



Greystones-Delgany & Kilcoole Local Area Plan Submission - Report

Who are you:	Agent
Name:	John Spain Associates, 39 Fitzwilliam Place, Dublin 2, on behalf of our client, Brookhampton Limited, Collegefort, Carpenterstown Road, Castleknock, Dublin 15.
Email Address:	[REDACTED]
Reference:	GDKLAP-171301
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Greystones-Delgany & Kilcoole LAP,
Administrative Officer,
Planning Department,
Wicklow County Council,
Station Road,
Wicklow

Date: 31st January 2024
Reference: PT/YM JN 21120

Dear Sir/Madam,

RE: SUBMISSION TO THE PRE-DRAFT GREYSTONES-DELGANY & KILCOOLE LOCAL AREA PLAN IN RELATION TO LANDS AT ON LANDS AT BULLFORD, KILCOOLE, CO. WICKLOW.

1.0 INTRODUCTION AND RELEVANT CONTEXT

On behalf of our client, Brookhampton Limited, Collegetort, Carpenterstown Road, Castleknock, Dublin 15, we, John Spain Associates, 39 Fitzwilliam Place, Dublin 2, wish to make a submission to the Greystones-Delgany & Kilcoole Local Area Plan Pre-Draft Public Consultation, which runs until the 31st January 2024. This submission has regard to the key topics set out on the online consultation portal for the pre-draft stage of the Greystones-Delgany and Kilcoole Local Area Plan (“new LAP”).

Our client Brookhampton Limited, who have delivered a significant number of developments across the Dublin and Wicklow areas, but who are currently experiencing a short-fall in residential permissions to be implement for various planning related reasons, are committed to delivering sustainable medium density residential development in the Wicklow area over the coming years, are the owners of a landbank within the boundary of the Greystones-Delgany and Kilcoole Local Area Plan 2013-2019 (‘2013 LAP’) and welcome the preparation of the new LAP for the area, which provides an opportunity to ensure that much needed housing and commercial development can be delivered on their lands, for the benefit of the overall Kilcoole area.

The lands the subject of this submission are located at Bullford, Kilcoole, west of Kilcoole town centre and the existing built-up area, with two sections of frontage onto the Main Street, as indicated in Figure 1.1. The subject lands relate to an overall landholding under the ownership of Brookhampton Limited at Bullford, the southern portion of which (c. 10 ha.) was zoned residential (R22, c. 6.7 ha.), town centre (TC, c. 2.9 ha.) and open space (OS), under the 2013 LAP, and was subject to AP9 designation, and the northern portion which was designated as Strategic Land Bank (SLB), as shown in Figure 1.1 in the 2013 LAP. The

Managing Director: John P. Spain
Executive Directors: Paul Turley | Rory Kunz | Stephen Blair | Blaine Cregan | Luke Wymer

Senior Associate Directors: Meadhbh Nolan | Kate Kerrigan

Associate Directors: Ian Livingstone | Tiarna Devlin

John Spain Associates Ltd. trading as John Spain Associates.

VAT No. IE 6416306U

residential zoned lands were identified for medium density (22 units per ha. maximum), under the 2013 LAP.¹

Figure 1.1: Aerial Photograph of the subject landholding at Bullford, Kilcoole identified in red, with area subject to land use zoning in the Greystones-Delgany and Kilcoole Local Area Plan 2013-2019 coloured blue, and lands subject to the Strategic Land Bank designation coloured yellow.



Source: Google Earth

However, our client has faced challenges in trying to secure planning permission for development on the subject lands, mainly due to concerns raised by the Planning Authority and An Bord Pleanala in respect to infrastructural capacity in the area to cater for additional development, and the requirement for infrastructure on third party lands. But in addition to planning related issues associated with the provisions of the Local Area Plan, in particular the Action Area Plan requirement, which this submission seeks to address by suggesting an appropriate planning policy framework under the new LAP. Full details of the recent planning history of the subject lands is included at Appendix 1.

In summary, Wicklow County Council (WCC) refused planning permission under Reg. Ref.: 23/2 on the 23rd February 2023, for a discount foodstore (Lidl) and 3 commercial / retail units on the eastern part of the subject landholding, which are zoned for Town Centre purposes, for reasons including *inter alia* size of the proposed retail unit in the context of the existing medium sized convenience stores in Kilcoole, single storey design, protection of the Kilcoole Town Centre Character Area; and development of the access to the wider AP9 lands would be premature pending the determination by the planning/roads authority of a road layout for the area.

Prior to the above, WCC refused planning permission under Reg. Ref.: 22/15 on the 1st September 2022, for a residential development of 56 no. houses, internal roads, car parking, pedestrian and cycle paths, public open space and all associated site and infrastructural works to facilitate connections to public services, on the southern portion of our client's overall landholding. The refusal reasons included *inter alia* insufficient density of development on the site resulting in under-utilisation of centrally located lands, failure to

¹ Greystones – Delgany and Kilcoole Local Area Plan 2013-2019, pg. 16 & pg. 55

provide an appropriate mix of house types, and it not being demonstrated that the proposed road infrastructure would have sufficient capacity to cater for the development of the remainder of the AP9 zoned lands. The decision was the subject of a first party appeal to An Bord Pleanála (ABP), and a decision on the same is pending. The decision was due to be issued on 8th February 2023, however, due to ongoing delays within ABP, no decision has been issued to date.

In addition, the above applications were preceded by an SHD application under ABP Ref. No. 302552-18, which was refused on the 13th December 2018 for reasons of prematurity due to deficiencies in Irish Water infrastructure, failure to demonstrate that the SHD would not impact on The Murrough SPA/SAC, and the provision of a small number of residential units on open space zoned lands. However, the Board did not have any fundamental concerns in respect to the quantum, layout and mix of development proposed in the context of the LAP provisions.

It is also noted that following the SHD application a subsequent SHD application in 2019, under ABP Ref. No. 304348, did not proceed past Stage 2, following the issuing by ABP of an opinion that the proposal required further consideration pertaining to infrastructural constraints and unit mix.

However, notwithstanding the above issues, the principle of a residential development on the subject lands is supported by ABP and the Planning Authority. We note that the concerns in respect to prematurity due to Irish Water constraints are now resolved, as evidenced by the IW COF letter which accompanied the most recent application under WCC Reg. Ref.: 22/15.

We note that under the Wicklow County Development Plan 2022-2028, Kilcoole is classified under “Small Towns and Villages” under which a graduated density standard of between 30 – 40+ units per ha in centrally located sites to 20-35 dwellings per ha in edge of centre sites is applicable.

The online consultation portal set up by WCC to inform the LAP pre-draft public consultation process includes relevant topics pertaining to the development of our client’s lands including *inter alia* compact growth, housing and population growth, regeneration of communities and places, opportunity sites in Kilcoole, economic opportunity including shops and community facilities, infrastructure, sustainable movement and transportation, plan implementation and plan delivery.

This submission makes several key recommendations, with a view to contributing positively to the preparation of the Draft LAP document which will provide for the sustainable development of the town centre area and adjacent new residential community of Kilcoole. The recommendations are summarised briefly below in this section of the submission, the location of the subject landholding and relevant planning context information are provided in Section 2, and the detail in support of each recommendation is provided in Section 3. The relevant planning history details are included at Appendix 1.

1.1 Summary of Key Recommendations

In the context of the above, and the questions posed on the online consultation portal, this submission seeks that the Draft Greystones - Delgany & Kilcoole Local Area Plan include policies, and / or objectives, and supporting text and maps, in relation to the following to ensure the successful delivery of town centre and residential development envisioned for within the boundary of the LAP, particularly in respect to our clients landholding at Bullford, Kilcoole, as identified in red on the map in Section 2, Figure 2.1.

This submission respectfully submits that should the Planning Authority consider that a planning framework is required to inform the future development of the subject lands, that a Specific Local Objective (SLO) mechanism utilised by Wicklow in other settlements be included in the new LAP, in lieu of the Area Action Plan requirement included in the 2013 LAP. Suggested wording for the SLO is provided in this submission at Section 3.4. In summary, this submission recommends that the draft LAP have regard to the following:

Overall Recommendation - Other issues- Plan Implementation and Delivery

- **SLO in lieu of AAP-** This submission requests that the Action Area Plan requirement for the Bullford lands (and associated requirements in respect to the delivery of the Western Distributor Road) included in the 2013 LAP be replaced with a Specific Local Objective which would provide a suitable planning framework in the new LAP which would encapsulate the other recommendations set out in this submission, to facilitate the development of the subject lands in Kilcoole, which were zoned residential and town centre in the 2013 LAP, and which are serviced and sequentially preferable.

The above SLO would provide for the orderly development of client's lands, to include the following recommendations in respect to land zoning, density, unit mix, the Western Distributor Road east-west link, Irish Water, additional retail floorspace, and Strategic Land Bank designation, which have been prepared in the context of the pre-draft public consultation in respect to the new LAP.

Recommendations- Housing, Population and Compact Growth

- **Zoning-** Retention of the Town Centre zoning on the eastern portion of the Bullford lands and the retention of the residential zoning to the western portion, and that this be recategorized as 'New Residential' to align with the zoning objectives in the new County Development Plan.
- **Density-** That a density of 25 dwellings per hectare (dph) be provided for on the 'New Residential' zoned lands, having regard to the Sustainable and Compact Settlements Guidelines, 2024, in lieu of the R22 zoning set out in the 2013 LAP, and that the density on the TC zoned lands provide for flexibility and be informed by their context.
- **Unit Mix-** That the new LAP apply a flexible approach to unit mix and acknowledge that the subject lands are most suited for own-door family type housing, aligned with the aims of the Sustainable and Compact Settlement Guidelines, 2024, and include policy objectives similar to Policy CPO 6.27 of the County Development Plan, under which a range of unit types are required to be provided for in new multi-unit residential development

Recommendations - Infrastructure, Sustainable Movement and Transportation

- **Western Distributor Road east-west link-** That the Western Distributor Road east-west road link through the subject lands, if required to be included in the new LAP, be indicative only and provide for flexibility, with the final alignment to be determined at application stage based on the best development option for the subject lands. In addition, given the sequential location of the lands, there future development should not be linked to the delivery of the WDR.
- **Irish Water-** That the LAP prioritise development on serviced lands in Kilcoole.

Recommendations - Economic opportunity, and shops

- **Additional retail floorspace-** That the new LAP support the delivery of a supermarket on the town centre lands, which would have a positive impact on vitality and vibrancy of the town centre, providing economic benefits in terms of employment and

enhancement of shopping facilities in the town, leading to a more balanced convenience retail sector to provide for the future expanded population of the town.

Recommendations – Other issues- Retention of Strategic Land Bank designation

- **SLB designation-** That the lands the subject of this submission which were designated as a Strategic Land Bank (SLO) in the 2013 LAP be retained as SLB in the new LAP, noting the sequentially preferable location of the land for development, whilst still having regard to current core strategy limitations which will inform the quantum of zoned land to be provided under the new LAP.

Recommendations – Other issues- Assessment of applications prior to adoption of LAP

- That the Chief Executive's Report on the pre-draft public consultation acknowledge that the Planning Authority will consider future planning applications based on the provisions of the Development Plan, the site location and context, have regard to the zoning and provisions of the previous LAP, and assess proposals on their merits having regard to the proper planning and sustainable development of the area in the interim period between the expiration of the 2013 LAP and the adoption of the new LAP, and that they will not be considered premature pending adoption of the new LAP.

2.0 SITE LOCATION AND CONTEXT

2.1 Site Location and Description

The subject lands, excluding the SLB lands, comprise a landbank of c. 10 ha. which was zoned residential (R22, c. 6.7 ha.), town centre (TC, c. 2.9 ha.) and open space (OS), under the 2013 LAP', which has now expired, and were subject to AP9 designation. The application site is located west of and immediately adjacent to Kilcoole town centre and the existing built-up area, and includes two sections of frontage onto Main Street (the R761). As illustrated by Figure 1.1 above, the site is sequentially the most suitable location to cater for the growth of the town.

The majority of the overall site is currently in agricultural use. An existing car park is located in the east of the site adjoining Main Street. The site is bounded by agricultural lands to the west and south. Existing residential developments are located along the site's northern and eastern boundaries. The Kilcoole Stream forms the site's western boundary. Site elevation varies, with levels rising from south to north.

Vehicular access to the site is currently achieved via Farm Lane, a laneway off Main Street. The site is served by Dublin Bus route 84 (Blackrock to Newcastle) and is located approximately 1.8 km west of Kilcoole railway station, and 4 km south of Greystones DART station.

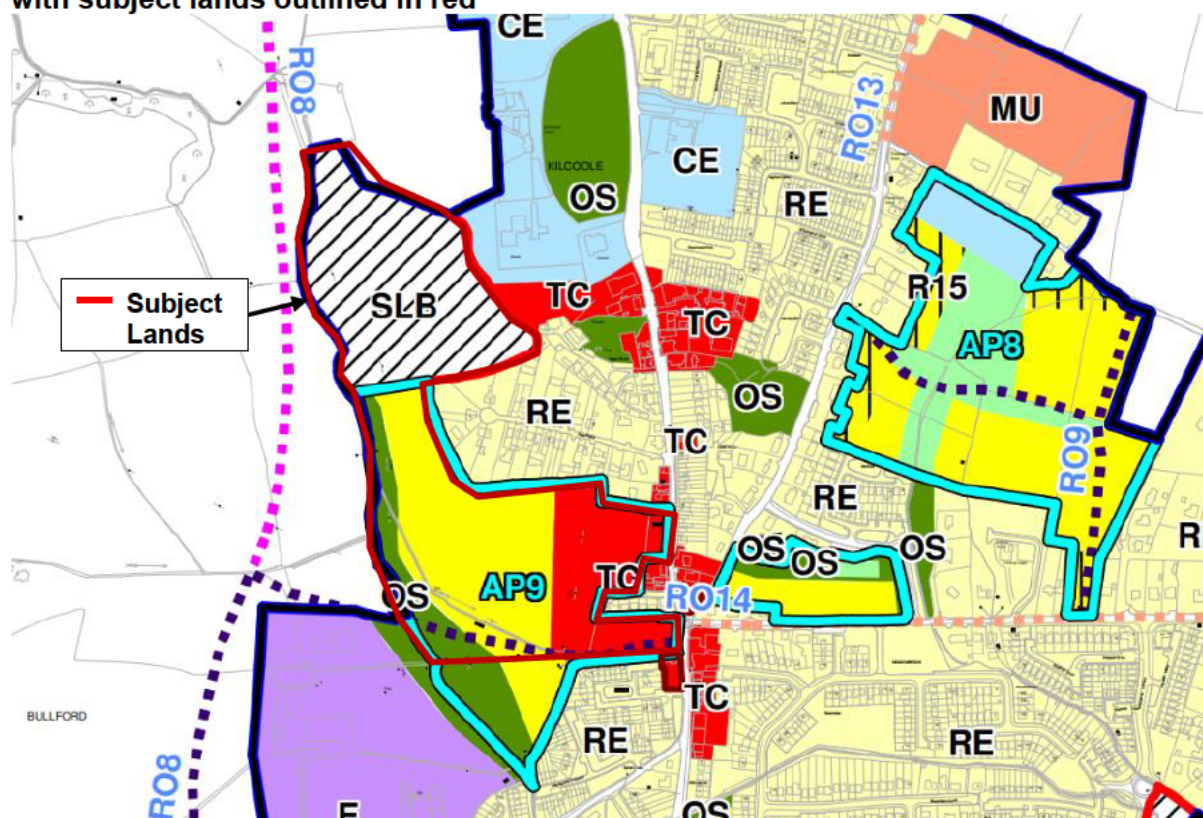
2.2 Land Use Zoning

The application site was zoned residential (R22), town centre (TC) and open space (OS) under the previous Greystones-Delgany and Kilcoole Local Area Plan 2013-2019 ('2013 LAP') and subject to AP9 designation, as shown in the 2013 LAP zoning map extract at Figure 2.1. In addition, the northern portion of our client's lands are identified as a Strategic Land Bank.

The LAP lists the aims of the respective zoning objectives as follows:

- **R22** – ‘To provide for the development of sustainable residential communities up to a maximum density of 22 units per hectare and to preserve and protect residential amenity.’
- **TC** – ‘To protect, provide for, and improve the development of a mix of town centre uses including retail, commercial, office and civic use, and to provide for ‘Living Over the Shop’ residential accommodation, or other ancillary residential accommodation. To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and promote urban design concepts and linkages between town centre activity areas.’
- **OS** – ‘To preserve, provide for and improve public and private open space for recreational amenity and passive open space.’

Figure 2.1: Greystones-Delgany and Kilcoole LAP 2013-2019 zoning map (extract), with subject lands outlined in red



Source: Greystones, Delgany & Kilcoole LAP 2013-2019

It is submitted that the lands, which are sequential to the existing and built up town centre area, are ideally positioned within the LAP boundary to contribute to the delivery of town centre facilities and sustainable residential development within the LAP area in the short-term.

It is respectfully submitted that, the number of new homes required has been vastly underestimated and needs to be addressed in the draft LAP. The pre-draft public consultation stage provides an important opportunity for the Planning Authority to reflect the more up-to-date position of identified population growth and housing needs in 2024 following the publication of the 2022 census data from the Central Statistics Office. It is essential that this population growth is reflected in the quantum of zoned residential lands made available to provide for new family homes within the boundary of the LAP lands.

3.0 SUBMISSION REQUESTS

Having regard to the foregoing site context and local planning policies pertaining to the 2013 LAP lands at Kilcoole, this section of this document sets out the submission requests which were summarised in the introduction above. The following points relate to several of the key topics set out on the online consultation portal for the pre-draft stage of the new LAP and are related back to the information contained within the Issues Paper and the questions posed therein wherever relevant.

3.1 *Housing, Population and Compact Growth*

Under the topic of Housing, Population and Compact Growth, WCC acknowledges that housing growth in the settlements of Greystones-Delgany and Kilcoole will exceed the Wicklow County Development Plan 2022-2028 (County Development Plan) target of 850 new homes built between now and 2031 before the end of the plan period due to legacy housing developments under construction, and that to facilitate compact growth, 30% of new homes in these settlements need to be in the existing built up area and town centre, and that WCC are required to identify and reserve an appropriate amount of land in the best locations to meet the housing target, in a sustainable manner, aligning with the provisions of the Core Strategy of the County Development Plan, and having regard to established and sustainable settlement patterns and the natural environment.

In response to the questions posed under the new LAP pre-draft public consultation in respect to the best locations for the delivery of sustainable new housing and maximising opportunities within the town centre of Kilcoole, this submission requests the retention of the Town Centre zoning on the eastern portion of the Bullford lands and the retention of the residential zoning to the western portion, and that this residential zoning be recategorized as 'New Residential' to align with the zoning objectives in the new County Development Plan.

As acknowledged in the pre-draft public consultation for the new LAP, the housing numbers allocated for Kilcoole in the County Development Plan are limited. We submit that the number of new homes required has been vastly under-estimated and the Planning Authority should take the opportunity to ensure that the actual housing needs of the county up to 2030 and beyond are adequately provided for. A well-functioning economy needs a range of housing typologies and sizes to cater for the existing population (to allow for mobility between households) as well as providing much needed housing typologies for employees, as, increasingly, a key concern for inward investment is the availability of suitable housing. Thus, we submit that the new LAP should provide a proactive approach to the future growth of the town and that there should be no restrictions on development at an appropriate density for lands that were zoned under the previous LAP and which are sequentially preferable (as discussed further below).

The housing challenges, and implications for land use zoning, are captured in ESRI's recent report 'The National Development Plan In 2023: Priorities and Capacity', January 2024, highlights that existing targets for housing supply understate need given the stronger than expected increase in the population shown by early results from the 2022 Census. Thus, with the NPF under review and its associated population targets, it is apparent that Counties such as Wicklow, and settlements such as Greystones-Delgany and Kilcoole will need to plan for significant additional housing supply over the coming years and decades, and the new LAP should be prepared in this context, rather than being limited to the housing targets in the current Core Strategy.

Zoning

In respect to the lands the subject of this submission, it is apparent, as illustrated in Figure 1.1 above, that the subject lands are the most sequentially preferable lands in Kilcoole in terms of consolidating the settlement and delivering future commercial and residential development in accordance with Housing Objective CPO 6.16 of the County Development Plan, which is to encourage and facilitate high quality well-designed development that enables consolidation of the built environment, and the National Planning Framework (NPF), which supports the sequential approach to development, identifying compact growth as the first National Strategic Outcome, and specifically requiring that 30% of all new homes be delivered within the existing built up footprint of settlements, including from large towns to villages, which requires making better use of underutilised land within the built up areas.

In respect to the quantum of zoned land to be provided in the new LAP in the context of the restrictive figures in the Core Strategy, we note recent examples below where planning authorities have adopted an imaginative approach to dealing with potential over provision of zoned land and the OPR has not objected to this approach, or recommended a ministerial directive in respect to same, noting that provision can be made for lands to be brought forward over two development plan cycles if required.

The Kildare Town LAP 2023-2029 is a recent example of where KCC applied a flexible approach in respect to the zoning of residential land, allocating additional growth / housing allocation to reflect that the LAP will extend beyond the Core Strategy / Development Plan period, and includes a rationale for availing of 25% additional provision. The extant permissions in Kildare Town significantly exceed the housing target, and the LAP states this oversupply will meet the existing unmet social housing demand within the town. This also doesn't take account of the recently published Census 2022 populations at a settlement level.

The OPR submission on the Draft Kildare LAP did not raise any concern in respect of the approach and stated that *'While the Office acknowledges the potential of Kildare Town exceeding its core strategy housing target over the life of the Development Plan due to historical legacy zonings and extant permissions for residential development, the Office considers, on balance, that the draft LAP includes a reasonable and pragmatic approach to address the surplus of residential zoned lands. In this regard, the Office welcomes the decisions to zone lands C: Phase 2 New Residential and SR: Strategic Reserve in particular the lands on the eastern and western periphery of the town and the Objective CSO 1.10 to preserve these lands from inappropriate forms of development and to safeguard their strategic value'*

Accordingly, the Kildare Town LAP 2023-2029 as adopted includes the following text in justification for the additional growth provide for within the town:

*"Having regard to Section 4.4.3 of the Development Plan Guidelines for Planning Authorities (2022) it is considered that given the unmet social housing demand for Kildare Town that additional housing provision in respect of the housing supply targets are necessary for Kildare Town. The Core Strategy of the Kildare County Development Plan 2023-2029 did not provide for additional provision at the higher plan level, as the main settlements in County Kildare are zoned at local area plan level. Therefore, the additional provision will be delivered in Kildare Town through the oversupply of units on sites with existing planning permissions. Accordingly, as the additional provision refers to an existing unmet social housing demand within the town, the 2029 population projection is not affected."*²

² Kildare Town Local Area Plan 2023-2029, pg. 20

In addition, the Newcastle West LAP 2023-2029 provides for additional lands of 25% for the purposes of New Residential zoning in excess of core strategy figures. The rationale set out in the Newcastle West LAP is to *“support the inclusion of these additional lands is to build on the strategic location of the town on the Limerick – Kerry border, enhance its inter-urban synergies with settlements in North Kerry and West Limerick to support employment opportunities and also to build on the Town Centre First Initiative, to revitalise the town centre, to offer real opportunities to introduce high quality residential development in the centre of the town.”*³

Similar to the lands the subject of this submission, the location of lands zoned New Residential in the Newcastle West LAP are within the settlement boundary, within a 10-minute walking distance of the town centre, bus stops, on serviceable lands and sequential from the town centre. We note that whilst the OPR raised concerns at Draft LAP stage they ultimately did not issue a direction and this reflects a recent acknowledgement that planning authorities are best positioned to address residential land use zoning, particularly given the current review of the NPF and the Census 2022 results, and noting that the Development Plan Guidelines, 2022, which set out important guidance for the zoning, identification of land use strategies and phasing and sequencing of development, recommend that planning authorities do not downzone serviced residential zoned lands when preparing new Plans, as follows:

*“It is a policy and objective of these Guidelines that zoned housing land in an existing development plan, that is serviced and can be developed for housing within the life of the new development plan under preparation, should not be subject to de-zoning.”*⁴

We also note that the Development Plan Guidelines, 2022, provide a clear methodology for the preparation of the housing demand and zoning requirements across all settlements, which is the prioritisation of the most sequential development sites in settlements, such as the subject lands, as follows:

“It is a policy and objective of these Guidelines that planning authorities adopt a sequential approach when zoning lands for development, whereby the most spatially centrally located development sites in settlements are prioritised for new development first, with more spatially peripherally located development sites being zoned subsequently.”

Density

With respect to density of residential development on the subject lands in the context of providing a viable planning framework for the delivery of primarily own-door housing to meet expected demand in Kilcoole, as noted above the Sustainable and Compact Settlements Guidelines, 2024, have been published by the Department and supersede the 2009 Sustainable Residential Development Guidelines. Under these new Guidelines, the density range for the subject lands in Kilcoole would be to ‘Respond to existing context’ for the town centre zoned lands and 25-40 dph for the remainder of the lands, under the ‘Suburban / Urban Extension’ category.

Having regard to the characteristics of the subject lands, and the demand for own-door housing units in Kilcoole, it is submitted that a density of 25 dwellings per hectare (dph) is most appropriate for the residential zoned lands in the context of the Sustainable and Compact Settlements Guidelines, 2024, and request that these lands be designated with a standard residential zoning i.e. ‘New Residential’ as per the County Development Plan, in

³ Newcastle West LAP 2023-2029, pg. 29

⁴ Development Plan Guidelines for Planning Authorities, 2022, pg. 47

place of the current R22 zoning, and that the density on the TC zoned lands should not be prescriptive, but should be informed by their context.

In addition, rather than applying an Area Action Plan (AAP) requirement to the lands, which has caused issues to date due to a requirement for different landowner buy-in and the fact that the Planning Authority do not actively progress such plans for smaller settlements, we will suggest that the planning requirements for the subject lands be replaced by a Specific Local Objective, an approach that has been adopted by the Planning Authority under other plans, and this is discussed further below.

Unit mix

We note that the reasons for refusal for the Phase 1 application raised concerns in respect to unit mix of the proposed development. Therefore, this submission requests that the new LAP apply a flexible approach to unit mix and acknowledge that the subject lands are most suited for own-door family type housing, which in turn fully aligns with the aims of the Sustainable and Compact Settlement Guidelines, 2024, and national policy support for more compact own-door housing.

As the Planning Authority will be aware, the viability and demand for apartments or duplex units in locations such as Kilcoole is limited and the primary objective of our client would be to deliver own-door family housing, primarily 3 and 4 bed, but with an element of 2 bed units.

We request that the new LAP support such an approach and provide a similar level of flexibility as Policy CPO 6.27 of the County Development Plan, which is as follows:

“To require new multi-unit residential development to provide an appropriate mix of unit types and sizes to ensure that there is a range of unit types available to suit the needs of the various households in the county, in accordance with the Design Standards for new Apartments, Guidelines for Planning Authorities (2020)”

The above will ensure that the new LAP acknowledges the need to provide a degree of flexibility particularly for smaller scale developments and given the demand for housing, particularly for the first time buyer market, which the subject lands are ideally suited for.

In summary, our recommendations in response to the issues related to housing, population and compact growth are as follows:

Recommendations- Housing, Population and Compact Growth

- | |
|---|
| <ul style="list-style-type: none">• Zoning- Retention of the Town Centre zoning on the eastern portion of the Bullford lands and the retention of the residential zoning to the western portion, and that this be recategorized as 'New Residential' to align with the zoning objectives in the new County Development Plan. |
| <ul style="list-style-type: none">• Density- That a density of 25 dwellings per hectare (dph) be provided for on the 'New Residential' zoned lands, having regard to the Sustainable and Compact Settlements Guidelines, 2024, in lieu of the R22 zoning set out in the 2013 LAP, and that the density on the TC zoned lands provide for flexibility and be informed by their context. |
| <ul style="list-style-type: none">• Unit Mix- That the new LAP apply a flexible approach to unit mix and acknowledge that the subject lands are most suited for own-door family type housing, aligned with the aims of the Sustainable and Compact Settlement Guidelines, 2024, and include policy objectives similar to Policy CPO 6.27 of the County Development Plan, under which a range of unit types are required to be provided for in new multi-unit residential development |

3.2 Infrastructure, Sustainable Movement and Transportation

Under the topic of Infrastructure, Sustainable Movement and Transportation, WCC highlight in the LAP consultation documents that the provision of adequate infrastructure is critical to facilitate and sustain growth, including the provision and operation of water, waste, energy and telecommunications services infrastructure which are key element in supporting the growth of communities and economic growth. The pre-draft consultation acknowledges that Greystones-Delgany and Kilcoole have good transport links, and states that the continued improvement of the local transportation network, including the provision of footpaths, cycle lanes, traffic management proposals, etc, are important considerations for incorporation into the plan.

The key questions posed in the pre-draft public consultation on the LAP in this section relate to the key transport and movement issues, pedestrian and cyclist safety, location of new roads and other linkages, and services infrastructure issues.

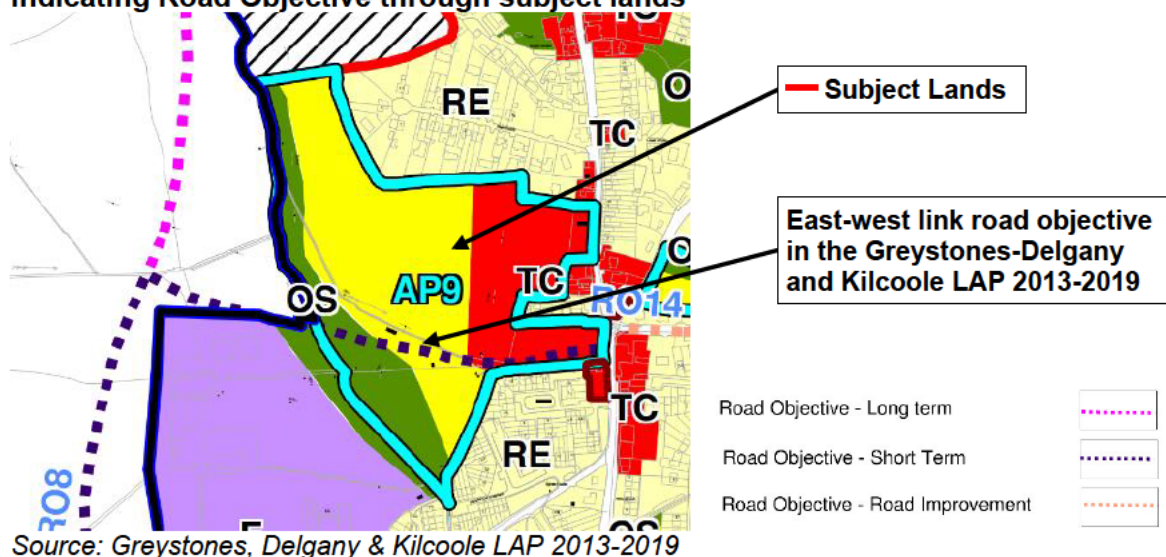
In respect to new roads and linkages, this submission highlights the issues associated with the phasing restrictions associated with the east-west road link road to the Western Distributer Road (WDR) through the subject lands as indicated in Figure 3.1 below, which was included in the 2013 LAP. Section 10.10 of the 2013 LAP AP9: Bullford Action Plan and Objective R08 required vehicular access to be provided from the proposed WDR through the subject lands in an east-west direction, with development limited to only 50% before completion of the entire link between Main Street and the Newtownmountkenedy Road, and as indicated in the 2013 LAP Zoning Map extract at Figure 3.1 below, the 2013 LAP included a specific alignment for the east-west road link through the subject lands.

This east-west link road requirement and associated restrictive development phasing criteria has heretofore hindered development of the subject lands, despite the Transport Assessments submitted with recent applications for the lands demonstrating that the proposed junctions could accommodate the planned development, and indeed aligns with the principles of compact and sequential approach to development in settlements and supporting active travel modes. In addition, we note the uncertainty over the long-term delivery of the WDR and would request that the future development of our client's residential and TC zoned lands at Bullford should not be linked to the delivery of the WDR, as the sequential development of the subject lands accords with the principles of proper planning and sustainable development.

Thus, this submission asks that the east-west road link through the subject site be excluded from the zoning maps of the new LAP due to the uncertainty over the delivery of the WDR so that the future development of our client's residential and TC zoned lands at Bullford are not linked to the delivery of the WDR, as the sequential development of the subject lands accords with the principles of proper planning and sustainable development.

Alternatively, if the east-west road link through the subject site is considered to be required to be included in the new LAP, this submission asks that the route shown be indicative only and provide for flexibility, with the final alignment to be determined as part of future applications (the current Phase 1 application if approved by ABP) based on the best development option for the subject lands in the context of delivery of housing for the future expanded population of Kilcoole.

Figure 3.1: Greystones-Delgany and Kilcoole LAP 2013-2019 zoning map (extract), indicating Road Objective through subject lands



With respect to the provision of adequate infrastructure to facilitate housing growth, including the provision and operation of water, within the boundary of the LAP we note that as outlined above and as the Planning Authority will be aware, there is a current Phase 1 residential application for 56 no. units under consideration by ABP for the southern portion of the subject lands. This Phase 1 application was brought forward following receipt of a Confirmation Of Feasibility (COF) letter from Irish Water (IW) confirming that a connection to services is acceptable for the subject lands, thereby addressing the fundamental reason for refusal for the previous SHD application for the overall landholding, details of which are provided in Appendix 1.

In addition, the applicant subsequently received a COF letter from IW for their overall landholding at Bullford, details of which were also submitted with the recent planning application. Thus, the subject lands at Bullford are serviced, and suitable for development in the short-term, and this submission requests a suitable planning framework be provided in the new LAP. In preparing this submission we have been particularly cognisant of the planning related issues which arose during the assessment of previous SHD application under ABP Ref.: 302552-18.

In summary, our recommendations in response to the issues related to infrastructure, sustainable movement and transportation are as follows:

Recommendations - Infrastructure, Sustainable Movement and Transportation

- **Western Distributer Road east-west link-** That the Western Distributer Road east-west road link through the subject lands be omitted, or if required to be included in the new LAP, be indicative only and provide for flexibility, with the final alignment to be determined at application stage based on the best development option for the subject lands. In addition, given the sequential location of the lands, there future development should not be linked to the delivery of the WDR.
- **Irish Water-** That the LAP prioritise development on serviced lands in Kilcoole.

3.3 Economic opportunity, tourism, shops and services and community facilities

Under the topic of economic opportunity, tourism, shops and services and community facilities, WCC emphasises that economic development and the creation of employment opportunities are fundamental to the creation of sustainable communities, and notes that while the role of the local area plan is limited to including objectives and zoning land, it is important to protect the traditional role of the town centres as the primary retailing and business cores, while also facilitating their expansion.

In response to the key questions raised in the pre-draft public consultation this submission highlights that additional retail floorspace will be required to support the existing and planned population of Kilcoole and would help to reduce the requirement for local residents to travel to other settlements for their weekly shopping needs, and that this should be provided for in the new LAP.

In this regard, this submission requests that the new LAP support the delivery of a discount foodstore on the portion of our client's lands which were zoned TC zoned lands in the 2013 LAP, subject to a supporting retail impact statement which demonstrates that such a proposal would not have an adverse impact on the vitality and viability of Kilcoole Town Centre. This is discussed further under the request for a SLO on the lands below.

As set out in the Applicant's Retail Impact Assessment (RIA) that accompanied the recent planning application for a discount foodstore (Lidl) on the TC zoned portion of the lands the subject of this submission under WCC Reg. Ref.: 23/3, the proposed retail unit would represent a significant investment by a major multi-national retailer which would lead to economic benefits in terms of employment and enhancement of shopping facilities in the town, and lead to a more balanced convenience retail sector to provide for the residents of the town.

The RIA also demonstrated, through an assessment of available expenditure and floorspace capacity, that the additional turnover arising from the proposed Lidl food store would be warranted given the current and projected demand for floorspace in the catchment area. In this regard, the RIA notes that an assessment of spending patterns (existing and projected) is a critical parameter in establishing both capacity and retail impact, and using per capita figures derived from statistics presented in the Retail Strategy for the Greater Dublin Area 2008-2016 - Appendix 2B (Existing Expenditure for Zone 21- Bray/Wicklow) and 4b (Convenience Goods Expenditure Forecasts for Dublin) of Appendix 5 of the Strategy, the RIA found that the catchment area will in the design year of 2026, have an additional available convenience expenditure of approximately €3,882,840 compared to 2022, an increase of 11% not accounting for significant latent or pent up demand arising from under provision in the catchment to date. Therefore, it is submitted that capacity existed to support the provision of the floorspace proposed in Kilcoole and the proposal fully accords with the sequential approach to retail development.

As set out in the RIA, encouraging competition and innovation would have the potential to enhance the vitality and viability of Kilcoole town centre, in turn improving footfall and encourage demand for non-convenience and / or non-retail services, which would likely ultimately lead to further commercial activity within the town centre as a whole. The RIA highlights that the proposed Lidl retail unit would provide up to approximately 25 no. direct full-time jobs, in addition to indirect and construction stage employment, additional jobs which would generate in excess of €1 m per annum locally in wages, in addition to further jobs created or supported indirectly, not including the construction stage employment which would provide in excess of c €6.5 m in construction wages alone. In addition, the ancillary

retail units proposed would further add to local customer and construction expenditure in Kilcoole town centre.

In summary, our recommendations in response to the issues related to economic opportunity, tourism, shops and services and community facilities are as follows:

Recommendations - Economic opportunity, tourism, shops and services and community facilities

- **Additional retail floorspace-** That the new LAP support the delivery of a supermarket on the town centre lands, which would have a positive impact on vitality and vibrancy of the town centre, providing economic benefits in terms of employment and enhancement of shopping facilities in the town, leading to a more balanced convenience retail sector to provide for the future expanded population of the town.

3.4 Other issues- Plan Implementation and Delivery

Under the pre-draft public consultation, WCC notes that the Planning Authority reviews the implementation and delivery of the plan objectives, and that with regard to the actual delivery of the plan objectives, the local area plan influences strategic and local investment in infrastructure and services by the public and private sector.

With regards to the foregoing, we highlight that under the previous LAP, our client's lands formed part of a wider landholding which are subject to a requirement for an Action Plan to be prepared for Area 9 – Bullford and that our client and design team previously prepared a Draft Action Plan for the Area 9 lands at Bullford to demonstrate how the overall landholding could be developed, and a copy of this Draft Action Plan was enclosed with each of the recent applications, and that the relevant site plans included with the latest Phase 1 application indicated how the northern portion of our clients lands (north of the lands zoned R22 residential) could be developed and integrated with Phase 1 and how connections to the residential zoned lands to the south and a potential future road connection to the planned Western Distributor Road to the west were provided for.

The Draft Action Plan provided for reservation of an area adjacent to the site entrance for a future civic plaza / innovation hub / community facility, in accordance with the requirements of the 2013 LAP, to be provided by or on behalf of the Planning Authority and subject to separate applications.

However, as the Planning Authority will be aware, the requirement for an Action Area Plan (AAP) for area 9 Bullford has resulted in recent applications being considered premature by the Planning Authority as it hasn't been possible to get landownership agreement to bring forward a joint AAP for the lands and therefore the Planning Authority were not prepared to formally adopt / endorse the draft AAP. Thus, given the requirement for an overall Action Area Plan to be agreed in writing with the Planning Authority in order for applications to be considered, we submit that an Action Area Plan requirement is not a suitable, or necessary for the subject lands.

In addition, as noted above, due to the uncertainty over the long-term delivery of the WDR this submission requests that the future development of our client's residential and TC zoned lands at Bullford should not be linked to the delivery of the WDR, as the sequential development of the subject lands accords with the principles of proper planning and sustainable development.

Should the Planning Authority consider that a planning framework is required to inform the future development of the subject lands, we would respectfully submit that the Specific Local

Objective (SLO) mechanism utilised by Wicklow in other settlements is more appropriate for the subject lands and provides greater flexibility in terms of assessing planning applications on their merits.

It is considered that the SLO for Bullford could include the following, which would have regard to the previous AAP 9:

Recommended text for Specific Local Objective (SLO)

“SLO-1 Bullford

This Specific Local Objective (SLO-1) relates to lands located to the west of Main Street, in the townlands of Kilcoole and Bullford, as shown on Map 1. This SLO relates to lands with an area of c. 10ha and includes residential (c. 6.7ha), town centre (c. 2.9ha) and open space zonings. The SLO lands shall be developed as a town centre, residential, community and open space zone in accordance with the following criteria:

- Vehicular access shall be provided from the Main Street, with a north and south location, and the development shall incorporate an east-west linkage to Main Street, with future potential to link to the Newtownmountkennedy Road, as lands to the west are brought forward.***
- The development should incorporate a civic space / town square at the junction with the Main Street and buildings onto the Main Street shall have regard to the existing context and character.***
- New residential areas shall be developed to the highest standard of design and layout and provide for a mix of unit types.***
- The TC lands are considered suitable for the development of a discount foodstore, subject to a supporting retail impact statement, whilst the density, design and scale of development on the TC zoned land shall have regard to the surrounding context and respect the scale and proportion of existing buildings on the Main Street.***
- The density of development on the residential zoned lands should be in the order of 25 dph (net).***
- The provision of community uses, such as a childcare facility, shall be informed by a community facilities audit and consultation with the Community and Enterprise Section of the Council for any future development in excess of 100 residential units on the lands.***
- Land zoned open space and a riparian corridor along the western boundary can be used as the residential public open space associated with housing development on the site.”***

The benefit of an SLO is that it is a more indicative framework, does not require a separate ‘plan’ to be agreed with adjoining landowners and ultimately by the Planning Authority through a non-statutory process, and allows for flexibility in bringing forward proposals for lands as the planning and development context is likely to change over the 6 to 10 year lifetime of an LAP. We note that recent experience, particularly following legal challenges of residential permissions, is to move away from requiring non-statutory plans to be a requirement and to cover relevant matters in Development Plans or LAPs where required, as they go through the statutory consultation process.

In preparing the above, we have had regard to the requirements of AAP 9 of the previous LAP and we note that the Planning Authority have incorporated a similar framework for lands in Baltinglass and Newtownmountkennedy in the new CDP, and in the Bray and Environs LAP 2019, and therefore there is an established precedent in place within the County. We

note in the case of Baltinglass that SLO 1 includes an objective supporting the provision of a discount foodstore, and we have recommended a similar approach here having regard to the planning history of the lands.

Therefore, in summary, our recommendations in response to issues of relevance to plan implementation and delivery, this submission requests that the new LAP provide for development of the lands the subject of this submission which are serviced, and sequentially preferable, as follows:

Overall Recommendation - Other issues- Plan Implementation and Delivery

- This submission requests that the Action Area Plan requirement for the Bullford lands (and associated requirements in respect to the delivery of the Western Distributor Road) included in the 2013 LAP be replaced with a Specific Local Objective which would provide a suitable planning framework in the new LAP which would encapsulate the other recommendations set out in this submission, to facilitate the development of the subject lands in Kilcoole, which were zoned residential and town centre in the 2013 LAP, and which are serviced and sequentially preferable.

3.5 Other Issues - Retention of the Strategic Land Bank

As highlighted above, our client's landholding extends northwards of the lands zoned R22 residential and TC under the 2013 LAP. As indicated in Figure 1.1 above, our client owns the lands designated as Strategic Land Bank (SLB) in the 2013 LAP, and whilst we appreciate the Planning Authority may not be in a position to zone these lands for residential development as part of the forthcoming LAP, noting the core strategy limitations which will inform the quantum of zoned land to be provided under the new LAP, it is submitted that they should continue to be designated as an SLB having regard to their proximity to the centre of Kilcoole Village, the likely medium term demand for additional housing in Kilcoole given recent population growth nationally, the potential future connections to these lands planned as part of the Draft Action Plan 9 – Bullford document and the provisions incorporated into the overall site masterplan / previous SHD application for the lands.

Therefore, this submission recommends that our client's lands designated as a Strategic Land Bank (SLO) in the 2013 LAP be retained as SLB in the new LAP, as follows:

Recommendations – Other issues- Retention of Strategic Land Bank designation

- **SLB designation-** That the lands the subject of this submission which were designated as a Strategic Land Bank (SLO) in the 2013 LAP be retained as SLB in the new LAP, noting the sequentially preferable location of the land for development, whilst still having regard to current core strategy limitations which will inform the quantum of zoned land to be provided under the new LAP.

3.6 Other Issues – Other issues- Assessment of applications prior to adoption of LAP

Also, in acknowledgement that the 2013 LAP, under which our client's lands were identified for development, has now expired, it is requested that the Chief Executive's Report acknowledge that the Planning Authority will consider future planning applications based on the provisions of the Development Plan, the site location and context, have regard to the zoning and provisions of the previous LAP, and assess proposals on their merits having regard to the proper planning and sustainable development of the area.

Therefore, this submission recommends that planning applications on our client's lands should be assessed on their merits having regard to the proper planning and sustainable development of the area in the interim period between the expiration of the 2013 LAP and the adoption of the new LAP, as follows:

Recommendations – Other issues- Assessment of applications prior to adoption of LAP

- That the Chief Executive's Report on the pre-draft public consultation acknowledge that the Planning Authority will consider future planning applications based on the provisions of the Development Plan, the site location and context, have regard to the zoning and provisions of the previous LAP, and assess proposals on their merits having regard to the proper planning and sustainable development of the area in the interim period between the expiration of the 2013 LAP and the adoption of the new LAP, and that they will not be considered premature pending adoption of the new LAP.

4.0 CONCLUSION

Our client, Brookhampton Limited, welcomes the preparation of the new Greystones-Delgany and Kilcoole Local Area Plan (LAP) which provides an opportunity to ensure that much needed housing and commercial development can be delivered on their lands, for the benefit of the overall Kilcoole area.

This submission makes several key recommendations, with a view to contributing positively to the preparation of the Draft LAP document which will provide for the sustainable development of the town centre area and new residential community of Kilcoole. As has been set out above, the subject lands at Bulford Kilcoole present an important opportunity to deliver much-needed residential and commercial development and it is submitted that the new Greystones-Delgany and Kilcoole Local Area Plan should provide an appropriate and flexible planning framework for the delivery of same.

We respectfully request that the recommendations set out within this submission are considered when preparing the draft Greystones-Delgany and Kilcoole Local Area Plan.

We would be pleased to discuss this submission or the lands to which it relates, should the Council have any queries.

Yours sincerely,



John Spain Associates

APPENDIX 1- RELEVANT PLANNING HISTORY

Subject Lands

WCC REG. REF.: 22/15 & ABP Ref.: 314721-22

An application was submitted to WCC for a Phase 1 residential development of 56 no. units on the 12th of January 2022, which was subject to a Further Information request and a Clarification of the Further Information request, but ultimately refused permission by WCC for two no. reasons on the 1st of September 2022. The applicant submitted a first party appeal on the 27th of September 2022 and a decision is still pending from the Board (we understand a decision is imminent).

The proposed development was described as follows in the public notices submitted with the application:

“The development will consist of the construction of 56 no. residential units, internal roads, car parking, pedestrian and cycle paths, public open space and all associated site and infrastructural works to facilitate connections to public services.

The 56 no. residential units will consist of:

- 7 no. 4-bed 2 storey end-terrace houses (Type A)
- 24 no. 3-bed 2 storey end-terrace houses (Type C)
- 20 no. 3-bed 2 storey mid-terrace houses (Type D and D1)
- 2 no. 2-bed 2 storey mid-terrace houses (Type D2)
- 3 no. 2-bed bungalows (Type G)

The associated site and infrastructural works include foul and surface water drainage, attenuation tanks, car parking spaces, 4 no. bicycle shelters, bin storage, an ESB substation and all associated development. The proposal includes a vehicular entrance from Main Street, Kilcoole, with the associated upgrades / improvements to Main Street to facilitate this access, which are external to the planning application site boundary, to be provided subject to agreement with the Planning Authority.”

Figure A.1: Extract of Site Layout Plan, as submitted at CFI stage, for the above application, with the overall masterplan context shown for information purposes

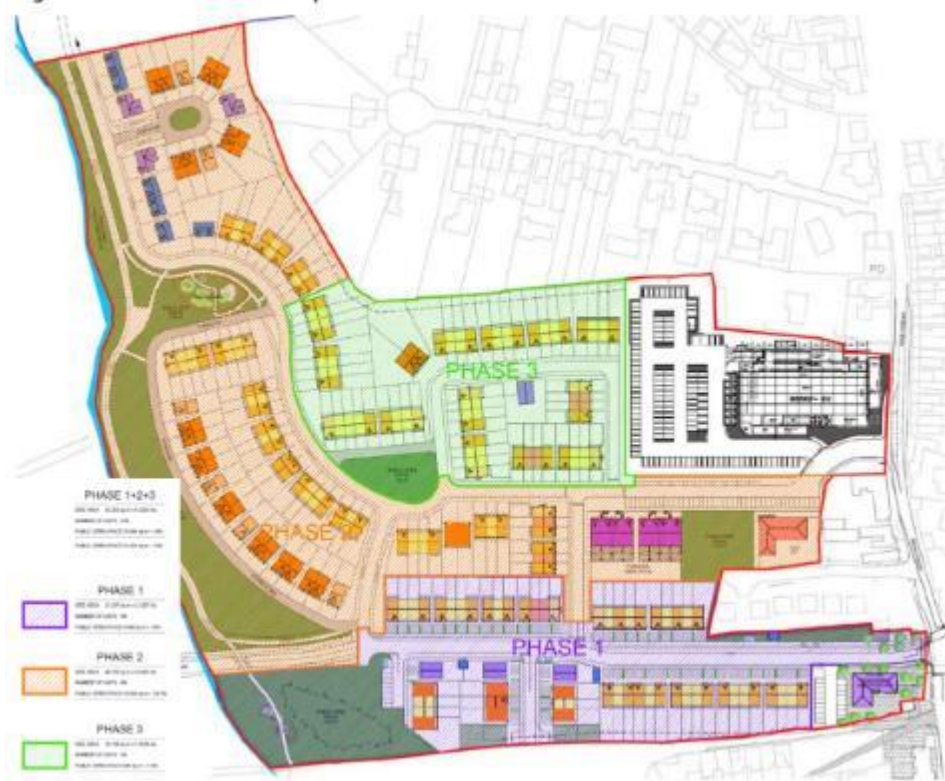


Source: Planning Application WCC Reg. Ref.: 22/15

WCC Reg. Ref.: 23/3 – Lidl and Commercial Application at Main Street, Kilcoole

An application was submitted to WCC in January 2023 for a Lidl retail store and 3 commercial / retail units on the eastern part of our client’s landholding, as illustrated in Figure A.2 below, which are zoned for Town Centre purposes.

Figure A.2: Overall Masterplan for Client’s Landholding Submitted with Reg. Ref.: 23/3



On the 23rd of February 2023, Wicklow County Council (WCC) refused permission for construction of a part single part two storey discount food store supermarket with ancillary off-licence use, with a GFA of c. 2,393sqm gross floor space and net retail sales area of c. 1,430sqm, three single storey retail/commercial units (attached to the foodstore building), an access road from Main Street and provision of associated car parking, signage, landscaping, cycle parking, substation and all other associated and ancillary development.

WCC’s decision to refuse permission was for 4 no. reasons, which can be summarised as follows:

- (1)(a-c) Having regard to the size of the proposed retail unit and the existing medium sized convenience stores in Kilcoole, the proposal would not accord with the retail strategy for the area and would be contrary to the Development Plan’s Retail Hierarchy;*
- (2) The single storey design does not provide for the requirements of Action Plan and would undermine compact growth in these town centre zoned lands;*
- (3) The development does not protect the historic and traditional rural character of Kilcoole Town Centre Character Area; and*
- (4) The development of the access to the wider AP9 lands would be premature pending the determination by the planning/roads authority of a road layout for the area and therefore to allow this development would endanger public safety by reason of traffic hazard. (Emphasis added)***

The Planner's Report for this application states that "No action area has been agreed in respect of these lands; however, a draft action plan was put forward in 2017 which did not meet the criteria as it did not provide vehicular access as required for the AP lands and there were concerns with respect to land owner consent on the southern side."

This further recent refusal for planning permission in respect to our client's overall landholding at Bullford, including reference to the development being premature pending road infrastructure provision for the wider AP9 lands, further demonstrates the difficulty our client has faced in bringing forward development on the lands, and noting that the Planning Authority has not sought to progress an Action Plan for AP9 with the various landowners.

ABP Ref.: 302552-18- SHD Application

Planning permission for a Strategic Housing Development was refused by An Bord Pleanála in an order dated the 14th December 2018. The development comprised the construction of 267 number residential units, five number retail units, four number office units, a childcare facility, an innovation hub facility including adjacent civic space, internal roads, car parking, pedestrian and cycle paths, public open space, and all associated site and infrastructural works to facilitate connection to all public services. An extract from the site layout plan accompanying the application is shown in Figure A.3.

Figure A.3: Site Layout from Previous SHD Application



The Board's decision to refuse was for 3 no. reasons for refusal, which are summarised below.

- **Reason no. 1** relates to the lack of certainty in relation to the wastewater network capacity, pumping station capacity and the water storage requirements for the overall development, and the proposal being premature pending the existing deficiencies being addressed. It is apparent from the Inspector's Report that he was not comfortable recommending a grant of permission for 50 residential units and commercial floorspace, based on IW's confirmation of capacity in wastewater and

water supply (see IW correspondence submitted with the application and their letter during the five weeks attached).

- **Reason no. 2** relates to the AA Screening Assessment and the deficiencies in the wastewater system, with the Board not being satisfied that the development would not adversely affect the integrity of Natura 2000 European sites. The Moore Group AA Screening Report had concluded that there would be no adverse impacts, however, the Board based on reason for refusal no. 1 were not satisfied this could be proven.
- **Reason no. 3** relates to the provision of residential units on open space zoned land. As noted above, the Planning Authority did not consider this aspect of the proposal to be a material contravention of the LAP noting in respect to Action Plan zoned lands that *'the position, location and size of the land use zonings shown on Map A within the action plan areas are indicative only and may be altered in light of eventual road and service layouts, detailed design and topography, subject to compliance with the criteria set out below.'* The Inspector, whilst acknowledging this aspect of the scheme as a concern, did not recommend it as a reason for refusal.

As outlined in the above submission, the Irish Water capacity issues have been resolved and the recommendations for the new LAP would help address the other reasons for refusal.

Notwithstanding the reasons for refusal, the Inspector's Report considered several elements of the scheme to be acceptable, which we summarise below and which are of relevance to the Planning Authority's assessment of the Phase 1 application.

- **Residential Amenity** – The Inspector notes that the proposed development complies with all minimum standards in the Apartment Guidelines 2018. In terms of separation distances, the Inspector's Report states *"I am satisfied that the proposed development will provide an acceptable level of residential amenity for future occupants. In addition, I note the concerns expressed by observers, however the proposed development has been designed to preserve the residential amenities of nearby properties and subject to the amendments I have recommended, will enhance the residential amenities associated with the environs of Kilcoole."*
- **Public Open Space** – The Inspector's Report states that *"In broad terms, the quantum and approach to public open space is good."*
- **Urban Design and Building Heights** – The Inspector's Report states that *"The building heights proposed are not excessive and mirror existing two and three storey forms already found along Main Street. I am satisfied that in broad terms the Urban Design principles employed by the applicant are satisfactory and will result in a good urban form and an improved public domain."* The Inspector also states *"In general, I am satisfied that the urban design approach to repairing the streetscape of Kilcoole has been successfully achieved by the applicant. Subject to minor amendments, exclusively to do with finish material, I am satisfied that the retail, commercial and innovation hub will be a valuable addition to the urban form of the area. In this respect, I find that the proposal would broadly meet the requirements outlined in objective AP9 of the LAP and would improve the appearance of Main Street."*
- **Density** – The Inspector states *"Though the LAP looks for 22/Ha on these lands the increased density of 35 units per hectares broadly meets the density"*

thresholds set out in Appendix A of the Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities'. Given the context of the site, the availability of local services and public transport opportunities, I consider that the density proposed is within the acceptable levels provided for in national guidelines."

- **Traffic and Transport** – Having regard to the existing road network the Inspector is *"satisfied that the proposed development will not lead to significant levels of traffic congestion in the area and will result in the development of zoned lands at more appropriate levels of residential density."*
- **Creche** - The Inspector's Report states *"Given the information provided by the applicant, the composition of the apartments and houses and likely demand for creche places, the proposed facility is acceptable"*.

ABP Ref.: 304348-19- SHD Pre-Application Request

In addition, updated proposals for the overall Bullford site were progressed as far as Stage 2 of the SHD process with An Bord Pleanála under ABP Ref.: 304348-19. However, a Stage 3 SHD application was not subsequently lodged. The Board's Opinion was issued on the 26th of June 2019 and includes two items requiring further consideration and twelve specific information items for the proposals to constitute a reasonable basis for an application. The two items requiring further consideration can be summarised as follows:

- **Item No. 1- Infrastructural Constraints-** The Board requested documentation at application stage to clearly address 1) issues of water and wastewater infrastructure constraints in the network serving the proposed development, 2) the timelines involved in addressing the constraints relative to the construction and completion of the proposed development and 3) who will be carrying out any necessary works.
- **Item No. 2- Unit Mix-** The Board requested further consideration/justification of the proposed unit mix, particularly the extent of 3 bed and larger residential units, with regard to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Urban Design Manual and SPPR4 of the Building Height Guidelines.

The applicant did not subsequently proceed with a second SHD application for the lands.

Other Relevant Permissions

Wicklow County Council Reg. Ref.: 03/8544

On the 20th June 2003, permission was refused by WCC for the construction of a 206-unit residential development consisting of 44 no. 3-bed townhouses, 50 no. 2-bed townhouses, 22 no. 4-bed semi-detached houses, 18 no. 3-bed duplex townhouses, 72 no. 2-bed apartments and development works including a portion of a distributor road on site. An extract from the site layout plan accompanying the application is shown in Figure A.4.

Figure A.4: Extract from Site Layout Plan for refused application Reg. Ref.: 03/8544

WCC's reasons for refusing application Reg. Ref.: 03/8544 related to (a) the dangerous and inadequate junction with Main Street proposed, (b) no traffic impact assessment, (c) inadequate surface water drainage, (d) insufficient public and private open space, (e) inadequate variety of layout, pedestrian and cycle links and poor integration with existing development, (f) no provision for childcare facilities and (g) no Part V proposals. These issues have all been addressed in the SHD development proposals submitted, and subsequent phased applications, which incorporate the full landholding up to the Main Street.

Wicklow County Council Reg. Ref.: 98/8364

On the 29th May 1998, permission was refused by WCC for the construction of 6 no. residential and 2 no. retail units in a 2-storey block with attic conversion, car parking and associated works. The scheme was to be located in the northeast corner of the subject site, facing onto Main Street. WCC's reasons for refusal related to (a) prematurity pending upgraded sewerage facilities, (b) prematurity pending the determination by WCC of a road layout for the area, as the site was considered the only feasible route for a road to serve town centre zoned lands to the west, and (c) building height out of keeping with existing development.

ADJACENT LANDS

Wicklow County Council Reg. Ref.: 17887

On the 30th November 2017, WCC granted permission for the demolition of an existing building and construction of new town centre mixed use development on lands adjacent to the south-east of the application site. The mixed-use development will consist of a 3-storey building including 2 no. ground floor office units, a ground floor medical centre and 8 no. apartments, a hard and soft landscaped civic space, new pedestrian links and associated development works. An image extract from application is shown in Figure A.5.

Figure A.5: Image extract from approved application Reg. Ref.: 17887 showing mixed use building and civic space viewed looking south-west.



The proposed strategic housing development has been designed to integrate with approved development Reg. Ref.: 17887 to the south. Please refer to paragraphs 5.20 and 5.21 of this cover letter / planning report for further details and the overall site layout and landscape plans for details of the proposals which are partly on the applicant's landholding and partly on WCC lands, for which a condition can be attached requiring these public realm improvements to be implemented such to agreement with the Planning Authority.