



# Variation No.6

Who are you:	Private Individual
Name:	Graham Kennedy
Reference:	VAR6-144648
Submission Made	January 14, 2026 3:35 PM

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

- Chapter 3 – Proposed Variation No. 6

**Write your observations here:**

See attached Letter

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Zoning Submission2.pdf, 0.58MB



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Variation No. 6,  
Administrative Officer,  
Planning Department,  
Wicklow County Council,  
County Buildings,  
Station Road,  
Wicklow Town,  
A67FW96

Date: 14.01.26

Re: Variation No. 06 – Proposed amendment/submission for consideration

Dear Sir/Madam,

In determining appropriate growth rates for each settlement / tier it is proposed to replace the current Nation Policy Objective 9 with that of a revised NPF (Chapter 3 – proposed variation -page 9 ). These are labelled as follows: NPO11, NPO17, NPO42, NPO43, NPO92, NPO97, NPO101 & NPO 103.

NPO92 States:

*Ensure the alignment of planned growth with the efficient and sustainable use and development of water resources and water services infrastructure, in order to manage and conserve water resources in a manner that supports a healthy society, economic development requirements and a cleaner environment.*

NPO101 States:

*Planning authorities will be required to apply a standardised, tiered approach to differentiate between (i) zoned land that is serviced and (ii) zoned land that is serviceable within the life of the plan.*

Presently there are small existing residential clusters on lands that are on the fringes of the Kilcoole LAP town boundary and the Newtownmountkennedy LAP town boundary that are 'serviced' but un-zoned. Many of these existing residential properties would have been served by septic tanks prior to the existing sewers being made available, i.e they were once un-sewered but are now serviced by sewer and watermains.

Whilst these areas are under urban influence, i.e less than 1.5KM from a town/village centre, they are classified as 'level 10' in the settlement strategy of the CDP. We believe that these areas should be given special zoning status with similar qualifying criteria to that of a level8 settlement area.

In this regard we would suggest the inclusion of an additional planning Objective along the following lines:

*Development / Infill development in an existing residential cluster area, where land was previously unsewered but has become served by mains sewer, will be given special consideration for development and will be subject to Level 8 housing occupancy controls as set out in the Settlement Strategy.*

We believe this simple addition will unlock a small to medium number of infill sites that could be developed in a sustainable and controlled manner with no need for any additional zoning of greenfield



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lands. Most of these potential sites are presently serving as large gardens to homes built 30-50 years ago and have become a burden to maintain as the occupants of the houses age.

We trust the above will be given consideration during this review process.

Yours Sincerely,

Graham Kennedy  
plan8 architects