

Michael Woods O'Rourke

From: INFO <Information@tii.ie>
Sent: Monday 2 October 2023 14:54
To: Michael Woods O'Rourke
Subject: TII23-124326 - Proposed Variation No.1 Wicklow County Development Plan 2022 – 2028 (Rathdrum Town Plan).

Dear Mr. Woods O'Rourke,

Thank you for your email of 5 September 2023 in relation to the above.

Transport Infrastructure Ireland (TII) wishes to acknowledge receipt of your correspondence and advise that TII has no specific observations to make.

I hope this information is of assistance to you.

Yours sincerely,

Rachel Begley
Executive Officer
Regulatory and Administration



From: Michael Woods O'Rourke [REDACTED]
Sent: Tuesday, September 5, 2023 10:43 AM
To: [REDACTED]

[REDACTED]

Cc: Planning - Plan Review <Planreview@wicklowcoco.ie>

Subject: Proposed Variation No.1 Wicklow County Development Plan 2022 – 2028 (Rathdrum Town Plan)

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

CAUTION: This email originated from outside of TII. Do not click links or open attachments unless you recognise the sender and are sure that the content is safe.

Proposed Variation No.1 Wicklow County Development Plan 2022 – 2028 (Rathdrum Town Plan)

A Chara,

Notice is hereby given pursuant to Section 13 of the Planning and Development Act 2000 (as amended) that Wicklow County Council, being the planning authority for the area, proposes to **VARY** the Wicklow County Development Plan 2022-2028 in respect of the following:

PROPOSED VARIATION NO. 1

Rezoning 0.81ha of land at Ballygannon, Rathdrum, from 'RN – New Residential' to 'OS2 – Passive Open Space' and amend the written text of the Rathdrum Town Plan to reflect the changes consequent from the rezoning

REASON FOR PROPOSED VARIATION:

- a. Having regard to Section 653 (1) (a) and (b) of the Taxes Consolidation Act 1997 (as amended) (Residential Zoned Land Tax), following receipt of a submission to the draft map, seeking a rezoning.
- b. Having considered the guidance set out in Circular Letter NRUP 07/2022, the Chief Executive is satisfied that:
 - The removal of the 'residential' zoning of these lands would not undermine the proper planning and sustainable development of the area, including the core strategy and housing supply targets for Rathdrum, having particular regard to the quantum of residential land zoned in Rathdrum in the Wicklow County Development Plan 2022-2028.
 - While these lands are located close to the core of Rathdrum, the removal of the 'residential' zoning of these lands would not conflict with the goals of compact growth and the 'sequential approach to zoning' set out in the Development Plan Guidelines. The purpose of the 'sequential approach' is to avoid development and zoning 'leapfrogging' to less centrally located areas; this would not arise in this case as (a) no alternative, more peripheral lands are proposed or are necessary for rezoning on foot of this potential de-zoning, (b) the lands beyond this site are already under development and (c) the recently adopted Rathdrum Town Plan provides for carefully calibrated residential zoning provisions that accord with the sequential approach.
 - The removal of the 'residential' zoning of these lands would not conflict with town centre regeneration aims. In order to achieve these aims, it is not essential that every piece of undeveloped land in a town be zoned for intensive / development use – towns require a range of uses and services, including open lands, in order to be sustainable.
 - An alternative 'biodiversity' related zoning would benefit the environment and the residents of Rathdrum and would contribute towards the achievement of the County's biodiversity and climate action goals.

The Planning Authority has determined that the proposed variation would be unlikely to have significant effects on the environment, taking account of the relevant criteria set out in Schedule 2A of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 and any submission or observation received from the designated environmental authorities specified in Article 13A(4).

In accordance with the requirements of Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC), the proposed variation has been subject to Stage 1 Appropriate Assessment (screening) and it is the conclusion of this screening that there will be no adverse impacts on the integrity of any European Sites located within 15km of the subject lands of Proposed Variation No.1 and that a Stage 2 Appropriate Assessment is not required.

VIEW THE VARIATION

A copy of the proposed variation, together with the respective SEA and AA screening reports, will be available to view at the following locations, during their normal opening hours, from 06 September 2023 TO 03 October 2023 (5.00pm) inclusive:

- Wicklow County Council, County Buildings, Station Road, Wicklow Town
- All Wicklow County Council Municipal District offices
- The Council's website: <https://www.wicklow.ie/Living/Services/Planning/Development-Plans-Strategies/National-Regional-County-Plans/Wicklow-County-Development-Plan-2022-2028/Variation-to-the-County-Development-Plan-2022-2028>

MAKING A SUBMISSION

Submissions or observations regarding the proposed variation and the associated reports are hereby invited from the public and interested bodies. Children, or groups or associations representing the interests of children, are entitled to make submissions or observations. Written submissions or observations made on or before **5.00pm 03 OCTOBER 2023** will be taken into consideration before the making of the proposed variation.

Submissions may be made in one of the following ways:

- 1. Write to:** Administrative Officer, Planning Section, Wicklow County Council, Station Road, Wicklow Town.
- 2. Email to:** planreview@wicklowcoco.ie

Is mise le meas,

Michael Woods O'Rourke

Graduate Planner | Forward Planning Team

WICKLOW COUNTY COUNCIL, COUNTY BUILDINGS, WICKLOW TOWN, A67 FW96

Ph: 0404 20100 | Email: [REDACTED]

Website: <http://www.wicklow.ie>



While I may read and send emails outside normal working hours I do not expect a response or action outside your own working hours.

In accordance with TII's Right to Disconnect policy, if you are receiving this email outside of normal working hours, I do not expect a response or action outside of your own working hours unless it is clearly noted as requiring urgent attention.

De réir pholasáí BIÉ An Ceart gan a bheith Ceangailte, má tá an ríomhphost seo á fháil agat lasmuigh de na gnáthuaireanta oibre, nílím ag súil le freagra ná le gníomh uait lasmuigh de do ghnáthuaireanta oibre féin mura bhfuil sé ráite go soiléir go bhfuil gá gníomhú go práinneach.

TII processes personal data provided to it in accordance with its Data Protection Notice available at <https://scanner.topsec.com/?d=2451&r=auto&u=https%3A%2F%2Fwww.tii.ie%2Fabout%2Fabout-tii%2FData-Protection%2F&t=d51bc44d7cd1c0a3b556be7efbc74c3d244fee19>

Próiseálann BIÉ sonraí pearsanta a sholáthraítear dó i gcomhréir lena Fhógra ar Chosaint Sonraí atá ar fáil ag <https://scanner.topsec.com/?d=2451&r=auto&u=https%3A%2F%2Fwww.tii.ie%2Fabout%2Fabout-tii%2FData-Protection%2F%3Fset-lang%3Dga&t=1bed96c524b25db2ed35183935ca047dda63171b>

TII E-mail system: This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error then please notify postmaster@tii.ie and delete the original including attachments.

Córas r-phoist BIE: Tá an ríomhphost seo agus aon chomhaid a tharchuirtear leis faoi rún agus beartaithe lena n-úsáid ag an duine aonair nó ag an eintiteas a bhfuil siad dírithe chuige/chuici amháin. Más rud é go bhfuair tú an ríomhphost seo trí bhotún, cuir sin in iúil do postmaster@tii.ie, le do thoil, agus scrios an ríomhphost bunaidh agus aon cheangaltáin.