



Variation No.6

Who are you:	Agent
Name:	PD Lane Associates
Reference:	VAR6-115803
Submission Made	January 14, 2026 11:59 AM

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Core Strategy Variation Clarke Rycroft 2026.pdf, 0.26MB

SUBMISSION ON:

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

PROPOSED VARIATION NO. 6

FOR LANDS AT:

ROSSANA LOWER, RATHNEW, CO. WICKLOW

LANDS IN THE OWNERSHIP OF:

CLARKE FAMILY & RYCROFT RW Ltd

INTRODUCTION

Wicklow County Council propose to vary and revise the Wicklow Core Strategy and associated housing targets, and a number of related housing objectives set out in the Wicklow County Development Plan 2022-2028. We make this submission on behalf of the Clarke Family & Rycroft RW Ltd in order to change existing RN2 residential lands to RN1 zoning at Rossana Lower, Rathnew, Co. Wicklow (see below location of RN2 lands highlighted in red). The lands comprise approx. 0.2 hectares.

This proposed change to RN1 residential zoning is justified in terms of proper planning and sustainable development due to the location in close proximity to Rathnew village at a key 'gateway' location on Tighe Avenue (R772) accessing Rathnew & Wicklow Town. The lands are within 250m of the village centre facilities, easy walking distance to Clermont College and designated employment areas, and south of the proposed Future Road Alignment (Rathnew relief road).



It is considered the proposed change from RN2 to RN1 residential zoning is in accordance with the policies and objectives of 'Rebuilding Ireland' and the 'National Planning Framework – Project Ireland 2040', and the RSES in terms of the prioritisation of new homes at locations that can support sustainable development.

The proposed change to RN1 residential zoning is in accordance with the Wicklow Town-Rathnew Development Plan 2024-2028 which aims to locate residential development as close as possible to existing town and village centres to allow for good connectivity for services and maximise potential for walking and cycling for short local journeys.

The lands have access to services inclusive of public roads, drainage and water supply and are outside the area designated for potential flood risk. Furthermore, Wicklow Town-Rathnew is a Level 2 Large Growth Town II and a 'Key Town' where the consolidation of future development should be prioritised in the interests of proper planning and sustainable development for the area.

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