

Planning Department,  
Wicklow County Council  
County Buildings  
Whitegates  
Wicklow Town  
A67 FW96

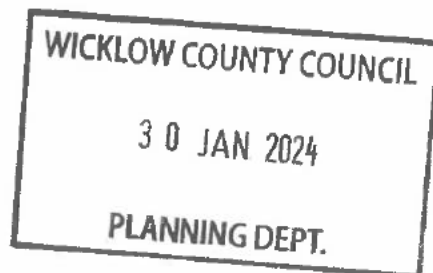
30th of January 2024

Dear Sir/Madam,

I, Paula Hanaphy, [REDACTED] wish to make a submission on the Draft Wicklow County Development Plan 2022-2028 in respect of my landholding at, "Darraghville", Kilcoole, Co. Wicklow. The lands are currently zoned Agricultural in the Wicklow County Development Plan 2016-2022. The submission respectfully requests that this zoning is amended to RH – "New Residential" and "Active Open Space".

Kind regards,

Paula Hanaphy





## Kilcoole Gateway Project

At

Lands at Darraghville, Kilcoole Co Wicklow





## 1.0 Introduction

The Kilcoole Gateway Project comprises a community, open space and residential development of 19.98 hectares of land on the north-eastern edge of Kilcoole town. The development will act as a gateway to Kilcoole from the north of the town.

The Kilcoole Gateway Project is an integrated development of community / education, residential and open space facilities together with new footpaths and roads that will create a sustainable neighbourhood on the north-eastern edge of Kilcoole town.

The masterplan lands form part of the wider curtilage of the property known as Darraghville House or Kilcoole Holy Faith Convent which is a protected structure (Wicklow County Council Development Plan Ref. 13.08). The protected structure and immediate grounds will remain unaffected by the masterplan proposals and are not included in the masterplan.

## 2.0 Description and Context

The masterplan lands are roughly rectangular in shape and are located to the west of the R761, the main north to south road through Kilcoole.

The lands are undulating and are currently in agricultural use. The lands are dissected and bounded by a number of mature trees and hedgerows.

The lands are immediately to the north of Kilcoole Primary School, St Anthony's Church and Darraghville House / Kilcoole Holy Faith Convent. Immediately to the east are a number of residential estates including, inter alia, Corrig Hall, Beech Court, Beechwood etc. To the west are agricultural lands. There are a number of large stand-alone residential properties along the northern boundary of the masterplan lands.

The masterplan plans are with a short walking distance of the centre of Kilcoole and as such will become an integral part of the town.

The site also adjoins Dublin Bus route no. 84 and 84X, which provides daily bus services between Newcastle, Co. Wicklow to the south; and Blackrock DART Station, Co. Dublin to the north.



### 3.0 Planning Context

The eastern half of the masterplan lands are located within the Greystones-Delgany and Kilcoole Local Area Plan 2013-2019, which remain the statutory plan for this area. There are three zoning objectives in the Local Area Plan:

- GB: Green Belt.
- CE: Community and Education.
- OS: Open Space.

The western half of the masterplan is outside the functional area of the Local Area Plan and thus are currently un-zoned.

In terms of heritage objectives, “Kilcoole Holy Faith Convent” is a protected structure Ref. 13.08, located immediately adjoining the southern boundary of the masterplan lands.

There are a number of protected trees – Ref. T32, described as “Mature deciduous trees to rear and side of Convent grounds, Kilcoole”.

Roads Objective RO9 is also relevant to the site – “to provide for the development of a Western Distributor Road to bypass Kilcoole”. The road objective is aligned along the western boundary of the masterplan lands. There is also an east-west link to the R761 which traverses the northern portion of the masterplan lands.

### 4.0 Masterplan

#### 4.1 Vision

The Vision for the Masterplan is:

*The creation of a design-led, integrated, sustainable neighbourhood on the northern eastern edge of Kilcoole, providing community / education, recreational and residential facilities that will benefit the entire town.*

#### 4.2 Development Proposal

It is proposed to provide the following elements on the Masterplan Lands:

- St Catherine’s special needs campus. Note that St Catherine’s is a charitable organization with funding provided by the Department of Education to provide for children and young adults with special needs.
- St Catherine’s special needs school.
- A public park for the town with an area of 2.6 hectares. The Park will contain a skate park, a community park ground, playground and a basketball court.
- An urban farm essentially comprised of allotments and poly tunnel type structures and will be accessible to the public and accessible to St. Catherine’s Campus.
- A nursing home.
- A creche and café.
- A community facility including meeting rooms for local residents.



- A Community “Man shed” facility
- A residential development of approximately 250 dwellings.
- A green belt area.
- An integrated dedicated pedestrian network through-out the site.
- The retention of suitable existing trees and hedgerows.
- The delivery of the east-west link of the R761 to the proposed Western Distributor Road bypass of Killoole which traverses the northern portion of the masterplan lands.

All development will be subject to detailed assessment including tree surveys, heritage surveys, visual impact, traffic impact etc.

The land use breakdown for the masterplan lands is as follows:

Community / Education	5.83 hectares	29%
Open Space	4.59 hectares	23%
Green Belt	2.99 hectares	15%
Residential	6.56 hectares	33%

#### 4.3 Planning Gain

The masterplan contains considerable elements of planning gain that will benefit the entire town. These include:

- Facilities associated with the St Catherine’s special needs campus and the St Catherine’s special needs school.
- Amenity facilities for St Catherine’s.
- The public park including the skate park and playground.
- The urban farm.
- The creche and café.
- The community facility including meeting rooms for local residents.
- An integrated, predominantly off-road, pedestrian network.
- The delivery of the east-west link of the R761 to the proposed Western Distributor Road bypass of Killoole.

The community and educational facilities will create local direct and indirect employment opportunities, including social workers and teacher’s jobs. Indirect employment opportunities include the provisions of supplies and meals to the school and campus.

These elements can only be delivered in the context of a commercially viable overall development. The residential development is required in order to deliver the proposed community and recreational developments. The residential development equates to 33% of the entire masterplan lands.

Permission for residential development is required, together with an agreed phasing programme, that ensures the entire masterplan proposals can be achieved in a timely and orderly manner.





# Kilcoole Village Core & Main Street





Rev	Date	Description
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Key			
1	Wicklow Co. Co. Main Road Access Objective	Green Belt	29,900m <sup>2</sup> 15%
2	Public Pedestrian Linkage & existing Mass Path	Community & Education	58,300m <sup>2</sup> 29%
3	Play Ground	Residential	65,575m <sup>2</sup> 33%
4	Skate park	Open Space	45,875m <sup>2</sup> 23%
5	Protected Trees		
6	Flood Zone		
7	Walled Garden		
8	Residential Pocket Park (N.E.A.P.)		
9	Community Building		
10	Existing hedge row to be retained		
11	Man Shed		

**AW**  
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Do not scale from drawings, use figured dimensions only. Any discrepancies to be reported to the architect immediately. All materials & workmanship to comply with all current building regulations & building standards & codes of practice. Drawings to be read in conjunction with Architects specification, along with all relevant consultants drawings & specifications.

Drawing Title	Site Plan	Drawing No.	01	Revision	-
Project	Kilcoole Gateway Project	Scale	1:2000 @ A3	Checked By	OC
Client		Date	January 2024	Drawn By	MP
		Project No.	21-20	Status	Feasibility

Kilcoole Primary S

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