

Administrations Officer,
Planning Department,
Wicklow County Council,
County Buildings,
Co. Wicklow.
A67 FW96

15th November 2022

RE: COUNTY DEVELOPMENT PLAN 2022 – 2028

Dear Sirs,

We write on behalf of our client Mr. Patrick Stephens, [REDACTED]
[REDACTED] with regard to the draft ministerial directive regarding the Wicklow County Council Plan 2022-2028 to Wicklow County Council.

In particular we write with regard to item **2 (a) (iii) 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.

We suggest that the amendment 99 be retained on these lands as per the attached map. We propose this on the basis that Ashford is a level 5 settlement and requires residential, retail, infrastructure and community infrastructure.

The proposed zoning in the adopted county plan at SLO4 in Ballinalea, Ashford measures 3.8 ha of which approximately 1.8 ha is for community active open space and approximately 2.0 ha is for residential use.

This would provide in the order of 40-50 residential units and 1.8 ha of active open space which is to be dedicated to public use/sports club prior to commencement of any residential development.

A Planning application was made to Wicklow County Council in March 2022 on these lands.

A water main transverses the site and sewage disposal was to be connected into the adjacent Glenveagh development currently under construction. The site is therefore easily accessible and serviceable.

Suite 3, The Eden Gate Centre, Delgany, Co. Wicklow.
Telephone: + 353 (1) 287 6949 Email: info@bba.ie

Contact

Michael Browne	Chartered Engineer, M.I.E.I M.I. Struct E, Dip. Const. Law, Dip. EIA Mgmt.
Luis Reis	B Arch. MRAI
John Healy	Dip Arch. Tech.

We refer to the **Ministers Guidelines to Local Authorities**

"Development Plans Guidelines for Planning Authorities" Prepared by the Department of housing, Local Government and Heritage June 2022 and note that on page 47 this states:-

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

We further note, that, the lands were zoned in the previous Ashford Local Area Plan for active open space and residential development, that the lands as noted above are serviced and are capable of being developed within the life of the development plan.

We therefore suggest that if the Ministers guidelines issued in June 2022 are to be followed then the lands should follow the policy of the guidelines noted on page 47 and not be subjected to de-zoning.

We further note the content of the last paragraph of 4.4.1 of the above guidelines and suggest that given the adjacent development currently under construction that the lands are more than capable of being developed within the life of the development plan and should not be de-zoned.

The intended recipient of the active open space are Ashford Rovers Soccer club who have existing limited facilities to the west and are in need of enhancement facilities and playing areas.

Our client is happy to cede these lands to Wicklow County Council/Ashford Rovers and has been in active discussions with the club. The residential zoned lands would provide a modest number 40-50, much needed, residential units in the locality which currently has a high housing need and shortage.

A planning application was made on the land in March 2022 with access to be provided through the existing residential lands and the adjacent development SH202101 currently under construction by Glenveagh Ltd.

Given the above facts that

- The lands will produce a modest number of residential units
- A much needed area of community infrastructure in active open space.
- The lands are accessible and serviceable.
- The lands are capable of being developed during the life of the development plan.
- The June 2022 Guidelines to local authorities advising not to de-zone zoned serviceable lands.

bbaarchitecture

We strongly suggest that these lands should not be de-zoned and that the Ministers draft directive be amended to remove section 2 (a) (ii) of the draft directive.

Please find enclosed layout plans and letters of consent.

Yours sincerely



Michael Browne
For
bba architecture

Encls.

Section 2.9 Action Area Plans & Specific Local Objectives

- (a) To extend the plan boundary to include the lands outlined in light blue on map below and zone for 'RN-New Residential', and
- (b) Identify these lands, along with the adjoining AOS, as an 'SLO'

SLO 3 Ballinalea

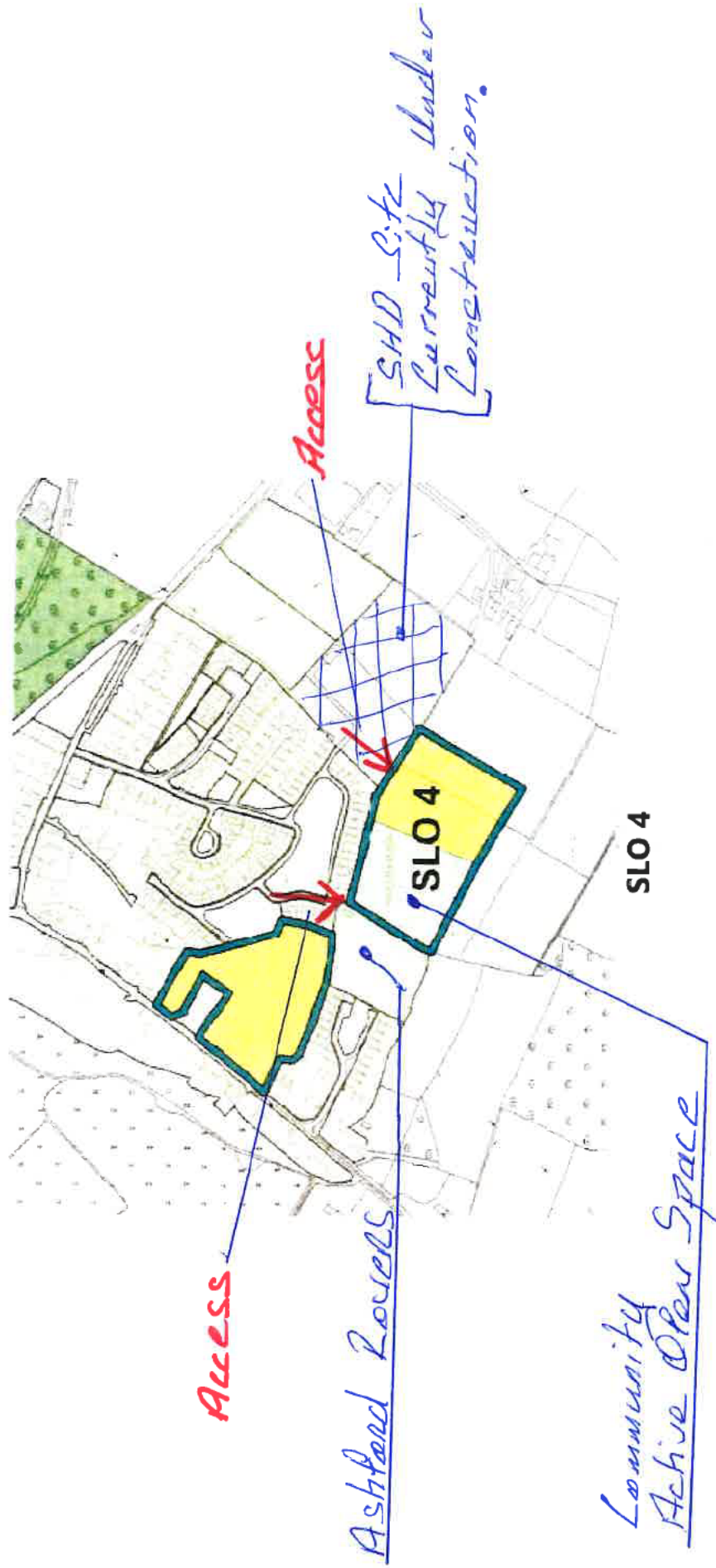
SLO3 is situated at Ballinalea south of the Woodview estate as shown in Figure 2.X below and measures c. 3.8ha. These lands shall be developed as a residential and open space area, subject to the AOS area being laid out and suitably developed by the landowner to be suitable for active sports use and dedicated to public / sports club use prior to the commencement of any residential development.

Land Use Map



SLO-4 Ballinalea (south of Woodview)

SLO 4 is situated at Ballinalea south of the Woodview estate as shown below and measures c. 3.8ha. These lands shall be developed as a residential and open space area, subject to the AOS area being laid out and suitably developed by the landowner to be suitable for active sports use and dedicated to public / sports club use prior to commencement of any residential development.



Adapted County Plan

Ref: S-140-LOA01

Wicklow County Council,
Planning Section,
County Buildings,
Wicklow Town,
Co. Wicklow.

24th march 2022

**RE: Proposed residential development the townland of Ballinalea, Ashford,
Co. Wicklow**

Planning Applications
22/291

Dear Sir/Madam,

We enclose the above-mentioned planning application on behalf of our client
P.K. Stephens

The following documents are enclosed herewith:

1. Completed application form
2. Planning Fee
3. Copy of Site Notice
4. Copy of Newspaper Advertisement – The Wicklow People
5. Six copies of Architectural drawings
6. Six copies of Engineering drawings
7. Part V drawings + Construction Cost Calculations
8. Drawing Registers.
9. Ordnance Survey Ireland planning pack receipt
10. Architectural Design Statement
11. Letters of Support for the application from adjoining neighbours
12. Support Correspondence / email from Peter Porter / Ashford Rovers FC

We trust that the local authority will look favorably on this application and look forward to hearing from you in due course.

Yours sincerely,



Luis Reis
For & on behalf of
BBA Architecture

Suite 3, The Eden Gate Centre, Delgany, Co. Wicklow.
Telephone: + 353 (1) 287 6949 Email: info@bba.ie

Contact

Michael Browne Chartered Engineer, M.I.E.I M.I. Struct E. Dip. Const. Law, Dip. EIA Mgmt.
Luis Reis B Arch. MRIAI
John Healy Dip Arch. Tech.



Glenveagh
Homes

Glenveagh Homes Limited
Block B,
Maynooth Business Campus
Maynooth, Co. Kildare,
Ireland
W23 W5X7

Wicklow County Council
County Buildings
Whitegates
Wicklow Town
A67 FW96

Date: 25 March 2022

Your client:

Re: P.K. Stephens, Proposed Residential Development of 60 units at Ballinalea, Ashford, Wicklow.

Dear Sir/Madam,

Glenveagh Homes Limited are the registered owners of the lands shown on the attached site location plan.

I wish to confirm that Glenveagh Homes Limited hereby provide written consent for P.K. Stephens for the submission of a planning application.

Kind regards,

Wesley Rothwell for and behalf of
Glenveagh Homes Limited



T +353 (0)1 903 7100
E enquiries@glenveagh.ie
W glenveagh.ie

Directors:
Stephen Garvey, Ronan McKenna, Michael Rice and Wesley Rothwell
Registered in Ireland No 368093

Michael Browne

From: Gail Dunne <GDunne@wicklowcoco.ie>
Sent: 22 March 2022 17:40
To: michael.browne@bba.ie
Subject: Fwd: ASHFORD ROVERS & PLANNING PERMISSION

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From: peterporter@gmail.com <peterporter@gmail.com>
Sent: Tuesday, March 22, 2022 3:33 p.m.
To: GDUNNE@WICKLOWCOCO.IE <GDUNNE@WICKLOWCOCO.IE>
Cc: peterporter@gmail.com <peterporter@gmail.com>
Subject: ASHFORD ROVERS & PLANNING PERMISSION

Hi Gail,

Please have below inserted into application on behalf of the club.

Ashford Rovers have no objection to said application for housing provided the open space provided in planning is giving to Ashford Rovers.

This space would be of benefit to the club and community as a hole, as with more housing the club will need extra pitches and facilities and all assistance from the developer will be warmly welcomed.

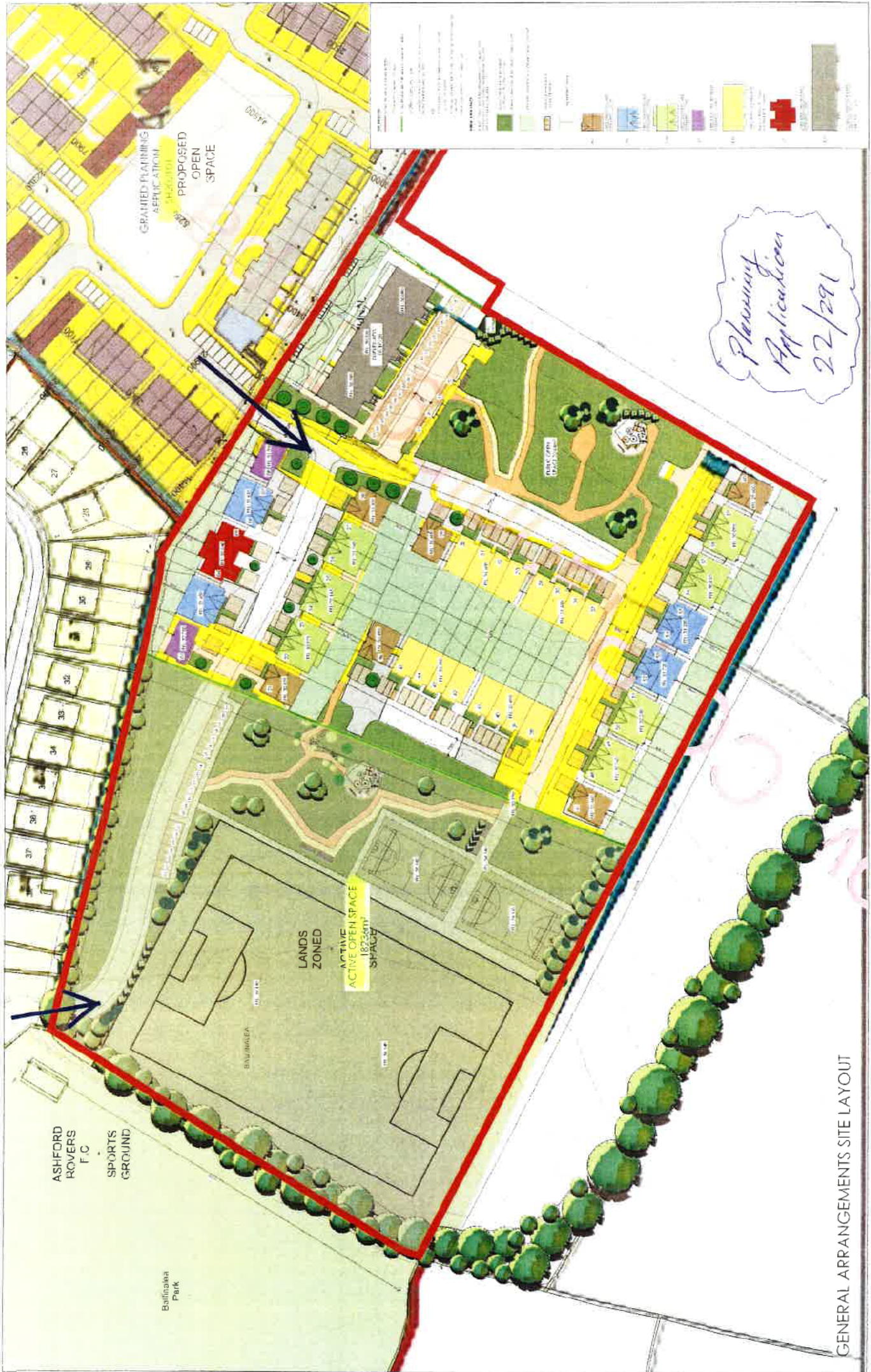
Kind regards

Peter Porter
Honorary Secretary
Ashford Rovers AFC



Email Security and Management provided by IEInternet.com Ltd
(<http://www.ieinternet.com>)
Powered by MailWall (<http://www.mailwall.com/>) technology.





GENERAL ARRANGEMENTS SITE LAYOUT

THESE ARRANGEMENTS HAVE BEEN PREPARED BY BBD ARCHITECTURE AND DESIGN LTD. FOR THE CLIENT AND ARE SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY. THE CLIENT ACCEPTS FULL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE CLIENT'S OBLIGATION TO OBTAIN NECESSARY CONSENTS FROM ALL APPLICABLE AUTHORITIES. THE CLIENT'S OBLIGATION TO OBTAIN NECESSARY CONSENTS FROM ALL APPLICABLE AUTHORITIES. THE CLIENT'S OBLIGATION TO OBTAIN NECESSARY CONSENTS FROM ALL APPLICABLE AUTHORITIES.

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	22/09/2021
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

CLIENT	ASHFORD HOVERS F.C.
PROJECT	NEW GLEN DEVELOPMENT
DATE	22/09/2021
SCALE	1:1000
DESIGNER	BBD ARCHITECTURE AND DESIGN LTD.
APPROVED BY	[Signature]

NOTES

1. THIS DRAWING IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE DESIGNER.

2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS.

4. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

5. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

CIVIL LEGEND

PROPERTY LINE	(Red line)
EXISTING FOOTING	(Blue line)
EXISTING WALL	(Green line)
EXISTING DOOR	(Green line)
EXISTING WINDOW	(Green line)
EXISTING ROOF	(Green line)
EXISTING FLOOR	(Green line)
EXISTING CEILING	(Green line)
EXISTING STAIR	(Green line)
EXISTING BALCONY	(Green line)
EXISTING TERRACE	(Green line)
EXISTING DRIVEWAY	(Green line)
EXISTING PAVEMENT	(Green line)
EXISTING GRASS	(Green line)
EXISTING PLANTING	(Green line)
EXISTING FENCE	(Green line)
EXISTING GATE	(Green line)
EXISTING LIGHTING	(Green line)
EXISTING SIGNAGE	(Green line)
EXISTING UTILITIES	(Green line)
EXISTING STRUCTURE	(Green line)
EXISTING LANDSCAPE	(Green line)
EXISTING SURROUNDINGS	(Green line)



PROPOSED WATERMAIN LAYOUT
SCALE 1:1000
DATE 04/11/2020

DATE	22/02/2020	DESCRIPTION	ISSUED FOR PERMIT
DATE	22/02/2020	DESCRIPTION	ISSUED FOR PERMIT
DATE	22/02/2020	DESCRIPTION	ISSUED FOR PERMIT

PLANNING

BM BUILDING MATERIALS
11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

ACEI
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P. K. STEPHENS

RESIDENTIAL DEVELOPMENT AT BALLINALEA, ASHFORD, WICKLOW 22154

PROPOSED WATERMAIN LAYOUT

AFH-BMD-XX-ZZ-DR-0E-1020 PL1

4.4.1 Land/Sites Already Zoned

The development plan review process is an opportunity to take stock of land already zoned for residential purposes or a mixture of residential and other uses. This must be set out in the plan core strategy. It is critical to note that Section 10(8) of the Planning Act makes it clear that there is no presumption in law that land zoned for any purpose in a development plan shall remain so zoned in any subsequent development plan.

Extant Planning Permissions

In undertaking an analysis of the area of land in hectares zoned for residential development in each settlement and the proposed number of housing units to be included in the area in accordance with Section 10(2A)(c), regard must be had to any extant planning permissions for residential development. The current and anticipated rate of housing delivery, both in relation to the site in question and the settlement as a whole also needs to be considered. Accordingly:

- A site with a planning permission that **has yet to commence** may be regarded as having equivalent potential to any other zoned and serviced site for core strategy calculation purposes.
- A site with a planning permission that **has commenced**, should not be wholly excluded from core strategy calculation purposes unless almost fully built-out. A reasonable estimate should be made of housing delivery from the permission that is likely to occur during the plan period. This should be informed by recent levels of housing output and local market absorption rates on a whole settlement basis, also allowing for a progressive increase in output.

Land and sites already zoned for residential purposes may be regarded as providing a baseline, or starting point to meet projected population and housing targets, especially in cases where planning permission has already been granted, based on the presumption that land subject to planning permission is already serviced or serviceable.

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.

Should it be the case that there is a surplus of well-located zoned and fully serviced land to meet population and housing supply targets already zoned for development in any local authority area when reviewing a development plan, it is recommended best practice that a phased approach be taken to prioritise the preferred sequence of development of such sites. However, phasing should be applied where there is a sound planning rationale for doing so, based on factors such as site location, the availability or proximity of, or capacity to provide, off-site services, facilities or infrastructure.

This should also be viewed in the context of the urgent need to increase housing supply

Phasing may not be necessary where the planning judgement is that unconstrained zoned and serviced housing sites are of broadly equivalent merit for development purposes in a particular settlement or area at the plan-making stage. In all cases, whether phasing is applied or not, development plans must build in sufficient flexibility to ensure that housing development not progressing on one or more sites cannot operate to prevent other suitable sites that may be developed within the life of the development plan, from coming forward.

It is also best practice that in cases where land is zoned and has remained undeveloped and unserviced through one or more development plan cycles, with no prospect of being serviced within the six-year life of the development plan that is under preparation, alternative approaches must be considered:- (i) alternative zoning objectives or (ii) discontinuing the objective (See Appendix A).

4.4.2 Land/Sites Proposed to be Zoned

Estimating requirements for land and sites to be zoned for residential or a mixture of residential and other uses must follow on from an assessment of whether the amount of land already zoned is adequate to meet the housing needs of the area. The rate of take-up and build-out of such land over a preceding period of at least 6-10 years is an important consideration in this regard.

Such analysis must also consider trends and projections in respect of rural housing output and infill development/building refurbishment, as well as whether land already zoned may be serviced or serviceable within the six-year life of the plan.

It is not the purpose of the planning system and the development plan process to facilitate the hoarding and speculation of serviced development land. However, it is recognised that there is a need for some degree of competition and choice in the residential development land market and to ensure a future pipeline of well-located serviced land. Accordingly, in considering whether to zone additional new land and sites for residential (or a mixture of residential and other uses) to meet housing need, planning authorities must ensure that the development plan core strategy makes adequate provision for zoned and serviced sites that will come forward during the six-year life of the development plan, while also considering and factoring in the proportion of projected housing need to be met on unzoned land in rural areas.