



# Variation No.6

Who are you:	Agent
Name:	LIAM BURKE
Reference:	VAR6-145529
Submission Made	January 15, 2026 2:56 PM

Choose one or more categories for your submission. Please also select which settlement you wish to make a submission / observation about.

- Chapter 6 – Proposed Variation No. 6

## Write your observations here:

Please find attached submission for Dunlavin rezoning proposal.

## Upload a File (optional)

LIAM BURKE SUBMISSION.pdf, 0.43MB



**ZONING SUBMISSION FOR MR. LIAM BURKE, DUNLAVIN, CO. WICKLOW.**

**PROPOSED VARIATION NO. 6 - TO REVISE THE WICKLOW CORE STRATEGY AND ASSOCIATED HOUSING TARGETS, AND A NUMBER OF RELATED HOUSING OBJECTIVES SET OUT IN THE WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028 WRITTEN STATEMENT.**

**15<sup>th</sup> January 2026**

**INTRODUCTION.**

Whyte Planning Consultants wish to make a submission on behalf of Mr. Liam Burke to rezone lands as shown on map extract below for housing.

The area of lands are located in the townland of Dunlavin Upper and included in Land Registry Folio [REDACTED]

**LOCATION.**

The proposed site, outlined red, is a natural extension to the existing urban settlement of Dunlavin as can be seen by the map below.

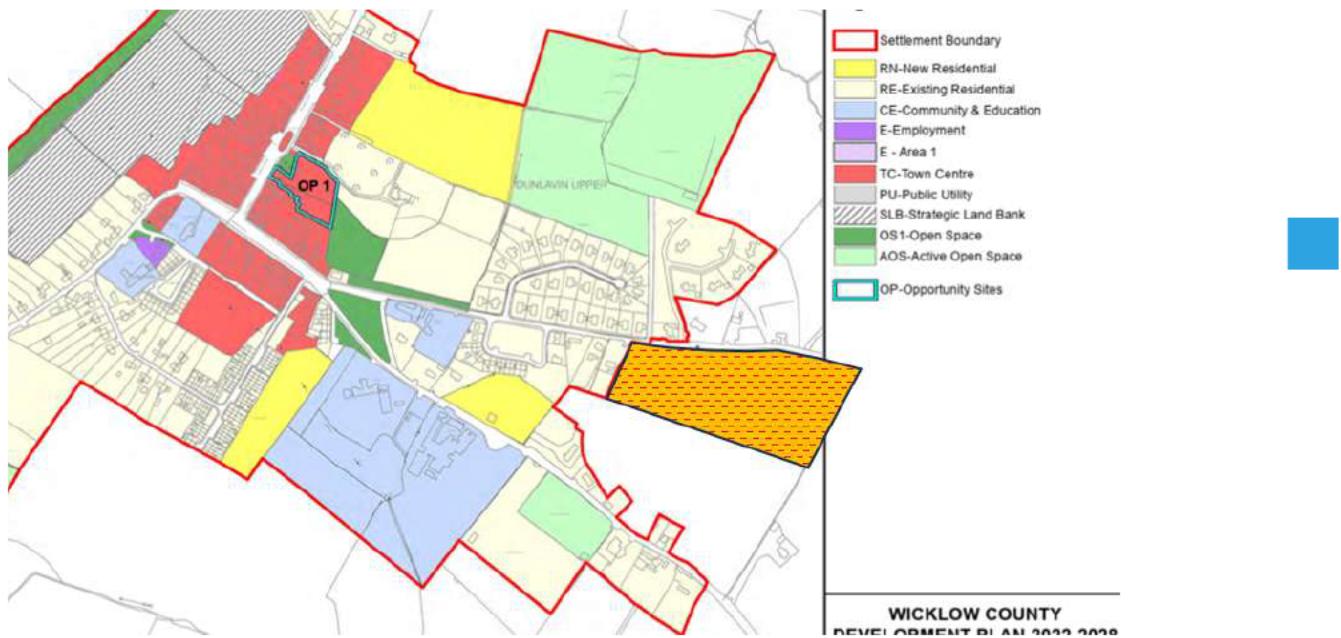
The land uses surrounding the site consist of mature residential housing estates, GAA Pitch, Soccer Pitch and St. Kevin's Community School. All within 10-minute walking distance





The town centre of Dunlavin is located approximately 550m to the west of the site and consists of a public footpath to the site located on the opposite side of the road. The new site can incorporate a new pedestrian crossing to utilize this existing walkability feature.

### EXISTING ZONING MAP FOR DUNLAVIN.



The map above shows the existing zoning map for Dunlavin. The lands subject to a re-zoning in this submission are patterned orange/red, which show a sequential development of Dunlavin to the west, balancing the town from a spatial perspective. We would suggest that the sequential development of these lands to the west represents a sustainable economic use of these lands.

### PROPOSED DELIVERY OF RESIDENTIAL UNITS.

The lands consist of relatively flat with some gentle slope of 3. 58 hectares. This is the equivalent of 85 – 143 houses, based on a 25-40 units per hectare limit.

The existing housing stock in Dunlavin is 562 houses (with a population of 1548 persons)<sup>1</sup>

<sup>1</sup> Taken from SMAPs, [www.cso.ie](http://www.cso.ie), areas A257033004, A257033001/01,A257033001/02, A257033003, A257033002



An increase in 85 houses will increase the housing stock by 11% and an increase in 143 houses will increase the housing stock by 25%, both of which are well within the suggested growth capacity of maximum 30%.

As a level 6 land, 30% growth rate is appropriate so we would suggest that 143 housing units would be appropriate in this instance as 143 housing units would equate to 25% growth rate.

### **FOUL SEWER AND SURFACE WATER**

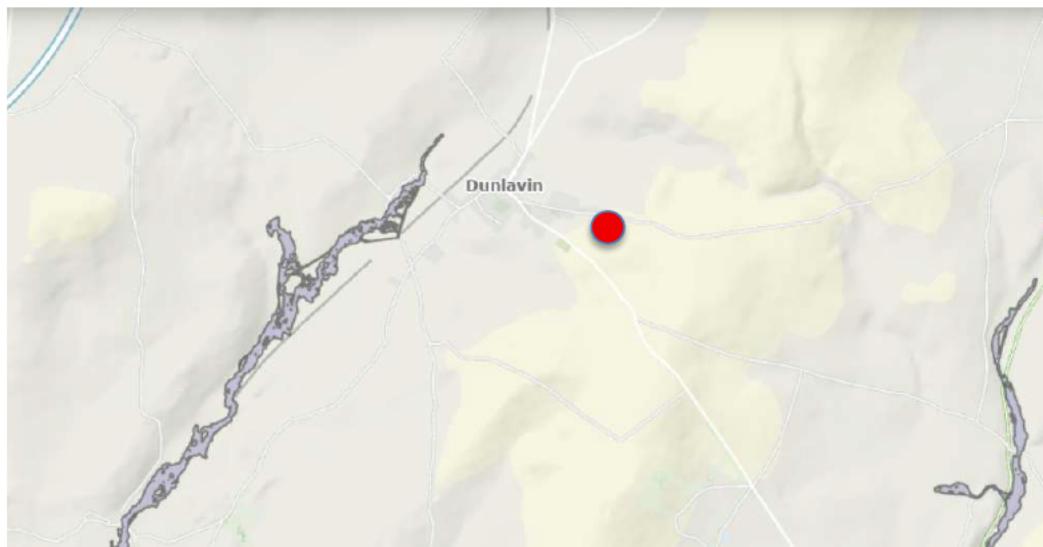
The land is usable and has access to foul sewer on the main road nearby. We understand capacity is available in the foul sewer and public water system.

### **SURFACE WATER.**

All surface water on site will be subject to detailed SuDS analysis with the use of swales and detention basins preferred over underground discharge solutions.

### **FLOOD RISK**

The site is not impacted by any flood risk elements as can be seen by map below,  
[www.floodmaps.ie](http://www.floodmaps.ie).



Flood risk map. (site in red)



## **RELEVANT LEGISLATION.**

The following extracts from planning legislation are relevant to the submission:

NPF 2040 – Revised April 2025 – Doubling of Housing Targets to 50,000 Per Annum.

The National Planning Framework (NPF), is the long-term, 20-year strategy for strategic planning and sustainable development of our urban and rural areas to 2040, with the core objectives of securing balanced regional development and a sustainable ‘compact growth’ approach to the form and pattern of future development.

The revised NPF (April 2025) has increased the annual housing targets to 50,000, doubling previous targets in order to respond to demographic whereby population growth is rapidly increasing and is estimated to be 6.1 to 6.3 million people by 2040.

NPO3a: Deliver at least 40% of all new homes nationally within the built-up envelope of existing urban settlements.

NPO4: Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.

NPO 11: In meeting urban development requirements, there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages, subject to development meeting appropriate planning standards and achieving targeted growth.

NPO 35: Increase densities in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights. It is submitted that the zoning of the subject site for residential development would accord with these national planning objectives.



## **SUSTAINABLE AND COMPACT SETTLEMENTS GUIDELINES FOR PLANNING AUTHORITIES, 2024 (SCS GUIDELINES')**

On the 15th of January 2024, the Minister published the 'Sustainable and Compact Settlements Guidelines for Planning Authorities', which replace the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities 2009.

The key relevant extracts from the Guidelines are as follows: In order to achieve compact growth, we will need to support more intensive use of existing buildings and properties, including the re-use of existing buildings that are vacant and more intensive use of previously developed land and infill sites, in addition to the development of sites in locations served by existing facilities and public transport.

### **SECTION 28 GUIDELINES**

NPF Implementation: Housing Growth Requirements, July 2025 These Guidelines provide updated housing growth requirements to planning authorities in order to facilitate the revision and update of development plans in accordance with the National Planning Framework – First Revision (2025).

The Guidelines set out the housing demand scenario to 2040 for each local authority by translating the NPF requirements into estimated average annual figures. At national level the estimated total housing demand of c.55,000 dwellings per annum to 2034 and an estimated total housing demand of c.41,000 dwellings per annum between 2034 and 2040.

Building on previous guidelines that allowed up to 25% headroom for housing provision, the new Section 28 guidelines now require planning authorities to include up to 50% additional provision of zoned land beyond the baseline targets, in acknowledgement that a relatively significant proportion of zoned lands are not activated over the period of a development plan



## DEMOGRAPHICS AND PLANNING PERMISSION TRENDS

In January 2025 the CSO issued Regional Population Projections 2023-2042 and noted that "Across all of the projection scenarios, the Mid-East (Kildare, Louth, Meath, **Wicklow**) sees the largest regional growth". The Department of Finance announced in September 2025 that net migration into Ireland has been historically underestimated and Irelands population could grow much faster than the most recent projections by the CSO. The Department of Finance announced in September 2025 that net migration into Ireland has been historically underestimated and Irelands population could grow much faster than the most recent projections by the CSO.

Dr. Ronan Lyons, Professor in Economics, Trinity College, noted in September 2025 that in 5 of the last 6 Census net migration levels have been significantly underestimated.

### CONCLUSION.

It is respectfully suggested that the proposed lands as outlined are appropriate for sequential residential development and we would ask Wicklow County Council to include the lands for residential development.

The land can deliver 143 housing units at a 25%, which is 5% lower than the growth rate as preferred by Wicklow County Council.

Regards,

**Cert Tech Eng. BEng. MSc Spatial Planning, Dip. Law, Dip. Planning and Environmental Law, MIEI, MIPI.**



MAP SER  
112,500  
1:5 000

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OUTPUT SCALE: 1:2 500

# Land Registry

County Wicklow

Folio [REDACTED]

## Register of Ownership of Freehold Land

### Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent

No.	For parts transferred see Part 1(B) Description	Official Notes
1	[REDACTED]	[REDACTED]

Land Cert Issued: Yes

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Collection No.:

# Land Registry

County Wicklow

[REDACTED]

## Part 1(B) - Property Parts Transferred

No.	Prop No:	Instrument:	Date:	Area (Hectares):	Plan:	Folio No:
1	1	[REDACTED]	[REDACTED]		[REDACTED]	[REDACTED]
2	1	[REDACTED]	[REDACTED]		[REDACTED]	[REDACTED]
3	1	[REDACTED]	[REDACTED]		[REDACTED]	[REDACTED]
4	1	[REDACTED]	[REDACTED]		[REDACTED]	[REDACTED]
5	1	[REDACTED]	[REDACTED]		[REDACTED]	[REDACTED]
6	1	[REDACTED]	[REDACTED]		[REDACTED]	[REDACTED]

# Land Registry

County Wicklow

[REDACTED]

## Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965			
1	[REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED]

Land Registry

County Wicklow

[REDACTED]

[REDACTED]

No.	Particulars
1	[REDACTED] [REDACTED]
2	[REDACTED]
3	[REDACTED] [REDACTED] [REDACTED] [REDACTED]