



## Draft Blessington Local Area Plan Submission - Report

Who are you:	Agent
Name:	Bryko Ltd.
Reference:	DBLESSLAP-130126
Submission Made	December 11, 2024 1:05 PM

### Topic

Land Use Zoning / Specific Local Objectives / Land Use Zoning Map

### Submission

Refer to written submission attached.

### File

24.12.10\_Blessington LAP-Bryko Ltd Submission.pdf, 0.78MB

10 December 2024

**By Email**

Blessington LAP,  
Administrative Officer,  
Planning Department,  
Wicklow County Council,  
County buildings,  
Station Road,  
Wicklow Town,  
Co. Wicklow  
A67 FW96

SLR Project No.: 501.00118

**RE: Blessington Local Area Plan - Submission to the Draft LAP 2025  
Submission on behalf of Bryko Ltd.**

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SLR Consulting Ireland acts as planning and environmental advisors to Bryko Ltd., Edmondstown, Blessington, Co. Wicklow.

This written submission relates to the Blessington Local Area Plan (hereafter referred to as "LAP") Draft Consultation, which concludes on the 11th of December 2024.

## **1.0 Introduction**

Blessington is the largest town on the western side of Wicklow County and is a Level 3, Self-Sustaining Growth Town, with good transport links and capacity for growth. According to Census 2022, the population of Blessington has increased to 5,611 persons, a 10% increase on the 2011 census.

Bryko Ltd. owns and operates a business in the townland of Edmondstown, Blessington. This submission relates to part of these lands.

## **2.0 Basis of this Submission [WIP]**

### **2.1 Draft Blessington Local Area Plan 2025**

Healthy placemaking, climate change and economic opportunity are the three themes of the Wicklow County Development Plan 2022 -2028 (WCDP), which, as stated in the Draft Blessington Local Area Plan 2025 (Draft LAP), are the '*strategic objectives that inform and shape this Local Area Plan.*'

The Draft LAP also outlines the relationship with the WCDP in that:

*‘the development strategy must be consistent with the ‘Core Strategy’ of the County Development Plan and reflect the history, physical characteristics, strengths and weaknesses of the area.’*

It is further noted by way of Variation 3 to the WCDP that the WCDP provides the key parameters for Local Area Plans such as the future population and housing targets and sets out the broad strategy for the future economic and social development of these towns.

To ensure that the zoning and key development objectives of LAPs clearly form part of the WCPD, the land use zoning and key development objectives maps in the LAPS will be adopted by way of variation into the CDP.

## **Economic Development & Employment**

An established measure of the employment ‘health’ of a settlement is a measure called the ‘jobs ratio’. This is the relationship between the resident workers and the number of jobs in any defined area.

It is the aim of the WCDP to increase the County’s job ratio to 70% by 2031, which will require some locations to exceed this level, and even to exceed 100%, in order to counter balance areas, such as smaller settlements and rural areas, that would be unlikely to reach such a high level of employment.

While the jobs ratio in Blessington has improved between 2016 and 2022 reflecting the important role the town plays in the economic development and support of its hinterlands, the ratio in Blessington falls short of what would be desired given its position in the County Economic Development Hierarchy and its strategic economic importance in West Wicklow.

## **3.0 Submission on Draft LAP**

### **3.1 Blessington Settlement Boundary**

#### **Requested Amendment: Reinstate Blessington Settlement Boundary to the 2013 – 2019 LAP Blessington Town Boundary**

It is noted that the Draft Map No. 1 Land Use Zoning Objectives has reduced the Blessington Settlement Boundary in the northern part of the settlement, compared to the 2013 – 2019 LAP Blessington Town Boundary.

Bryko Ltd. request that the settlement boundary be reinstated to the extent of the Blessington Town Boundary shown on the 2013 – 2019 LAP Map 1 Land Use Zonings, or to include the lands under proposed Employment land use amendment (below), refer to marked up copy of Draft Map No. 1 attached.



## 3.2 Employment Land Use

### **Requested Amendment: Provide for Employment land use zoning on part of the Bryko Ltd. lands at Edmondstown**

Bryko Ltd. is principally involved in the bagging of sand & gravel for the construction and landscaping sectors. The aggregates are imported into Bryko's premises at Blessington bagged and then distributed to the Greater Dublin area and throughout Ireland. The company also operates a rural retail unit located at the premises which is principally used as a builders providers together with the sale of domestic fuels and animal feeds, serving the Blessington farming and local town community. The company employs c. 22 people and is currently one of the largest employers in Blessington.

To support the sustainable and future development of their business, a major local employer, Bryko request that the Employment land use zoning area SLO3 be extended northwards to cover their existing premises at Edmondstown, refer to marked up copy of Draft Map No.1 attached.

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Bryko Ltd. welcome Wicklow County Council's consideration of these requested amendments to the draft LAP. In the meantime, should you have any queries on the above submission, or wish to discuss any matter further, please to not hesitate to contact the undersigned.

Yours faithfully

**SLR Consulting Ireland**



**Tim Paul**

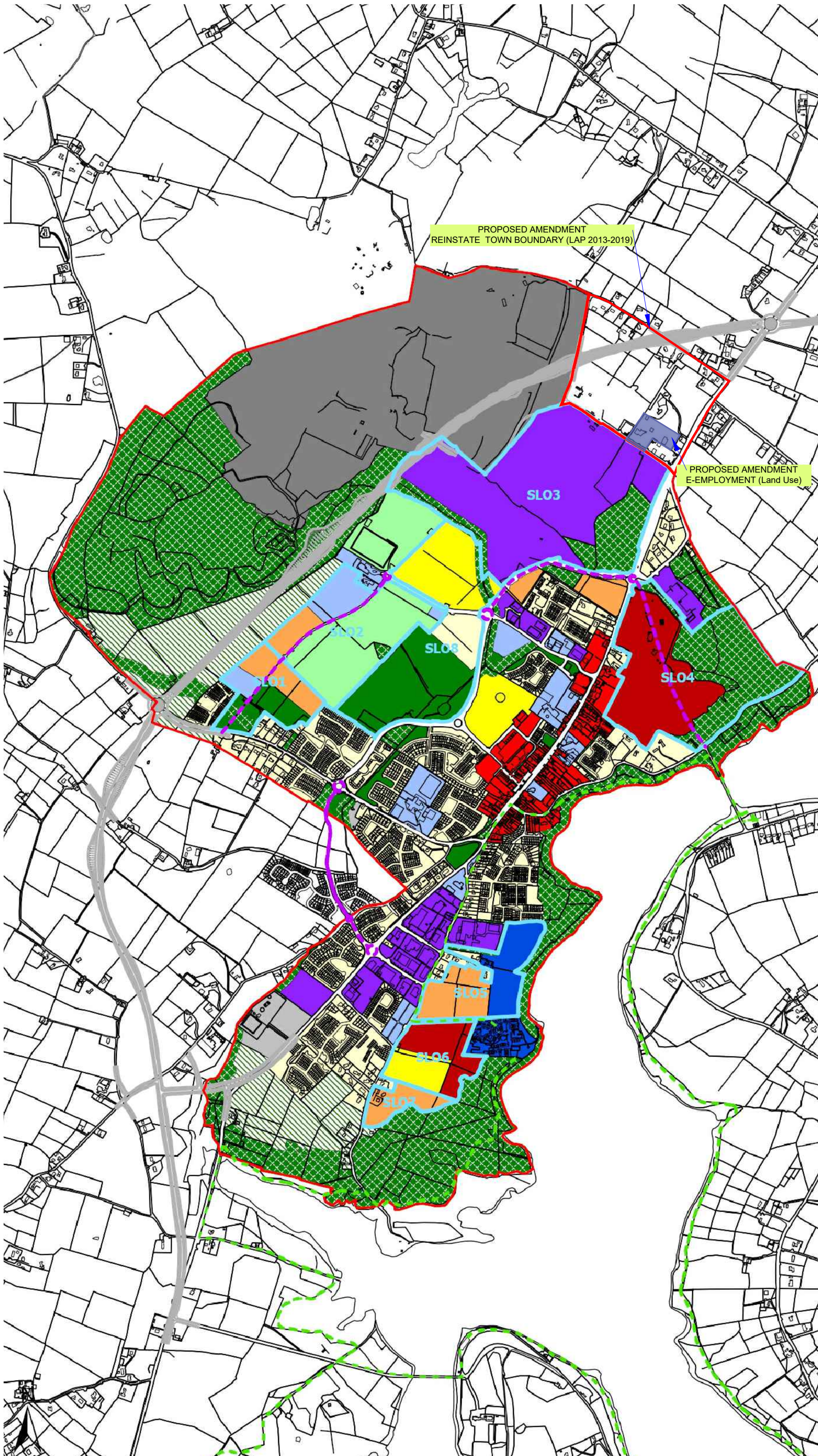
Director

Enc. Draft Map No 1 Land Use Zoning Objectives (Bryko Mark Up)

Cc. + Enc. Mr. C. Murphy (Bryko Ltd.)







- LEGEND**
- Blessington Settlement Boundary
  - Specific Local Objectives
  - Road Objectives
  - Blessington eGreenway
  - AG - Agriculture
  - RN1 - New Residential - Priority 1
  - RN2 - New Residential - Priority 2
  - RE - Existing Residential
  - TC - Town Centre
  - MU - Mixed Use
  - PU - Public Utility
  - CE - Community & Education
  - T - Tourism
  - AOS - Active Open Space
  - OS1 - Open Space
  - OS2 - Natural Areas
  - E - Employment
  - EX - Extractive Industry
  - Preferred Route Alignment N81
  - Tallaght to Hollywood Cross Road Improvement Scheme

BRYKO LTD. MARK-UP  
DECEMBER 2024

**WICKLOW COUNTY**  
**DEVELOPMENT PLAN**  
**2022-2028**



Wicklow County Council  
Planning Department