



Comhairle Contae Chill Mhantáin Wicklow County Council

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028 (as varied)

PROPOSED VARIATION NO. 7

September 2026

Proposed Variation No. 7 to the Wicklow County Development Plan 2022 – 2028 (as varied)

To further take account of '*NPF Implementation: Housing Growth Requirements*' - Guidelines for Planning Authorities, issued under Section 28 of the Planning & Development Act 2000 (as amended) (July 2025). The Guidelines provide for an increased annual housing growth requirement for Wicklow County Council, and an 'additional provision' mechanism to support the zoning of additional lands in areas where it can be justified. The Proposed Variation will consider the zoning of lands for additional residential development and associated uses in settlements in the County.

INTRODUCTION

In accordance with Section 58 of the Planning and Development Act 2024 (as amended), Wicklow County Council has published Proposed Variation No. 7 to the County Development Plan 2022-2028 (as varied).

The variation is comprised of three parts:

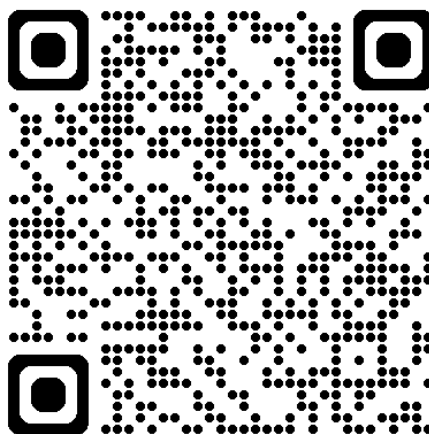
- **Part 1:** Proposed Variation to town / settlement zoning maps and, where relevant, proposed new or amended site specific policy objectives.
- **Part 2:** Consequent changes to Chapter 3 (Core Strategy)
- **Part 3:** Appendices
 - A. Draft Strategic Environmental Assessment Environmental Report
 - B. Draft Natura Impact Report
 - C. Strategic Flood Risk Assessment
 - D. Call for Sites – Summary of Assessment

This INTRODUCTION outlines the Aim and Reason for the Proposed Variation, and sets out its structure. It therefore provides important context to the proposed changes to the County Development Plan's zoning maps and site specific policy objectives (and changes consequent to the core strategy); however, this INTRODUCTION does not itself propose variations to the County Development Plan.

Public Display and Consultation

The Proposed Variation has been published for public display and consultation on 10 September 2026. Submissions or observations are hereby invited from the public and interested bodies. Such submissions/observations must be made before 5pm (17:00) on Thursday **8 October 2026**. Details on how to make a submission are available via the online Consultation Portal:

[Click HERE or scan the QR code to view Proposed Variation No. 7](#)



Aim and Reason for Proposed Variation No. 7

Under Section 28 of the Planning & Development Act, 2000 (as amended), the '*NPF Implementation: Housing Growth Requirements*' **Ministerial Guidelines** were issued on 29th July 2025.

The Guidelines provide new housing growth requirements to planning authorities in order to facilitate the revision and update of development plans in accordance with the NPF. The housing growth requirements provided replace the Section 28 "*Housing Supply Target Methodology for Development Planning*" Guidelines issued in December 2020.

The 2025 Guidelines provide for the following annual housing targets for County Wicklow:

Local Authority	New Annual New Housing Growth Requirement to 2034	New Annual New Housing Growth Requirement 2035 to 2040
Wicklow County Council	2,068	931

The NPF Guidelines set out the following **Policies and Objectives**:

- It is a policy and objective of these Guidelines that the housing growth requirements for each planning authority set out in Appendix 1¹ are reflected in the relevant City or County Development Plan, subject to consistency with the policies and objectives of the National Planning Framework – First Revision (2025), relevant Ministerial Guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended), relevant Government policy, and the undertaking of necessary environmental assessments.
- It is a policy and objective of these Guidelines that 'additional provision' of up to 50% over and above the housing growth requirement for each local authority set out in Appendix 1 is reflected within the relevant City or County Development Plan, subject to consistency with the policies and objectives of the National Planning Framework – First Revision (2025), relevant Ministerial Guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended), relevant Government policy, and the undertaking of necessary environmental assessments.
- It is a policy and objective of these Guidelines that planning authorities should use all available means to ensure that the objectives of these Guidelines are incorporated within development plans as quickly as possible through the variation of the current adopted development plan. Where a planning authority is undertaking a development plan review under the Act of 2000 or preparing a new development plan under the Act of 2024, a parallel process of varying the current adopted development plan, as appropriate, should be undertaken. The policies and objectives of these Guidelines should not be reflected in Local Area Plans without also being reflected within the relevant development plan.

Accordingly, in March 2026, Wicklow County Council adopted a Variation (No. 5) to the County Development Plan (CDP) revising the core strategy to incorporate these objectives. During the preparation of Variation No. 5, it was confirmed that a further process would follow to consider the zoning of additional land for residential use to further support the delivery of housing.

This process comprised a non-statutory '**Call for Sites**' consultation inviting landowners, homebuilders and other interested parties (including members of the public) to make a submission, identifying possible sites that they suggest

¹ Appendix 1 of the '*NPF Implementation: Housing Growth Requirements*' (DHLGH July 2025)

could be considered for zoning for new housing development and could meet the objectives of the Guidelines in terms of contributing to the acceleration of housing delivery.

The consultation ran from December 2025 and closed on 27 February 2026. 201 valid submissions were received. The sites received on foot of this non-statutory consultation have been assessed and considered for their suitability for residential zoning. The sites considered suitable for zoning form part of this Proposed Variation No. 7 to the CDP, which also includes updates to Chapter 3 (Core Strategy) to reflect the additional provision of zoned land to support the housing targets.

A report on the Call for Sites Assessment and the zoning criteria used forms **Appendix D** to this Proposed Variation. In summary, in light of the urgent need to increase housing delivery and to optimise the ability to deliver on the new housing requirements, new zonings for residential development must:

1. Ensure the "Additional Provision" of Housing;
2. Be Serviced Land;
3. Fulfil Compact Growth and Transport Orientated Development Objectives;
4. Be Developable in Light of Development Constraints; and
5. Constitute Proper Planning and Sustainable Development.

Note on locations of new zonings

It is recognised that some settlements at higher levels of the County's settlement hierarchy are priority locations for new development (see Appendix D, Section 2.3) but have only some sites proposed for zoning. This is largely due to:

- The limited number of submissions received for those areas;
- The recent adoption of a Local Area Plan or Local Planning Framework for a settlement, which has already zoned significant additional land for housing;
- A number of the submissions received were already submitted and considered as part of the preparation of recent Local Area Plans or Local Planning Frameworks, and were not considered suitable for zoning at that time for specific reasons.

European Sites

The sites proposed for zoning as part of Proposed Variation No. 7 have been subject to Appropriate Assessment, Strategic Environmental Assessment and Strategic Flood Risk Assessment.

Where a site needs specific mitigation measures in order to avoid on impacting on European Sites, these have been incorporated into a Specific Local Objective. This has not been necessary for all sites as the existing County Policy Objectives within the CDP already provide a range of protections and measures for the natural and built environments.

Proposed Variation No. 7 will be implemented in line with:

- Existing environmental protection and enhancement related Policies and Objectives defined in the County Development Plan and other land use plans for the County.
- Current and future environmental protection objectives defined through higher-order and inter-related policy and legislation, including heritage, climate, water quality, nature restoration objectives, and designated site conservation objectives.
- The appropriate provision of supporting infrastructure, including energy, traffic and transport, water supply and wastewater infrastructure, and Nature Based Solutions (NBS) / Sustainable Drainage Systems (SuDS).
- The need to enable biodiversity enhancement, and maintain and enhance ecological connectivity, nature networks and dark ecological corridors at landscape level.

Structure of Proposed Variation No. 7

The Proposed Variation is formed of three parts:

Part 1: Settlement Plans and Zoning Maps

Volume 2 of the Wicklow County Development Plan 2022 -2028 comprises the various settlement Local Area Plans, Local Planning Frameworks and town plans. Part 1 of the Proposed Variation proposes changes to these land use zoning maps and, where relevant, site specific objectives in order to provide additional land for housing.

The Proposed Variation affects the following settlements, which are listed in order of their place in the County's settlement hierarchy.

Settlement Level	Settlement	Relevant Part of the County Development Plan
Level 1	Bray	Volume 2, Part 5: Bray Municipal District Local Area Plan
Level 2	Wicklow-Rathnew	Volume 2, Part 5: Wicklow Town-Rathnew Local Area Plan
Level 3	Greystones-Delgany	Volume 2, Part 6: Greystones-Delgany & Kilcoole Local Planning Framework
Level 3	Blessington	Volume 2, Part 5: Blessington Local Area Plan
Level 4	Baltinglass	Volume 2, Part 1: Baltinglass Town Plan
Level 4	Enniskerry	Volume 2, Part 5: Bray Municipal District Local Area Plan
Level 4	Kilcoole	Volume 2, Part 6: Greystones-Delgany & Kilcoole Local Planning Framework
Level 4	Newtownmountkennedy	Volume 2, Part 1: Newtownmountkennedy Town Plan
Level 4	Rathdrum	Volume 2, Part 1: Rathdrum Town Plan
Level 5	Ashford	Volume 2, Part 2: Ashford Town Plan
Level 5	Aughrim	Volume 2, Part 2: Aughrim Town Plan
Level 5	Carnew	Volume 2, Part 2: Carnew Town Plan
Level 5	Dunlavin	Volume 2, Part 2: Dunlavin Town Plan
Level 5	Tinahely	Volume 2, Part 2: Tinahely Town Plan
Level 6	Donard	Volume 2, Part 3: Donard Town Plan
Level 6	Roundwood	Volume 2, Part 3: Roundwood Town Plan

Part 1 Document: Proposed Variation No. 7 – Settlement Plans and Zoning Maps

This document identifies each of the Proposed Variation's changes to the land use zoning objectives and, where relevant, changes to the site specific objectives.

Proposed changes to the text are shown with new text in **red**
Text for deletion in ~~blue strikethrough~~.

Zoning Maps

Maps for each of the settlements have also been provided to show the proposed changes to land use zoning objectives:

- A. Zoning as per the current County Development Plan (i.e. existing zoning)
- B. Zoning with new land use zoning objectives
- C. Zoning with new land use zoning objectives with Flood Risk (appended to Appendix C, the Strategic Flood Risk Assessment)

Part 2: Consequent Changes

If adopted, the new land use zoning objectives will require updates to the County Development Plan's Core Strategy (Volume 1, Chapter 3). These are outlined in Part 2 of Proposed Variation No. 7. For clarity, these proposed changes detailed in Chapter 3 are those that would be necessitated by the making of the zoning changes proposed in Part 1.

Once the final version of the Proposed Variation is adopted, there may be further non-material changes to sections of the County Development Plan, which will be prepared at that time.

Part 3: Appendices

The appendices comprise Proposed Variation No. 7's supporting documents and comprise:

- A. Draft Strategic Environmental Assessment Environmental Report
- B. Draft Natura Impact Report
- C. Strategic Flood Risk Assessment
- D. Call for Sites – Summary of Assessment