



## Draft Wicklow Town – Rathnew LAP Submission - Report

Who are you:	Agent
Name:	PD Lane Associates
Reference:	DWTRLAP-095152
Submission Made	November 15, 2024 9:53 AM

### File

Wicklow-Rathnew LAP 2024 RW.pdf, 0.22MB

Zoning Map 1-2500 A3 page.pdf, 0.19MB

## **WICKLOW TOWN – RATHNEW LAP**

**ZONING PROPOSAL FOR LANDS AT:  
BOLLARNEY, WICKLOW TOWN**

**LANDS IN THE OWNERSHIP OF:  
WOODROOFE FAMILY & WILLIAM PARLE OF BOLLARNEY, WICKLOW**

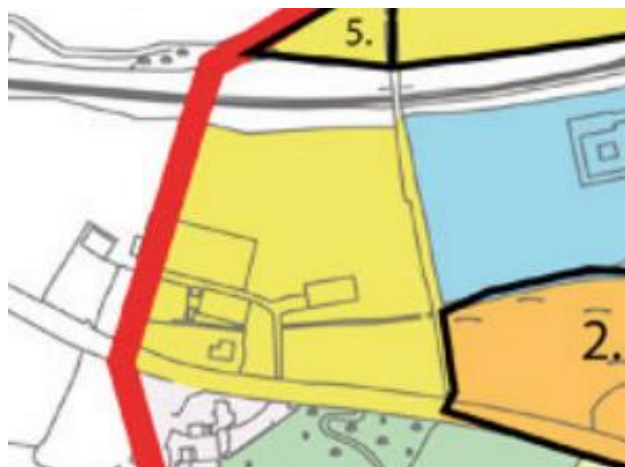
### **INTRODUCTION & BACKGROUND**

Having reviewed the draft Wicklow Town-Rathnew Local Area Plan 2025, we wish to make the following submission on behalf of the Woodroofe Family and William Parle to retain the Residential zoning on their lands at Bollarney, Wicklow - the 'Subject Lands' (see attached proposed zoning map outlined in red).

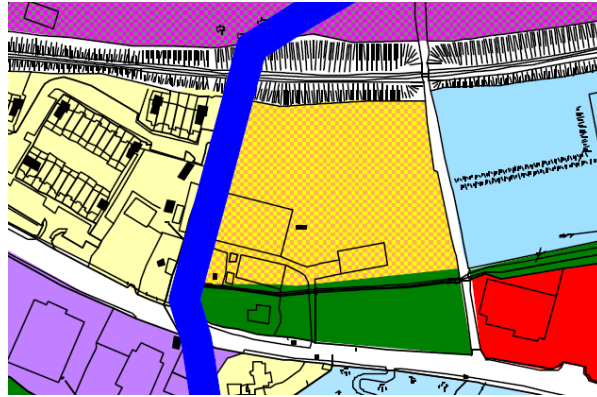
The Subject Lands are located within walking distance of Wicklow Train Station and a significant amount of retail/commercial, community and town centre facilities. The Subject Lands are surrounded by existing residential developments and have good road frontage onto the R750.

Planning Permission Ref: 16/1149 relates to the lands in the ownership of William Parle – 4 No. two storey dwellings with connection to services, new vehicular entrance to serve existing dwelling.

The majority of the Subject Lands have been zoned for Residential development since 2007 – see below extract from the Wicklow Town Development Plan 2007-2013 with the Subject Lands shown as Residential (High Density).



Currently the Subject Lands are zoned Residential (R4), Existing Residential (RE) and Passive Open Space (POS) in the Wicklow Town-Rathnew Development Plan 2013-2019 – see below extract.



### **PLANNING POLICY RATIONALE**

Wicklow Town-Rathnew is identified as a 'Key Town' under the current Regional Spatial and Economic Strategy (RSES) for the Eastern & Midland Regional Assembly, which is described as a 'Large economically active service and/or county towns that provide employment for their surrounding areas and with high-quality transport links and the capacity to act as growth drivers to complement the Regional Growth Centres.'

The Subject Lands would be classified as 'Tier 1: Serviced Zoned Land' as they connect to existing development services ie. road and footpath access including public lighting, foul sewer drainage, surface water drainage and water supply.

### **CONCLUSION**

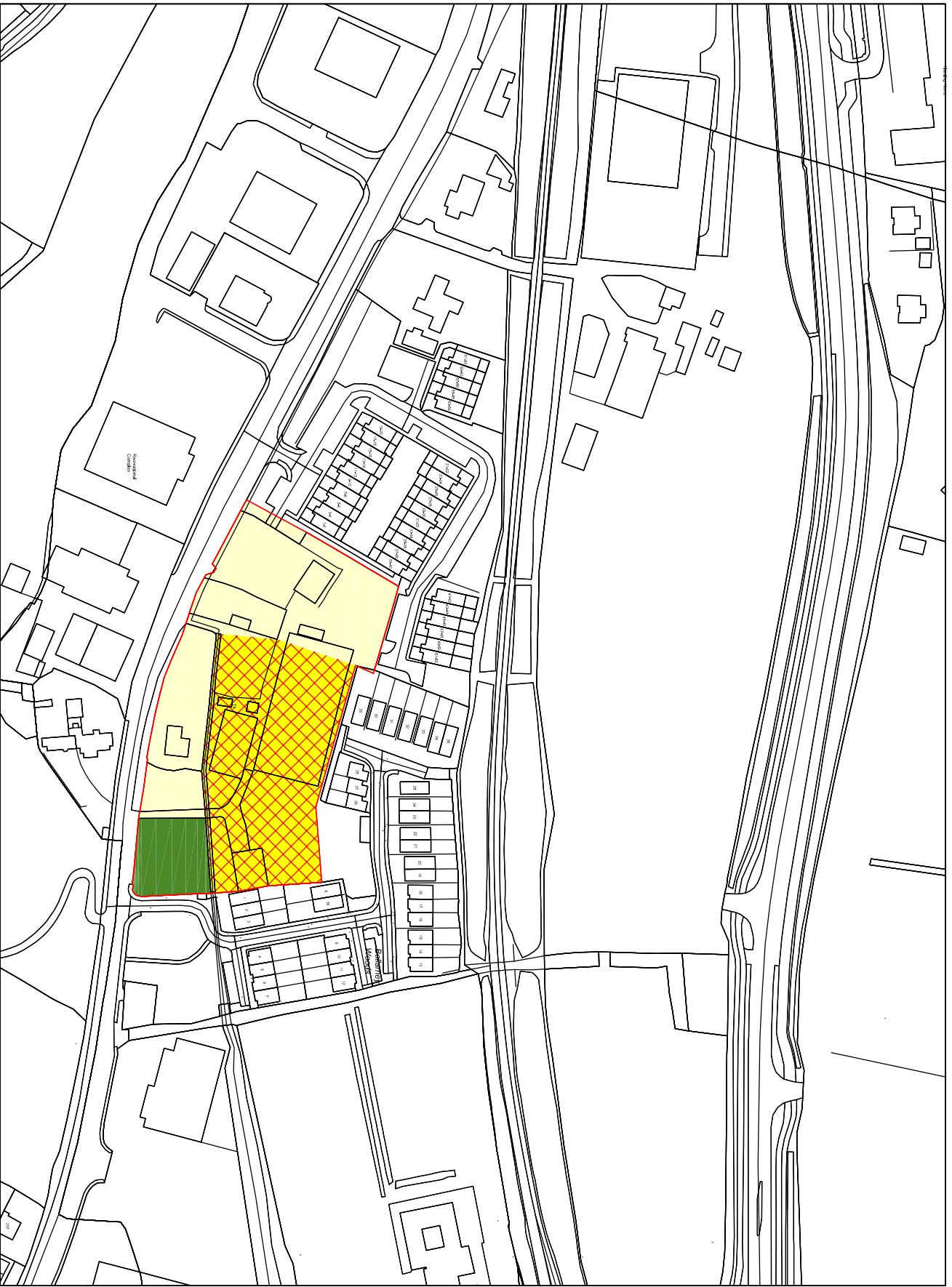
This zoning proposal is in accordance with the policies and objectives of the current County Development Plan, and Regional and National planning policy. We would respectfully request Wicklow County Council to retain the Residential (R4) lands as New Residential – RN1, and provide Existing Residential zoning for the majority of the remainder of the lands in the upcoming LAP (as per the attached zoning proposal map).

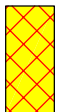


The Subject Lands have good access to all public services inclusive of roads, drainage and water supply. They adjoin existing residential development and are in close proximity to the Wicklow Train Station, community, educational and town centre facilities.

*Malcolm Lane*

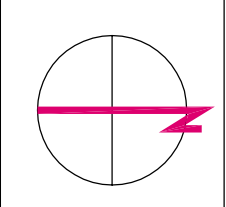
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- New residential ( RN1 ) Zoning 
- Existing passive open space ( POS ) Zoning 
- Existing Residential - Infill ( RE ) Zoning 

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REVISION	DATE	DESCRIPTION
REVISION	00-00-00	DESCRIPTION

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PROJECT	Lands at Ballymore North , Wicklow		DRAWING NO.
CLIENT	Woodroffe Family & William Parle		REVISION NO.
DESCRIPTION	Location Map		
STAGE	Proposed Re-Zoning	DATE	12-11-24
SCALE	1:2500 A3 page to ITM	DRAWN BY	XYZ