



Variation No.6

Who are you:	Private Individual
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- Chapter 3 – Proposed Variation No. 6

Write your observations here:

These observations refer to core strategy objective 1 and objective 2 in chapter 3, and housing unit projections in chapter 3.

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Proposal 1

In Core Strategy Objective 1, Chapter 3, page 14, amend line 1 to read:

“All lands zoned for residential use, **or mixed use where residential is deemed suitable**, will be supported for the delivery of housing during the lifetime of the plan.”

Background reasoning: In the Wicklow County development plan 2022 - 2028 Volume 2 Town Plans Level 4 Baltinglass Table 2.1 and referring to Bawnogue references a potential permitted number of housing units of 135. Under planning reference 21-1117 permission was granted for 89 units. These are constructed, or are under construction and have been sold or sale agreed. All these units sold over a 14 month period. There is further demand and the developer is still on site. The developer incurred a considerable cost in bringing services to the site by the construction of a roundabout on the National Primary Road and an underriver crossing of the Slaney for waterwater. Future developments in the west side of the town will benefit from these.

In SLO-1 just 0.9 of an Acre is zoned residential while 1.3 HA is zoned mixed use (for a low cost superstore). This 1.3 HA was previously zoned residential. The demand for a low cost superstore for the town has now been met. This mixed use site is nearer town than the development at 21-1117, it is serviced and suitable for residential development.

Proposal 2

In Core Strategy Objective 2, Chapter 3, page 14, amend line to read:

“Wicklow County Council will proactively engage with developers of sites with planning permission, **or zoning**, for housing to support the commencement and delivery or permitted housing **and potential permitted housing**, development and assist in the unblocking of impediments where feasible. ***This may include recommending a variation to the relevant development plan.***”

Background reasoning: Reference WCDP Volume 2, Town Plans Level 4, SLO-1, Bawnogue (North). Certain criteria are a requirement for any future development. Included in these are a requirement of at least 4.942 Acres of AOS and OSI of Riverine Park and Railway Embankment of 2.965 Acres. This is a total of 7.907 Acres. It doesn't include allocating land to access these potential facilities. This requirement led to a situation whereby the developer of the site at 21-1117 was unable to make a change to some house types in that permission. I suspect that such a situation was unintended.

I do realise the necessity for open space and facilities with developments. However, the criteria should never be so onerous as to make the development unviable.

The same difficulty may apply to other sites, example: Newtownmountkennedy Area Action Plan 2 Garden Village, SLO 1, page 35, and Level 5 Ashford SLO 2 and 5.

Proposal 3

In Chapter 3, Table 3.3, with respect to Baltinglass, the housing stock is listed in 2022 at 1,016 with a projected growth of 180 from 2002 - 2031. It also states that it is suitable for a growth rate of not less than 30%. There is a caveat regarding wastewater treatment constraints. Table 3.4 deals with future housing capacity and Table 3.5 with revised housing growth targets. It is unclear if the figure for Baltinglass is affected by the wastewater

treatment plants constraints, if so, I am of the view that this should not impact on aspirational figures.

Baltinglass as a Level 4 town has a new target of 170 units. Three of the other Level 4 towns have a combined target of 1,841 units. In addition, Enniskerry, Kilcoole and Newtown are in a cluster and close proximity to Level 1 and 3 towns (which have a combined projected growth of 7,243 units). The remaining Level 4 town, Rathdrum, has a projected level of 190 units and is in close proximity to a Level 2 town with a projected increase of 3,170 units.

Based on Tables 3.3, 3.4 and 3.5, Baltinglass is clearly being left behind. It is a hub for South-West Wicklow. It serves a large hinterland comprising villages and rural clusters. The demand for accommodation and housing units continues to increase. Many first time buyers in the wider area are purchasing houses in Carlow and Naas. National Migration Policy including International Protection has had a greater impact on accommodation in the area than in most other parts of the county. The town is on the cusp of a tourism breakthrough, if handled correctly. All these factors should be taken into consideration when establishing housing targets for the town. A projected figure of 305 units, in Table 3.5, would be more appropriate. The figure projected for Enniskerry has caused much concern. Some of this could be allayed by moving a number of the units to Baltinglass and other such locations.

In general, these proposals are submitted to assist in the unblocking of impediments to the provision of housing. I sincerely hope that this submission is given careful consideration. Your assistance is appreciated in this matter.

Yours faithfully,
Billy Timmins