small can be staged into capacity released by an upgrade, network improvements (e.g. infiltration reduction under the DAP) or a DLI solution, in a way that multi-hectare sites cannot.

5.4 Proposed mechanism – no occupation before capacity is confirmed

The owners propose, and would accept, the following safeguards. Each follows an approach already used in PV7 or in national policy:

1. Uisce Éireann Pre-Connection Enquiry / Confirmation of Feasibility. A Pre-Connection Enquiry for 18 units was lodged with Uisce Éireann on 26 September 2026 and receipt has been acknowledged; the Confirmation of Feasibility is awaited. The enquiry was made by RQTwo Aedificium (18 houses; 54 PE; average water demand 8.05 m³/day; foul dry weather flow 8.85 m³/day; indicative 2028 start). Any planning application will include a Confirmation of Feasibility, and a Statement of Design Acceptance for any network works, following the approach accepted for 26/60019 (CoF CDS25003068). (A 2021 Irish Water PCE for another Newcastle village site, published with a CDP 2022 submission, was “feasible without infrastructure upgrade” but noted the plant was “near capacity”; the register has since moved to Red, so a new site-specific response is needed.)
2. Specific Local Objective – occupation tied to capacity. PV7 already uses SLOs to restrict occupation until infrastructure is in place (e.g. DON 3: “No dwelling units ... may be occupied until this community facility is fully developed”; RD6: “No dwelling units that may be permitted within RD6 may be occupied until the green link is fully developed”). We propose the same form for wastewater (draft wording in Section 9).
3. Phasing of occupancy to capacity. If Uisce Éireann can confirm capacity only in stages, the scheme can be phased (a first phase sized to the capacity confirmed, and later phases as further capacity is confirmed). Development could start on site, but no dwelling in any phase would be occupied until a connection agreement covering that phase has been executed.

4. Network-connected, not a standalone discharge. The owners do not propose a private or standalone treatment plant discharging to local watercourses. Uisce Éireann's DLI framework includes "Network Connected Infrastructure" (where a network is available, treatment capacity is constrained and no increase is programmed) and "Temporary Bridging Infrastructure" (where an increase is programmed). Both are designed, built and adopted to Uisce Éireann standards and operated and authorised by Uisce Éireann under EPA oversight. The owners are willing to engage with Uisce Éireann's DLI team on either pathway, or to make a proportionate contribution to a capacity upgrade at Newcastle WWTP, subject to Uisce Éireann's agreement; technical feasibility will be demonstrated in the engineering servicing report accompanying any planning application. This is materially different from the "developer delivered wastewater treatment plants on sites with hydrological connections" that Appendix D rightly rejects.
5. Separate surface water. Surface water would be managed entirely by on-site infiltration SuDS (permeable paving, rain gardens, tree pits and soakaways), as accepted for 26/60019, with no connection to the foul network. The development would therefore add no stormwater load to the foul network or the WWTP.

On this basis, zoning the lands is consistent with NPO 101/103 (Tier 2 land must be serviceable within the plan period): the SLO guarantees that no dwelling is occupied until servicing is confirmed, while allowing design, permission and Uisce Éireann connection work to proceed so homes can be delivered as soon as capacity is available.

5.5 Upgrade timing

We have found no published Uisce Éireann programme or date for increasing treatment capacity at Newcastle (Wicklow) WWTP. The April 2026 capacity register shows no project planned or underway, and no named Newcastle (Wicklow) project appears in the Q1 2026 Capital Investment Plan 2025–2029 listing. We ask the Council, as part of the Chief Executive's Report, to (a) state Uisce Éireann's current position on Newcastle, including any planned upgrade or Drainage Area Plan outputs, and (b) confirm whether the Council will pursue with Uisce Éireann a capacity solution for Newcastle, so that Newcastle's share of the Level 6 housing target can be delivered in this plan period.

6. European Sites

The nearest European Sites are The Murrough Wetlands SAC (Site Code 002249) and The Murrough SPA (Site Code 004186), both assessed in the PV7 Natura Impact Report (Appendix B). The Newcastle Town Plan (objective 8, NC1) records that the Newcastle River has "hydrological links to the Murrough Wetlands SAC / SPA".

Pathway	Position for the subject lands
Distance	For the adjoining 26/60019 site, the AA screening recorded The Murrough SPA at 942 m and The Murrough Wetlands SAC at c. 1 km, with a drain c. 33 m to the north (Oratory side) likely leading to the Newcastle River c. 150 m north, and found "no hydrological connectivity" (docid 675171). The subject lands adjoin that site; site-specific distances will be set out in the Appropriate Assessment screening accompanying any planning application.
Foul water	No new discharge to local watercourses. Foul flows go to the Uisce Éireann network; occupation is conditional on confirmed treatment capacity at an authorised Uisce Éireann facility (Section 5). This addresses the Appendix D concern about private treatment with hydrological connectivity.
Surface water	All surface water to be infiltrated on site (permeable paving, rain gardens, tree pits, filter drains and soakaways), with no discharge to any watercourse, drain or sewer. This is the approach the Council accepted for 26/60019. Trial pits on that site on 09/03/2026 recorded an infiltration rate of 714 mm/hr (docid 689881), and the screening concluded that because

	surface water infiltrates on site “there is no pathway” to the European Sites, a conclusion the planner accepted (docids 675171; 693789 p.16). Site-specific infiltration testing will accompany any planning application.
Construction	Construction Environmental Management Plan with silt and pollution controls, as required by existing CDP policy objectives.
Habitat / species	Small improved-grassland parcel within the settlement edge. No habitat loss within any European Site. An ecological walkover survey (habitats, hedgerows, bats and any ex-situ SPA bird use) will inform the Appropriate Assessment screening for any planning application.
Assessment	An Appropriate Assessment Screening Report will accompany any future planning application. It will cover surface water and construction pathways and will also expressly assess treated effluent from Newcastle WWTP, alone and in combination with other permitted development. If the Members propose including the lands, the Council will in any event make an AA determination on the modification under s.58(13)(c) of the 2024 Act.

Appendix D (s.3.5) confirms that, where site-specific mitigation is needed to avoid effects on European Sites, the Council has included it in a Specific Local Objective. The draft SLO in Section 9 includes such safeguards.

7. Planning History and Adjoining Precedent

7.1 Former zoning and permission on the subject lands

- Continuous residential zoning, 2007–2022. The subject lands were zoned for residential use in three successive plans: Existing Residential in the Newcastle Town Plan 2007 (Variation No. 6 of the CDP 2004–2010); RE – Existing Residential in the Newcastle Town Plan 2010–2016 (see the extract at Appendix A2); and within the settlement boundary as Secondary Development Area in the Newcastle Settlement Plan 2016–2022. The Newcastle Town Plan 2022–2028, in effect from 23 October 2022, drew the settlement boundary tightly around the 12 built Racefield houses, leaving the subject lands outside.
- This submission therefore seeks the reinstatement of the SDA zoning that applied to these lands until 2022, not the zoning of new greenfield land. The lands have not changed since 2022: what has changed is the national requirement for additional housing land, which PV7 is intended to meet.
- The Racefield estate was permitted under WCC Ref. 04/73 (applicant Gerard Roche) for 32 houses, having regard to “the location of the site within the village” (Final grant, docid 305429). Only 12 houses were built; the permission for the remainder lapsed (expired 23 May 2009) and the undeveloped lands were later left outside the settlement boundary (Applicant’s Planning Report for 26/60019, docid 675169). The 04/73 decision issued on 23 April 2004 (Manager’s Order 9981/04), with the grant on 24 May 2004.
- The estate road was designed to serve further development. In assessing 26/60019, the Council’s planner found that “the Racefield estate development was always intended to have an entrance on the northern boundary to serve the land to the north” (docid 693789 p.13). The Council’s 2013 taking-in-charge snag list for 04/73 likewise required the kerb “along the open space opposite houses 1-6” to be “completed and dished across the entrance to the remaining site” (docid 305501).
- The subject lands were permitted for six semi-detached houses (the Part V affordable units, house type D, nos. 27–32) under WCC Reg. Ref. 04/73 (granted May 2004), with the layout re-approved under 05/4039 (ABP PL27.216767, November 2006). Under 05/4039, Greenwood Lane Developments & Investments Ltd re-planned the remaining Racefield lands for 47 houses, including the 6 type D houses, and An Bord Pleanála granted permission on appeal on 10 November 2006 (docid 305767); that permission has also expired. These houses, like the 12 built, were designed to connect to the public sewer: 22 of the 04/73 dwellings were sewered, and only the 10 larger rear sites used on-site treatment (docid 305422). The principle of

sewered residential development on this site has therefore been accepted twice, by the Council and by An Bord Pleanála.

7.2 Adjoining permission – WCC Ref. 26/60019 (ACP Ref. PL27.501346)

- On 20 April 2026, Wicklow County Council granted permission, subject to 18 conditions, to Little Acre Homes Limited for 14 houses (10 × 3-bed terraced and 4 × 4-bed detached) at Main Street, Newcastle Middle (the Oratory lands), with vehicular access from the Racefield access road and pedestrian/cycle access to Main Street (Chief Executive Order CE/PERD/2026/442, docid 693792; Notification of Decision, docid 693791).
- The decision is under appeal to An Coimisiún Pleanála (PL27.501346; appeals lodged 15–18 May 2026 by three third parties). The Commission’s website showed a due date of 17 September 2026; the Commission has since given notice (s.126(3)(a), 17/09/2026) that it intends to decide the case before 12 November 2026.

The Council’s assessment of 26/60019 accepted the following principles, each of which applies directly to the subject lands:

- Access: vehicular access from the Racefield estate road, consistent with the original intention that Racefield serve land to the north (docid 693789 p.13), with no off-site junction works beyond DMURS design and a Stage 3 Road Safety Audit (Conditions 7–8, docid 693791).
- Wastewater: connection to the public sewer via a developer-funded c. 130 m extension of the 225 mm network confirmed by Uisce Éireann (CoF CDS25003068, docid 675119), controlled by the standard Uisce Éireann agreement condition (Condition 6). This overcame the 2023 prematurity refusal on the same site (22/1358).
- Surface water and European Sites: 100% infiltration SuDS (714 mm/hr measured, docid 689881), no discharge to any sewer, road or adjoining property (Condition 9), and an AA screening conclusion of no likely significant effects, with no NIS required (docids 675171; 693789 p.16).
- Density and location: 31 dwellings/ha gross (37.5 net) on a “centrally located site”, accepted as consistent with the Compact Settlements Guidelines 2024 (docid 693789 p.12). The 32.7 dph proposed for the subject lands is in the same range.

8. Compact Growth and Affordability

- Density: c. 32.7 dwellings/ha, efficient use of an edge-of-centre site, but still in scale with the grain of a Level 6 town.
- Housing mix: 6 × 2-bed and 12 × 3-bed own-door homes (c. 80–92 m²), meeting the Level 6 objective for “a full range of unit sizes, including smaller 2 and 3 bedroomed units”.
- Affordability: all homes targeted below €500,000 (indicatively €410,000 for 2-bed and €485,000–€495,000 for 3-bed, subject to market conditions), within the €500,000 Help to Buy price limit for new homes, plus Part V social/affordable provision as required.
- Demand: Newcastle is a highly desirable town with strong demand for homes. The scheme would give first-time buyers and downsizers in Newcastle and north-east Wicklow a supply of modest homes that the settlement currently lacks.
- County housing need: the Council’s revised Core Strategy (PV7 Part 2, proposed Chapter 3) adopts the new Housing Growth Requirement for County Wicklow of 2,068 homes a year to 2034, compared with the previous target of 745 a year, giving a target of 14,476 new homes for Q1 2025–Q4 2031 and 26,266 for Q1 2025–Q4 2040 (Table 3.1). Core Strategy Objective 1 states that these targets “represent the minimum housing growth to be planned for”, and that housing above the targets will be supported “where local infrastructure is or will be available”.

- Level 6 towns: the Level 6 group (Avoca, Donard, Kilmacanogue, Newcastle, Roundwood and Shillelagh) has a new housing target of 206 homes for 2025–2031, of which only 63 were under construction and 23 permitted but not commenced at Q3 2025, leaving a further 120 homes still required by 2031 (PV7 Part 2, Table 3.5).
- Social housing need: the Council's social housing list stood at 4,314 households county-wide at 30 September 2025 (Wicklow County Council, Chief Executive's Report, December 2025 and February 2026, "Social Housing List by Area of Choice"). The scheme would include Part V social/affordable homes as required.
- Sustainable travel: within easy walking distance of the village centre, bus stops (Dublin Bus 84, c. 30 buses per day per Town Plan s.4.2; the planner noted a bus stop c. 75 m from the adjoining site, docid 693789 p.14) and St Francis National School.

9. Specific Requests and Draft Wording

9.1 Map change

Amend Newcastle Town Plan Map No. 1 (CDP Vol. 2) to: (a) extend the settlement boundary to include the subject lands shown on the indicative Site Location Map at Appendix A; and (b) zone those lands SDA – Secondary Development Area, as a new Newcastle zoning site (reference number to be assigned by the Council).

9.2 Draft Specific Local Objective (for insertion in Newcastle Town Plan s.4.3)

Draft SLO – Lands at Racefield (c. 0.55 ha)

- Development of the lands at Racefield identified on Map No. 1 shall provide for a maximum of c. 18 residential units, predominantly 2- and 3-bedroom own-door homes, and shall be accessed via the existing Racefield access road.
- No dwelling units that may be permitted on these lands may be occupied until Uisce Éireann has confirmed, by way of an executed connection agreement, that sufficient wastewater treatment and network capacity is available to serve those units. Where capacity is available for only part of the development, occupation shall be phased in line with the capacity confirmed.
- No development shall rely on a standalone private wastewater treatment system discharging to ground or to local watercourses; any developer-led wastewater infrastructure shall be delivered only in accordance with Uisce Éireann's Developer Led Infrastructure framework and subject to Uisce Éireann adoption and EPA authorisation requirements.
- Surface water shall be managed through Sustainable Drainage Systems / nature-based solutions, with attenuation and treatment to ensure no deterioration in water quality in the Newcastle River and downstream European Sites (The Murrough Wetlands SAC and The Murrough SPA).
- Any application shall be accompanied by Appropriate Assessment screening (and a Natura Impact Statement where required), a Construction Environmental Management Plan and a pedestrian/cycle connectivity plan linking to Main Street.

9.3 Alternative and fallback

If the Council does not consider residential zoning appropriate at this stage, we ask that (i) the settlement boundary be amended to include the lands (Alternative request), and/or (ii) the Chief Executive's Report record that the lands are a sequentially preferable, small-scale infill site to be considered for residential zoning in the next County Development Plan (due by 31 October 2030) and in any review of Newcastle's wastewater position (Fallback request).

10. Conclusion

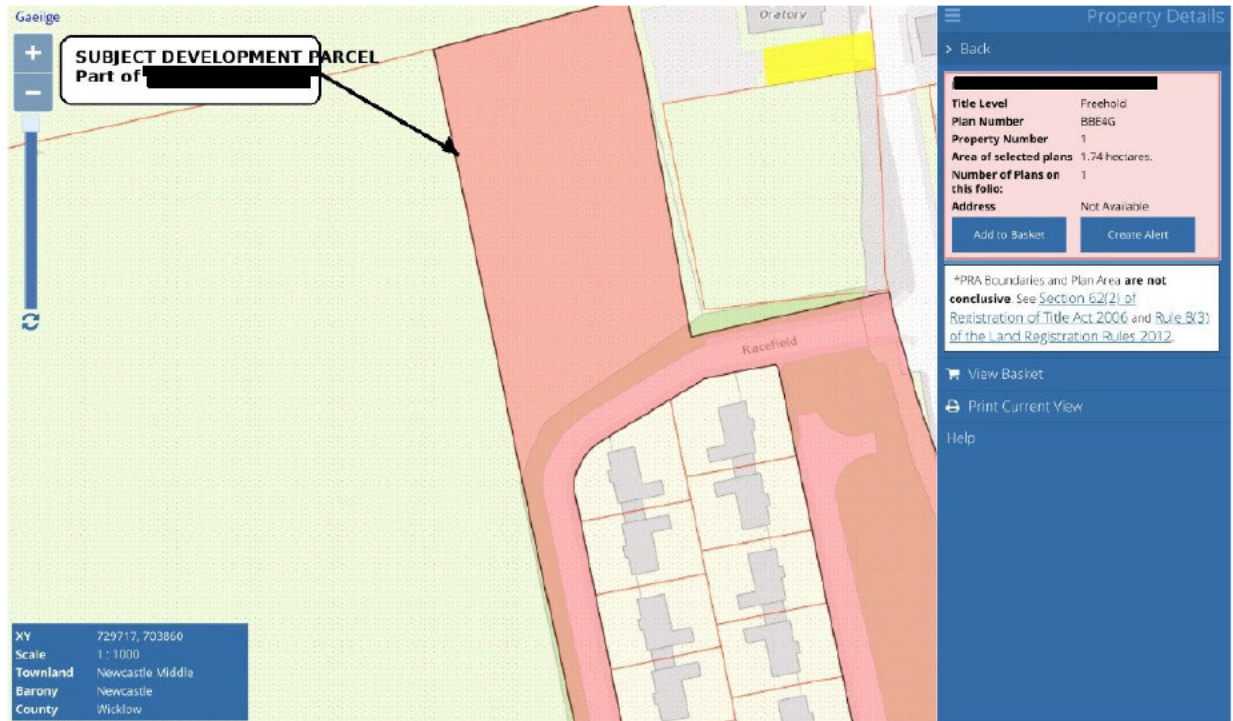
PV7 excludes Newcastle entirely because of wastewater capacity and European Site risk. Those are legitimate concerns for multi-hectare greenfield sites. They do not justify excluding a 0.55 ha enclosed infill parcel that:

- is closer to the village core than the larger lands assessed, and rounds off the settlement edge: it is bounded by housing at Chancel Way to the north, the Racefield estate to the south and the Oratory and the newly permitted 14-house scheme to the east, with only the west side open;
- is a new site, not submitted to the Call for Sites and distinct from Site 101;
- was zoned for residential use continuously from 2007 to 2022 (SDA in the 2016–2022 Settlement Plan), so that this request is for reinstatement;
- was permitted for six sewered semi-detached houses under 04/73 (2004), re-approved under 05/4039 (ABP PL27.216767, 2006);
- is served by the Racefield estate road, which was designed to serve land to the north and which the Council has already accepted as the access for the adjoining scheme;
- can follow the wastewater route the Council accepted for 26/60019 (a Uisce Éireann Confirmation of Feasibility and developer-funded network extension), with the extended public sewer reaching the Oratory frontage beside the site;
- would add only about 49–54 PE (54 PE as lodged in the Uisce Éireann Pre-Connection Enquiry on 26 September 2026, receipt acknowledged and Confirmation of Feasibility awaited), with occupation legally tied to confirmed Uisce Éireann capacity, no standalone discharge, and all surface water infiltrated on site; and
- would provide 18 compact, genuinely affordable homes in a settlement with a Core Strategy growth allocation and no new zoning.

We respectfully request that the lands be included in Proposed Variation No. 7 as set out in Section 9, and we would welcome the opportunity to engage with the Forward Planning team.

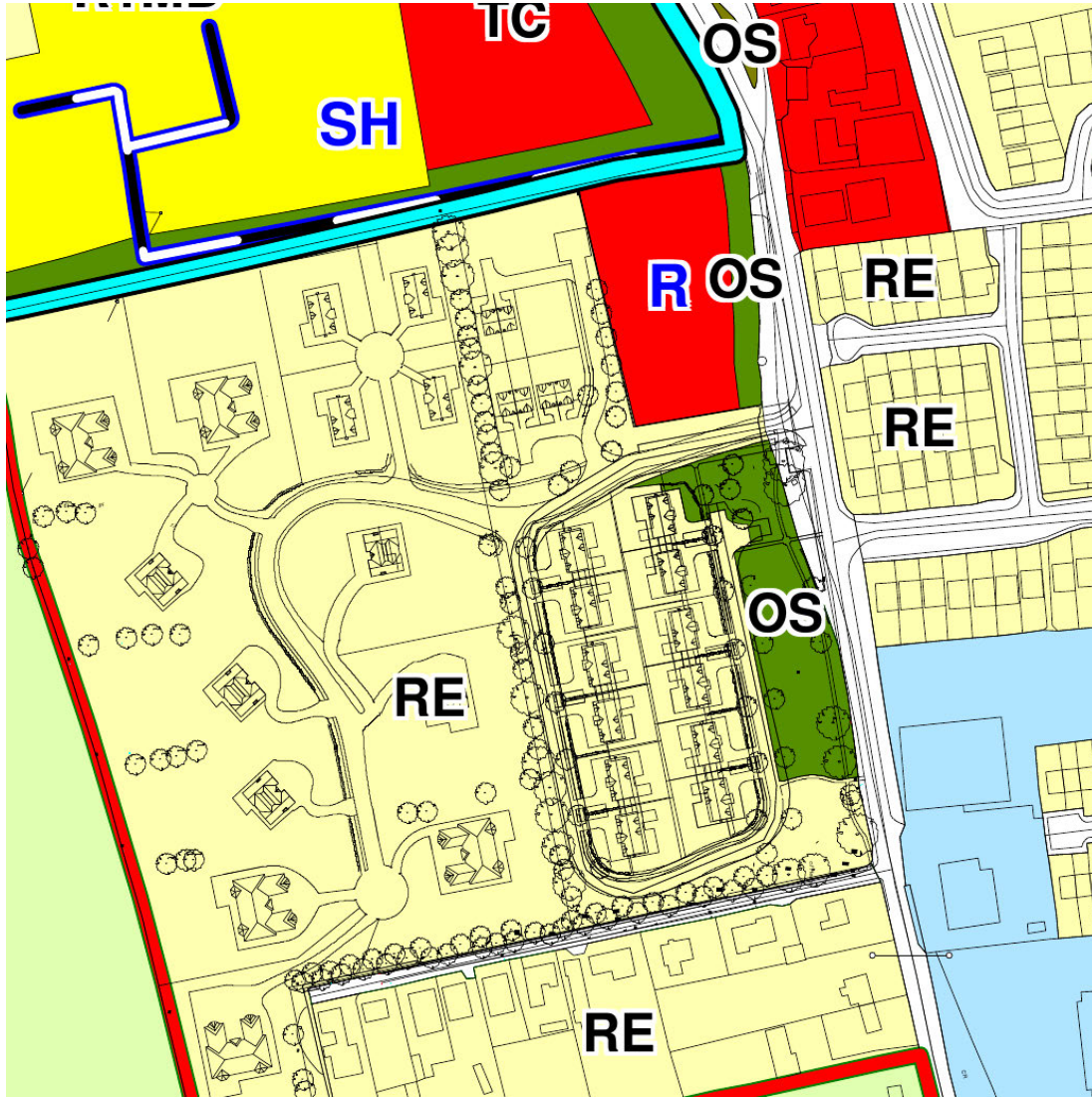
Signed: _____ Simon Kelly, for RQTwo Aedificium, on behalf of Patrick Kelly, Robert McCarthy, Michael McCarthy and Michael Fennon

Appendix A – Indicative Site Location Map



Indicative site location: part of [REDACTED] Newcastle Middle (Landdirect extract). The submission relates to the c.0.55 ha subject parcel only; the folio panel's 1.74 ha is the whole folio area. Boundaries are indicative only.

Appendix A2 – Former Zoning: Newcastle Town Plan 2010–2016 (extract)



Extract from the Newcastle Town Plan 2010–2016 zoning map (Wicklow County Development Plan 2010–2016). The Racefield lands, including the subject lands, are zoned RE – Existing Residential, with the permitted 04/73 layout shown. Map orientation and scale as in the original; extract is indicative.

Appendix B – Enclosures and documents referred to

Enclosed with this submission:

1. Appendix A – Indicative site location map (Landdirect extract, part of Folio WW29111F), showing the c. 0.55 ha subject lands.
2. Appendix A2 – Extract from the Newcastle Town Plan 2010–2016 zoning map (RE – Existing Residential).

Referred to (not enclosed; Council documents are available on the Council's planning files and websites):

- Uisce Éireann Pre-Connection Enquiry lodged online by RQTwo Aedificium on 26 September 2026 (18 houses; 54 PE; average water demand 8.05 m³/day; foul dry weather flow 8.85 m³/day; indicative 2028 start); receipt acknowledged by Uisce Éireann by email the same day; Confirmation of Feasibility awaited.
- WCC 26/60019: Notification of Decision and CE Order CE/PERD/2026/442 (docids 693791, 693792); Planner's Report 1, pp.11–16 (693789); UÉ CoF CDS25003068 in Muir Engineering Planning Report App. B (675119); AA Screening (675171); SSFRA (675158); FI drainage response (689881); sightline and tracking drawing (675164).
- WCC Reg. Ref. 04/73 (Gerard Roche): decision 23/04/2004 (Manager's Order 9981/04); final grant 24/05/2004 (docid 305429); planner's report (docid 305422); site layout plan showing house type D, nos. 27–32 (docid 305394); 2013 taking-in-charge snag list (docid 305501).
- WCC Reg. Ref. 05/4039 (Greenwood Lane Developments & Investments Ltd): 47 houses including 6 type D, modifying 04/73; planner's reports (docids 305660, 305757); An Bord Pleanála decision PL27.216767, 10/11/2006 (docid 305767).
- Former zoning: Newcastle Town Plan 2007 (Variation No. 6, CDP 2004–2010) Map 1; Newcastle Town Plan 2010–2016; Newcastle Settlement Plan 2016–2022; Newcastle Town Plan 2022–2028 (see Appendix C).
- An Coimisiún Pleanála case PL27.501346 (appeal of 26/60019).

Appendix C – Sources relied on

- Wicklow County Council, Proposed Variation No. 7 webpage and documents (published 10 Sep 2026): Published Notice; Part 1 Proposed Variation; Part 2 Consequent Changes to Chapter 3; Appendix B Natura Impact Report; Appendix D Call for Sites Assessment – <https://www.wicklow.ie/Living/Services/Planning/Development-Plans-Strategies/National-Regional-County-Plans/Wicklow-County-Development-Plan-2022-2028/Proposed-Variation-No-7>
- Wicklow CDP 2022–2028 Vol. 2 – Level 6 Small Town Plans: Introduction; Newcastle Town Plan 2022–2028 – <https://www.wicklow.ie/Living/Services/Planning/Development-Plans-Strategies/Development-Plans-Strategies/Newcastle>
- Wicklow CDP 2016–2022 Vol. 2, Newcastle Settlement Plan (housing stock 2011; previous objectives).
- Wicklow CDP 2022–2028 Appendix 9 Infrastructural Assessment Report (proposed amendments) – https://consult.wicklow.ie/en/system/files/materials/869/Appendix%209%20Infrastructural%20Assesment%20Report_Proposed%20Amendments.pdf
- Uisce Éireann Wastewater Treatment Capacity Register – Wicklow (April 2026) – <https://www.water.ie/connections/developer-services/capacity-registers/wastewater-treatment-capacity-register/wicklow>
- Uisce Éireann Capital Investment Plan 2025–2029, Q1 2026 refreshed position – <https://www.water.ie/projects/strategic-plans/capital-investment-plan/refreshed-position>
- Uisce Éireann, Developer Led Infrastructure – <https://www.water.ie/connections/developer-services/developer-led-infrastructure> ; DHLGH Circular NSP

01/2026 – <https://www.gov.ie/en/department-of-housing-local-government-and-heritage/circulars/circular-letter-nsp-012026-developer-led-infrastructure-dli-initiative-for-wastewater-services-to-support-housing-delivery/>

- Uisce Éireann Code of Practice for Wastewater Infrastructure, IW-CDS-5020-03 Rev. 03 (occupancy 2.7; 150 l/head/day; DWF 450 l/dwelling).
- An Coimisiún Pleanála case PL27.501346 – <https://www.pleanala.ie/en-ie/case/501346>
- WCC planning file 26/60019 (iDocs) – <https://www.eplanning.ie/WicklowCC/AppFileRefDetails/2660019/0> : docids 675119, 675158, 675164, 675169, 675171, 689881, 693789, 693791, 693792; WCC file 04/73: docids 305394, 305422, 305429, 305501; WCC file 05/4039: docids 305660, 305757, 305767 (An Bord Pleanála PL27.216767).
- Newcastle plans (wicklow.ie Newcastle plans page – <https://www.wicklow.ie/Living/Services/Planning/Development-Plans-Strategies/Development-Plans-Strategies/Newcastle>): Newcastle Town Plan 2007 (Variation No. 6 of CDP 2004–2010) and Land Use Zoning Objectives Map 1; Newcastle Town Plan 2010–2016 – <https://www.wicklow.ie/Living/Services/Planning/Development-Plans-Strategies/Development-Plans-Strategies/Newcastle/Newcastle-Town-Plan-2010-2016> ; Newcastle Settlement Plan 2016–2022 – <https://www.wicklow.ie/Living/Services/Planning/Development-Plans-Strategies/Development-Plans-Strategies/Newcastle/Newcastle-Settlement-Plan-2016-2022> ; Newcastle Town Plan 2022–2028 (in effect 23/10/2022).
- Planning and Development Act 2024, s.58 (variation procedure).
- CSO, Census 2022 Results Profile 3 – Households, Families and Childcare (Wicklow press statement, 31 August 2023): average household size 2.84 – <https://www.cso.ie/en/csolatestnews/pressreleases/2023pressreleases/pressstatementcensus2022resultsprofile3-householdsfamiliesandchildcarewicklow/>
- Housing figures: PV7 Part 2 (Consequent Changes to Chapter 3 – Core Strategy), Tables 3.1 and 3.5 and Core Strategy Objective 1; Wicklow County Council Chief Executive’s Report, December 2025 (Social Housing List by Area of Choice as of 30/09/2025) – https://www.wicklow.ie/Portals/0/adam/Documents/8649N_p6ZEiKKgLgT1fYXA/Link/Chief%20Executive%20Report%20-%20December%202025.pdf