



**STATEMENT OF REASONS
WITH REGARD TO A FINAL DIRECTION
IN THE MATTER OF SECTION 31
OF THE PLANNING AND DEVELOPMENT ACT 2000 (as amended)
WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028**

21st February 2023

As Minister for Housing, Local Government and Heritage in exercise of the powers conferred on me by section 31 of the Planning and Development Act 2000 (as amended) ('the Act') and having carefully considered a recommendation from the Office of the Planning Regulator ('the Office') under section 31AN(4) of the Act, I advise that:

- (1) I have issued a Direction on the Wicklow County Development Plan 2022-2028 to effect recommendations (2)(a)(i), (2)(a)(ii) and (2)(a)(iv); (2)(b)(i) and (2)(b)(ii) and (2)(c) of the Office.
- (2) I have decided not to issue a Direction in relation to Recommendation 2(a)(iii) issued by the Office in respect of the Wicklow County Development Plan 2022-2028, which would have required the reinstatement of the following settlement boundary and zoning objective to that of the draft Plan:

Amendment V2 – 99 (Ashford) i.e. the settlement boundary reverts to the draft Plan and the subject land reverts to unzoned from RN- New Residential.

In accordance with Section 31AN(4A) of the Act, my reasons for not issuing a Final Direction in respect of recommendation 2(a)(iii) are set out as follows:

- (a) The subject lands are contiguous to an approved Strategic Housing Development which is nearing completion and which has the potential to provide access to the subject lands with the result that the lands may be considered to be serviced and may be developed for housing within the life of the County Development Plan.



(b) The subject lands are contiguous to the existing urban environment of Ashford.

Accordingly, the zoning of these lands for residential development is reasonable in the circumstances.

Is mise, le meas,



**Darragh O'Brien, TD,
Minister for Housing, Local Government and Heritage.**