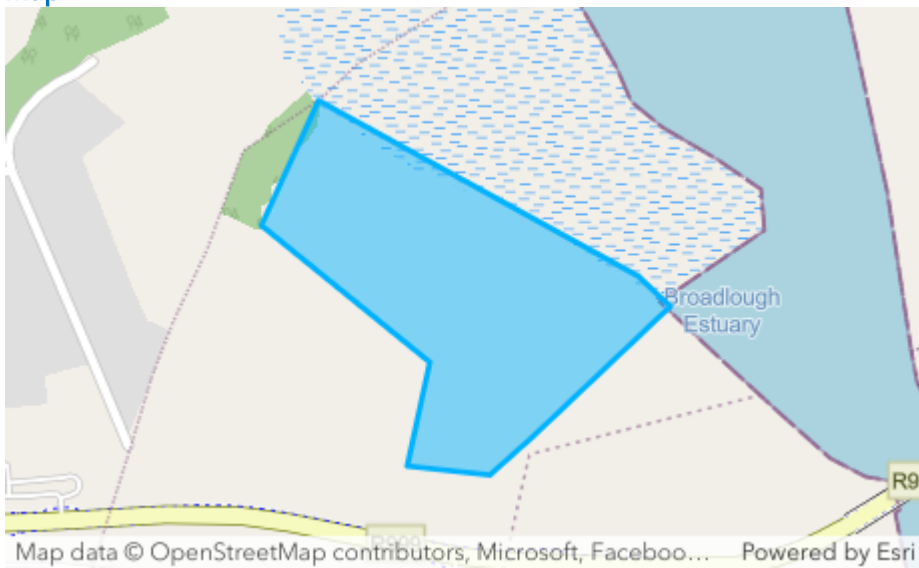




# Draft Wicklow Town – Rathnew LAP Submission - Report

Who are you:	Agent
Name:	Therese O' Rorke
Reference:	DWTRLAP-205842
Submission Made	November 19, 2024 9:04 PM

## Map



## Site Description:

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[File](#)

Therese O Rorke Knockrobin Lands Submission 19-11-24.pdf, 2.68MB

Forward Planning Section  
Planning and Development  
Wicklow County Council  
County Buildings  
Wicklow

SUBMISSION DRAFT STAGE – POPULATION – COMPACT GROWTH  
WICKLOW TOWN - RATHNEW LOCAL AREA PLAN 2025

19<sup>th</sup> November 2024

Client: Therese O' Rorke  
Location: Knockrobin Lands  
Folio: WW32461F

Extract DRAFT Wicklow County Council Wicklow Town Rathnew Development Plan 2025

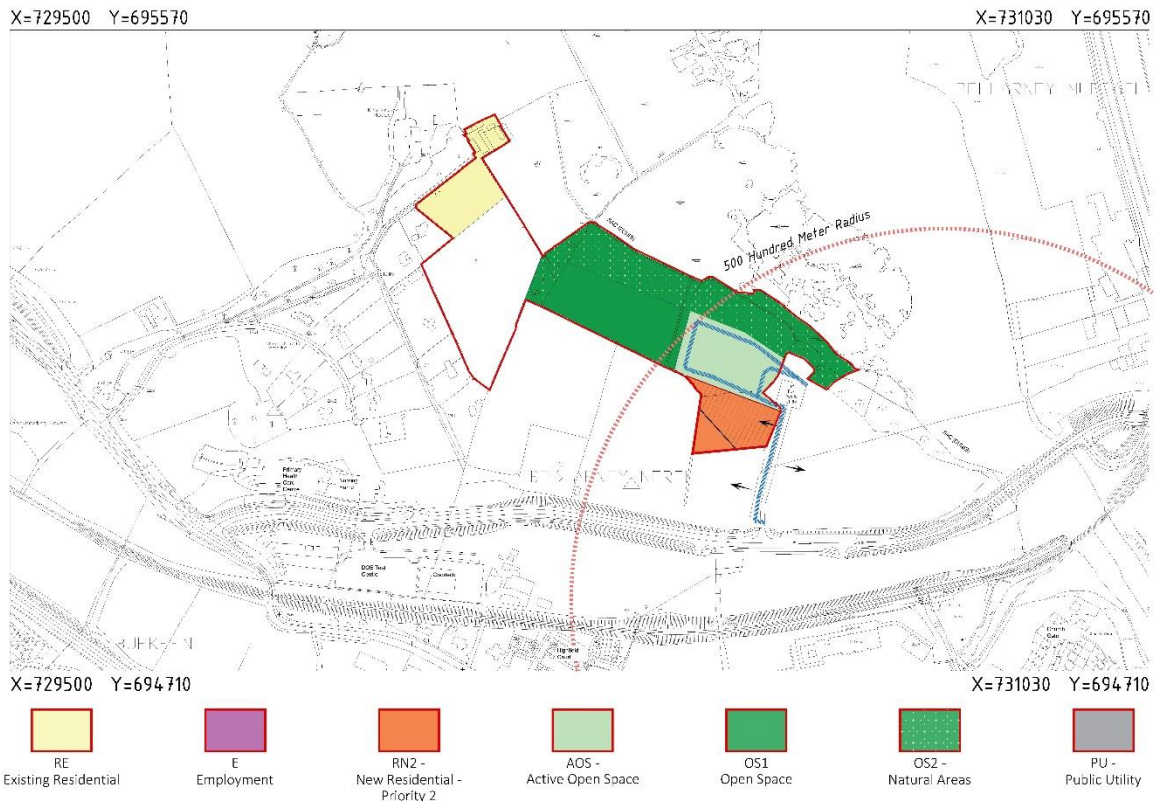


- A. OS2 - Natural Areas (Existing Farmyard - 0.2 ha)
- B. RN2 - New Residential - Priority 2 - 2.4 Ha
- C. OS1 - Open Space (Strip 0.32 Ha)
- D. OS2 - Natural Areas - 4.6 ha
- E. OS1 - Open Space Triangle 0.63 ha
- F. RN2 - New Residential - Priority 2 - Triangle 0.16 ha

My client's lands, identified as "A-E," above and below are the submission objectives each parcel are as follows

- A. OS2 - Natural Areas (Existing Farmyard - 0.2 ha)  
**Submission DWTRLAP-150417 to retain RE - Existing Residential**
  
- B. RN2 - New Residential - Priority 2 - 2.4 Ha  
**0.28 Ha Submission Ref: DWTRLAP-093521 to retain RE - Existing Residential**  
**0.27 Ha Submission Ref: DWTRLAP-183214 to retain RE - Existing Residential**  
**1.93 Ha to Remove Zoning Completely**
  
- C. OS1 - Open Space (Strip 0.32 Ha)  
**0.096 Ha Strip Submission Ref: DWTRLAP-183214 to retain RE - Existing Residential**  
**0.226 Ha to Remove Zoning Completely**
  
- D. OS2 - Natural Areas - 4.6 ha  
**2.22 ha No change to the OS2 - Natural Areas**  
**1.40 ha Proposal to redesignated as OS1 - Open Space**  
**1.07 ha Proposal AOS - Active Open Space**
  
- E. OS1 - Open Space Triangle 0.63 ha  
**0.63 RN2 - Proposal to redesignated New Residential - Priority 2**
  
- F. RN2 - New Residential - Priority 2 - Triangle 0.16 ha  
**No change to New Residential - Priority 2**

The resulting and proposed zoning is represented on the map below.



This proposal also draws direction from SLO4-Bollarne North concepts and aims to deliver the following:

**(2.22 HA) – OS2: Natural Areas:**

My client fully acknowledges the critical importance of protecting areas associated with the Special Area of Conservation (SAC). This proposal specifically advocates to acknowledge the LAP objective for the preservation of land situated adjacent to the existing marshland, which serves as a natural boundary to the SAC-designated area.

**(1.4 HA) – OS: Open Space Area:**

This area will serve as a public park off RN lands to the south and is naturally bounded by the mature woodland to the west, a hedgerow and trees to the east and hedgerows off the natural area adjacent to Broadlough marsh and SAC-designated area.

**(1.07 HA) – AOS: Active Open Space (Walking Loop):**

This active open space area up end before the mature hedgerow and trees and extend east to the proposed carpark. The active area includes a loop trail for walking, cycling, and jogging, enhancing recreational opportunities. This feature is intended to complement the 0.79 ha New Residential - Priority 2 owned by my client and adjacent lands under the ownership of Noel Heatly, as detailed in a separate submission. Also proposed on Noel Heatly Lands (0.65 HA) – Access Route and Carpark (Minimum 50 Spaces).

My client is advocating for the “**removal of the objective to create a linear green route**” for walking and cycling for the following reasons:

1. The proposed route traverses a gated access road, open countryside, and active farmland currently used for crops and livestock, making it unsuitable for such a development.
2. Wicklow County Council has not addressed who would fund the construction of an 8-meter-wide thoroughfare, including associated costs for public lighting, ongoing maintenance, and insurance for a publicly accessible route.
3. Large sections of the route lack active or passive supervision, raising significant safety concerns. This would likely result in anti-social behaviour and compromise the safety of both the private dwellings it passes and the end users of the route.

Given that a perfectly acceptable, purpose-built public footpath and two-way cycle route already exist on both sides of the public road leading to Tinakilly, this proposed linear green route is purely aspirational and unnecessary.

For further context, see below a Master Plan graphic for the combination of the land in the ownership of T O Rorke & N Heatley. Providing a continuous area of OS2 Natural open space off the SAC in line with the Lap objectives.



X=729500 Y=695570

# MASTER PLAN Nov 24

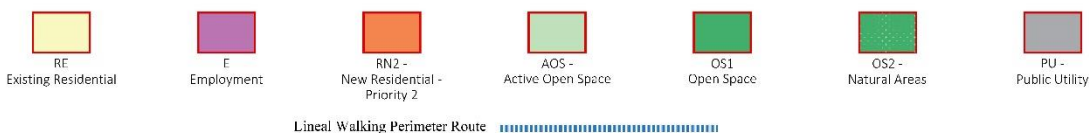
X=731030 Y=695570



X=729500 Y=694710

X - As Purchased Wicklow County Council Site

X=731030 Y=694710



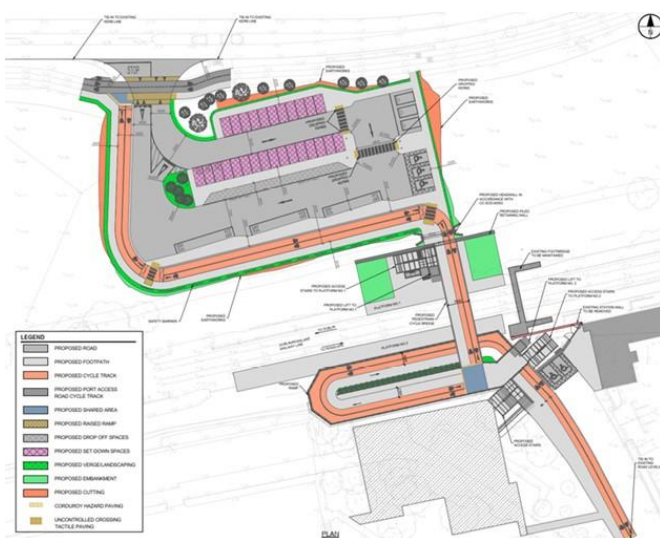
## Lands North of the Port Road

### Our Submission Objective:

*“Is to propose 0.79ha of my client’s land as RN Priority 2 zoning all lands are within 500 meters of Wicklow’s existing transportation hub for sustainable residential development at medium- to high-density, thereby advancing urban planning principles, enhancing connectivity, and promoting compact growth in line with sustainable urban development policies and national planning frameworks.”*

Wicklow County Council have purchased lands from Mr Heatley marked “X” coloured Gray on the above map. A portion of this site is subject to a current Part 8 application Reg Ref 24/407 if granted it will provide “a new pedestrian and cycle bridge over the Dublin to Rosslare Line, including access lifts and stairs to the station, and the provision of a new carpark and set-down area to the north of the station, alongside all associated landscaping and site works”

By establishing a direct and accessible pedestrian and cycle bridge over the Dublin to Rosslare Line, the project will complete a critical loop to the town centre.



This will improve access to primary and secondary schools, supermarkets, retail shops, childcare facilities, churches, restaurants, and public bus connections all within a short and manageable walking distance from the Port Lands. This new pedestrian and cycle bridge, complemented by access lifts and stairs to the station, represents a transformative enhancement to the connectivity of all lands adjacent to the Port Road. With the planned electrification of the DART service extending to Wicklow Town within this decade, the proximity of my client's lands to an existing transportation hub becomes even more significant.

The enhancement of public transport infrastructure will significantly increase the accessibility and appeal of the area, perfectly aligning with national policies promoting sustainable and public transit-oriented development. This improved connectivity will not only benefit residents but also reduce reliance on cars and foster a more sustainable and vibrant community

This approach aligns seamlessly with current government initiatives, including the *Housing for All* strategy, which prioritizes sustainable growth and compact urban development. Additionally, the policy directive to encourage higher residential densities within a 500-meter radius of transport hubs underscores the strategic importance of situating residential development within this area.

In conclusion

We respectfully request that the Forward Planning Department of Wicklow County Council reexamine our client's lands as part of this Local Area Plan review. We urge you to consider our proposal to adjust quantum of RN zoning within the 500-meter radius and to remove zoning on the land to the east, directly adjacent to the existing low-density housing and Knockrobin farmyard. If permitted, this proposal would better align with Wicklow Town's development needs and future potential.

I trust the enclosed information meets with your requirements however should you have any queries, please do not hesitate to contact me at 086 0794813.

Yours sincerely



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**PACC: RIAI Registered Practice 23015**  
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**Box 8, The Murrough Wicklow.**  
**Phone 0404 64078 – 086 0794813**  
**Email: [info@pacc.ie](mailto:info@pacc.ie)**

X=729500 Y=695570

X=731030 Y=695570



X=729500 Y=694710

X=731030 Y=694710

- 1-2-3  
RE**

Submissions to change Zoning TO RE - Existing Residential (Development Sites Existing Farmyard outbuildings)
- "G"  
RN2**

"C" .06 HA-circa Submission to change Zoning FROM OS1 - Open Space (0.6HA-circa) TO RN2 - New Residential - Priority 2
- "H"  
AOS**

AOS - Active Open Space (1.07HA-circa) Active Open Perimeter Walking Loop Route Modified from DRAFT LAP 2025
- "I"  
OS1**

OS1 - Natural Areas (1.4HA-circa) All existing Hedgerows Maintained and improved
- "J"  
OS2**

OS2 - Natural Areas (2.2HA-circa)



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DRAFT LAP SUBMISSION



X=729500 Y=695570

X=731030 Y=695570



X=729500 Y=694710

X = As Purchased Wicklow County Council Site

X=731030 Y=694710

- "A"** RE: Submission to change Zoning FROM E - Employment TO RE - Existing Residential (Existing Farmhouse Out-buildings)
- "B"** E: Retain Submission to change Zoning FROM E - Employment TO RN2 - New Residential - Priority 2
- "C"** RN2: Submission to change Zoning FROM OS2 - Natural Areas (1.08HA-circa) TO RN2 - New Residential - Priority 2
- "D"** OS2: OS2 - Natural Areas (1.15 HA-circa)
- "E"** AOS: AOS - Active Open Space (0.9 HA-circa)
- "F"** Pu: OS2 - Natural Areas (0.65 HA-circa)
- "G"** RN2: Submission to change Zoning FROM OS1 - Open Space (0.6HA-circa) TO RN2 - New Residential - Priority 2
- "H"** AOS: AOS - Active Open Space (1.07HA-circa)
- "I"** OS1: OS1 - Natural Areas (1.4HA-circa)
- "J"** OS2: OS2 - Natural Areas (2.2HA-circa)



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