



Draft Wicklow Town – Rathnew LAP Submission - Report

Who are you:	Agent
Name:	The Clarke Family and Rycroft RW Ltd.
Reference:	DWTRLAP-165650
Submission Made	November 20, 2024 4:59 PM

Topic

Residential Development

Submission

Refer to attached report and Executive Summary

Topic

Community Development (inc. sports facilities & schools, etc)

Submission

Refer to attached report and Executive Summary

Topic

Land Use Zoning Map

Submission

Refer to attached report and Executive Summary

File

Executive Summary Page.pdf, 0.52MB

Submission Draft Wicklow LAP 20.11.24.pdf, 3.71MB



DRAFT LOCAL AREA PLAN SUBMISSION

DRAFT WICKLOW TOWN - RATHNEW LOCAL AREA PLAN 2025 (PUBLIC CONSULTATION)

**Proposal: Amend Zoning Objectives and Specific
Local Objectives (SLO 7 and SLO 8) and
Realignment of the Rathnew Inner Relief Road**

Address: Rossana Lower, Rathnew, Co. Wicklow

Client: The Clarke Family & Rycroft RW Ltd

November 2024

EXECUTIVE SUMMARY

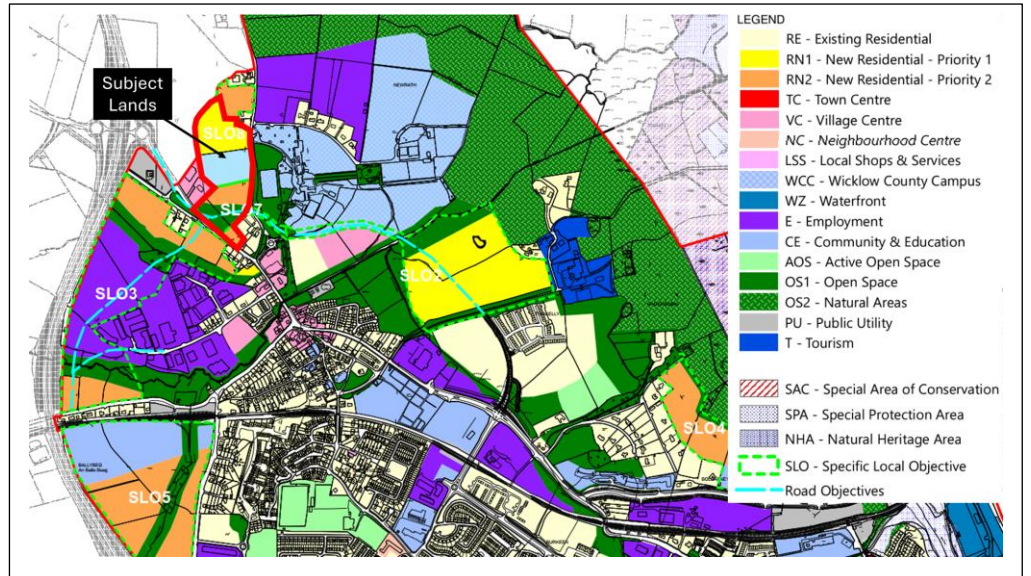
This submission is made on behalf of our clients, The Clarke family & Rycroft RW Ltd., regarding lands at Rossana Lower, Rathnew, Co. Wicklow. Our clients welcome the publication of the Draft Local Area Plan (LAP) and are open to engaging in further consultation with Wicklow County Council to see the key objectives and development of the subject lands coming forward.

Under the Draft LAP, the lands subject of this submission, are zoned as 'CE – Community & Education', 'RN1 – New Residential – Priority 1', 'RN2 – New Residential – Priority 2' and 'OS1 – Open Space'. There is an indicative route of the Rathnew Inner Relief Road (RIRR) and two Specific Local Objectives (SLO7 and SLO8) designated on the lands which sets out certain expectations for the land.

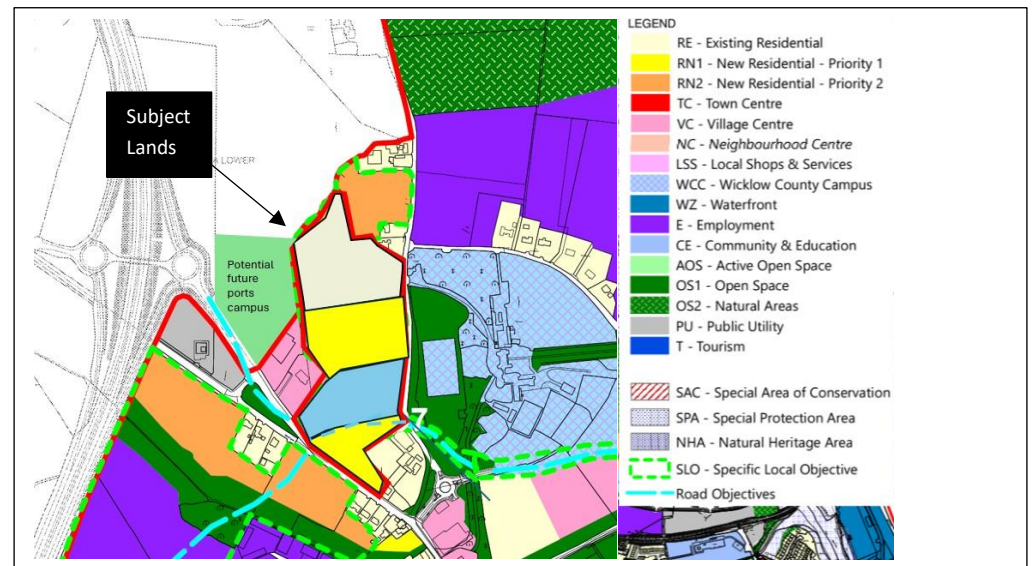
This submission proposes the amalgamation of SLO7 and SLO8 with the removal of open space but the inclusion of the school (primary school), the Inner Relief Road and the changing of RN2 lands to RN1 and additional RN1 lands. The submission also offers additional land in close proximity for a community sports campus (not currently proposed in the Draft LAP). The Clarke family and Rycroft RW Ltd are very keen to explore this proposal further to achieve an outcome that would be satisfactory for Wicklow County Council.

The ultimate aim of the submission is to deliver family homes as well as the intended primary school facility and new Inner Relief Road, as well as promoting a new sports campus, in a sustainable manner for Rathnew. The submission also identifies lands that our clients could offer to Wicklow County Council for the purposes of providing a significant sports campus, that may contain playing pitches, parking and associated recreational facilities. The location of these lands beside the proposed Rathnew Inner Relief Road and proposed primary school, so close to the centre of Rathnew, would represent significant community and planning gain and our clients are willing to enter further discussions with the Council in this regard.

It is respectfully submitted that this submission maintains the overall vision of the LAP as it relates to the subject lands, but provides for a more efficient, sustainable and considered urban design approach to the area.



Land Use Zoning as set out in the Draft LAP (lands subject to rezoning submission outlined in red)



Proposed Changes to the Draft LAP (lands subject to rezoning submission outlined in red)



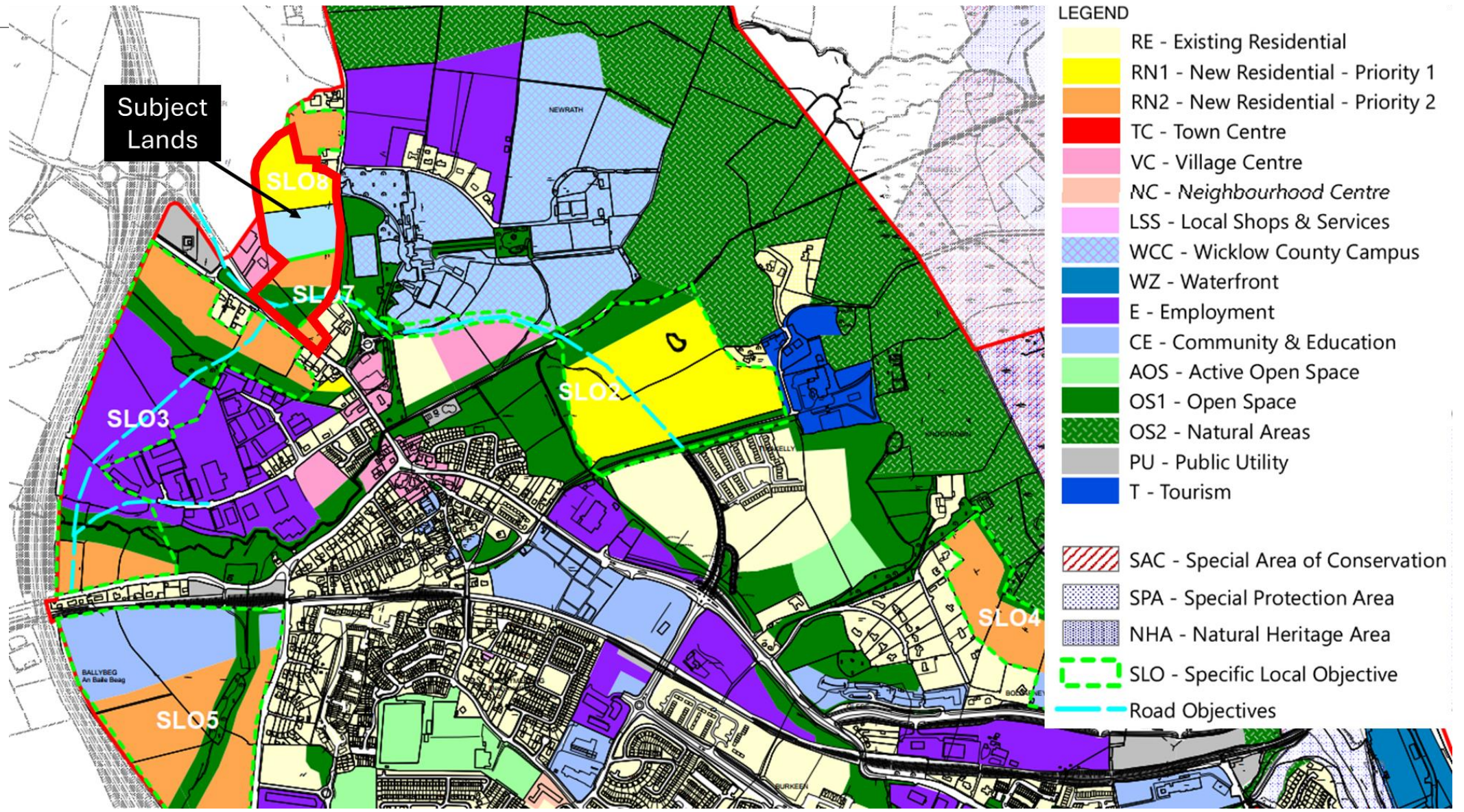
Subject Lands

Rathnew

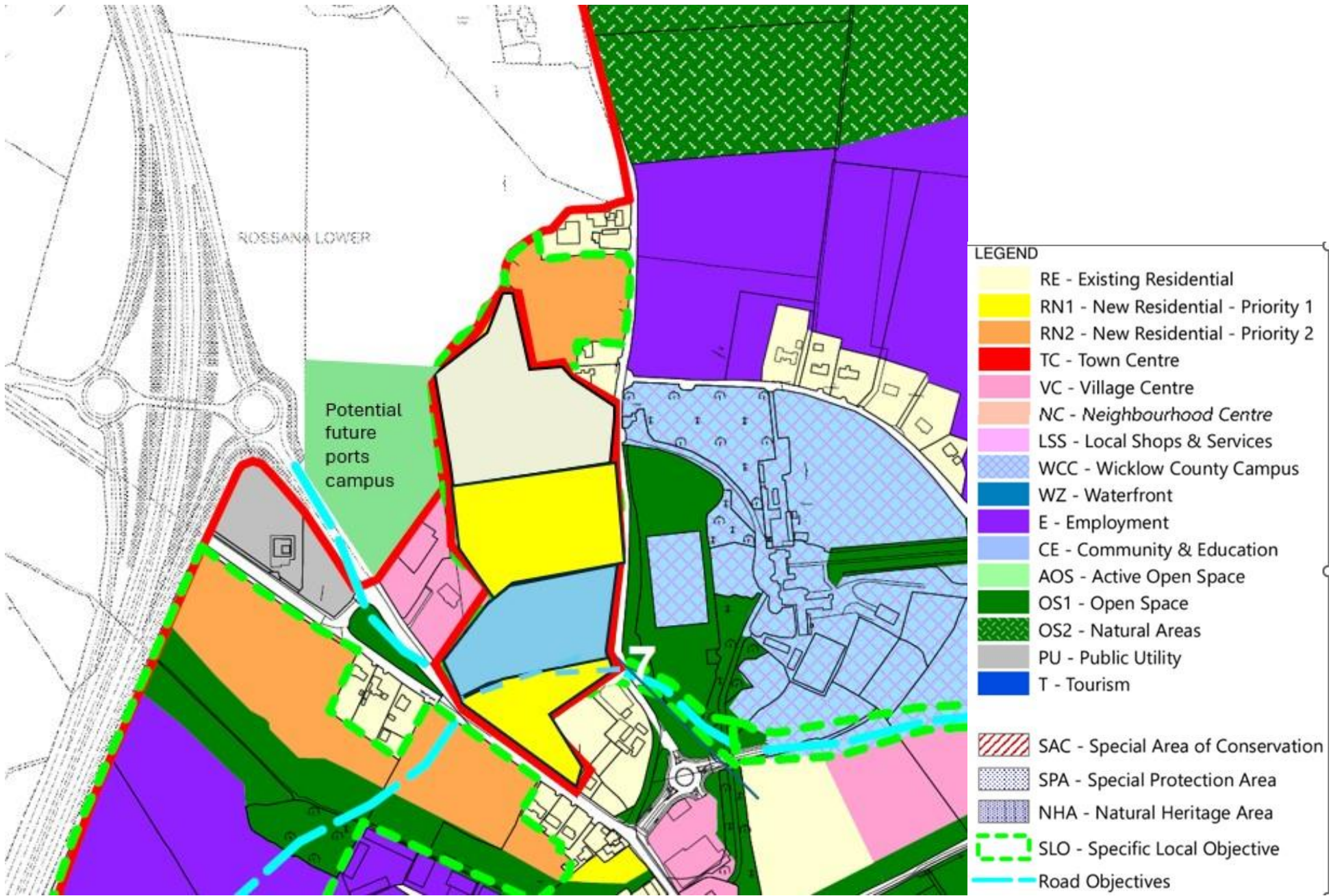
Wicklow Town

Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Image © 2024 TerraMetrics

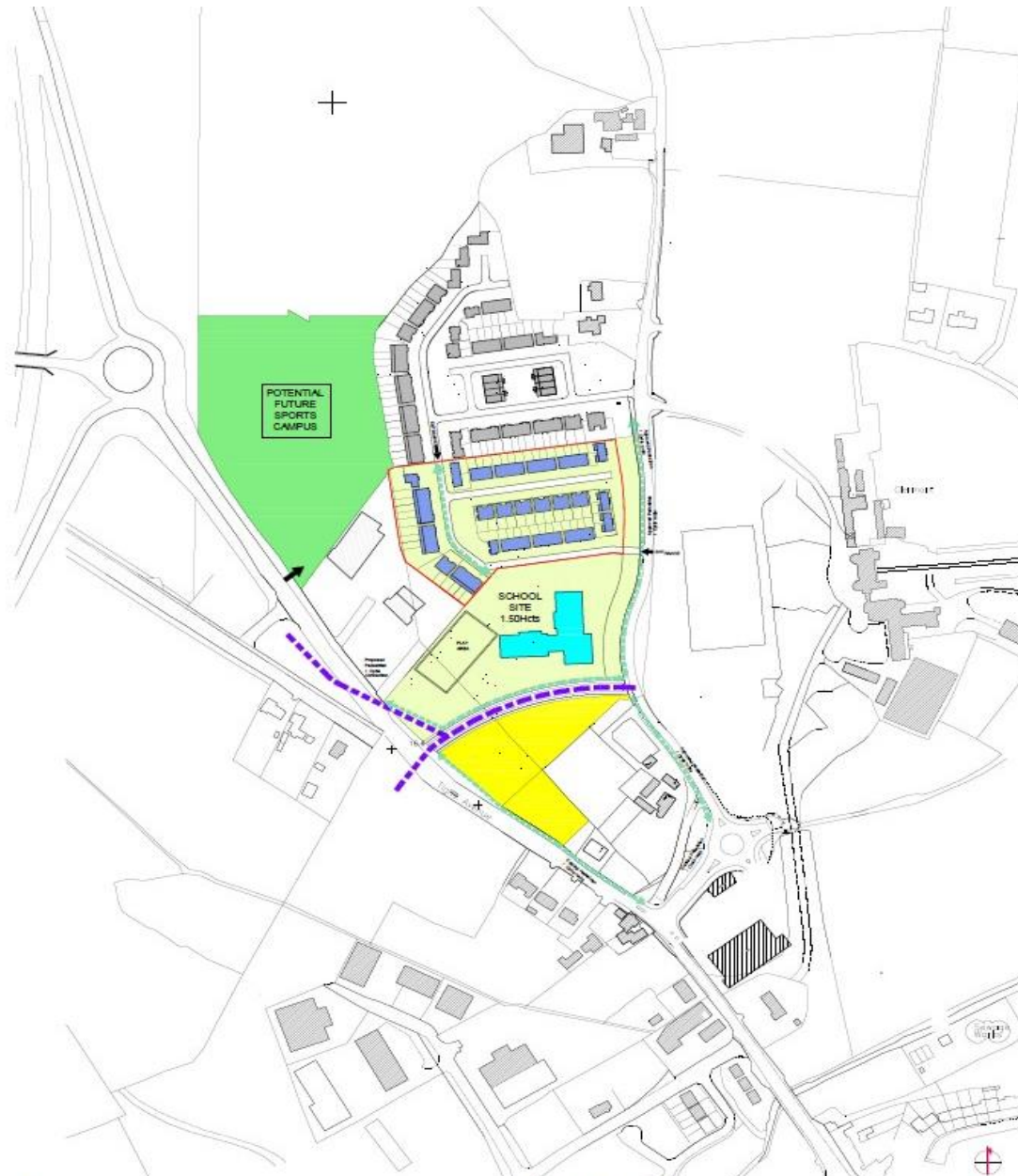
Location of the Lands in relation to Rathnew



Land Use Zoning as set out in the Draft LAP (lands subject to rezoning submission outlined in red)


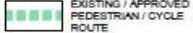

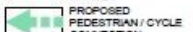

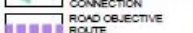

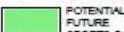



Proposed Changes to Land Use Zoning of the Lands (lands subject to rezoning submission outlined in red)



pd lane
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Co-promoters *The Clarke Family /Rycroft RW Ltd.*
SKETCH MASTER PLAN
 ORDNANCE SURVEY IRELAND LICENCE NO. CYAL20200595
 © ORDNANCE SURVEY IRELAND / GOVERNMENT OF IRELAND

MASTER PLAN LEGEND			
	PROPOSED DEVELOPMENT (1.70 HECTARES)		EXISTING / APPROVED PEDESTRIAN / CYCLE ROUTE
	PROPOSED UNITS =65 63 NO HOUSES 2 NO APARTMENTS		PROPOSED PEDESTRIAN / CYCLE CONNECTION
	EDUCATION "CE" DEVELOPMENT 1.50 HECTARES		ROAD OBJECTIVE ROUTE
			INDICATIVE VEHICULAR ENTRANCE
			POTENTIAL FUTURE SPORTS CAMPUS
			RESIDENTIAL RNI DEVELOPMENT

PD Lane Indicative Sketch Masterplan

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1.0 INTRODUCTION

This submission has been made by PD Lane & Associates, 1 Church Road, Greystones, Co. Wicklow, on behalf of our clients, The Clarke family, Rossana Lower, Rathnew, Co. Wicklow, and Rycroft RW Ltd., Ardee House, River Road, Blanchardstown, Dublin 15, in relation to lands at Rossana Lower, Rathnew, Co. Wicklow. The Clarke family have agreed a contract for the sale of their lands at Rossana Lower, which are subject to this submission, to 'Rycroft RW Ltd', who are constructing homes on the RN1 zoned lands on the northern side of this submission lands. The ultimate aim of the submission is to deliver family homes as well as the intended primary school facility and new Inner Relief Road, as well as promoting a new sports campus, in a sustainable manner for Rathnew. The submission also identifies lands that our clients could offer to Wicklow County Council for the purposes of providing a significant sports campus, that may contain playing pitches, parking and associated recreational facilities. The location of these lands beside the proposed Rathnew Inner Relief Road and proposed primary school, so close to the centre of Rathnew, would represent significant community and planning gain and our clients are willing to enter further discussions with the Council in this regard.

2.0 SITE LOCATION & DESCRIPTION

The lands, subject of this submission to the Draft LAP, are referred to as 'Rossana Lower' and are located north-west of the village of Rathnew in County Wicklow. The lands extend to approximately 6.8 hectares and are located in between the R772 and R761 in Rathnew, approximately 3.5 kilometres from the centre of Wicklow Town.

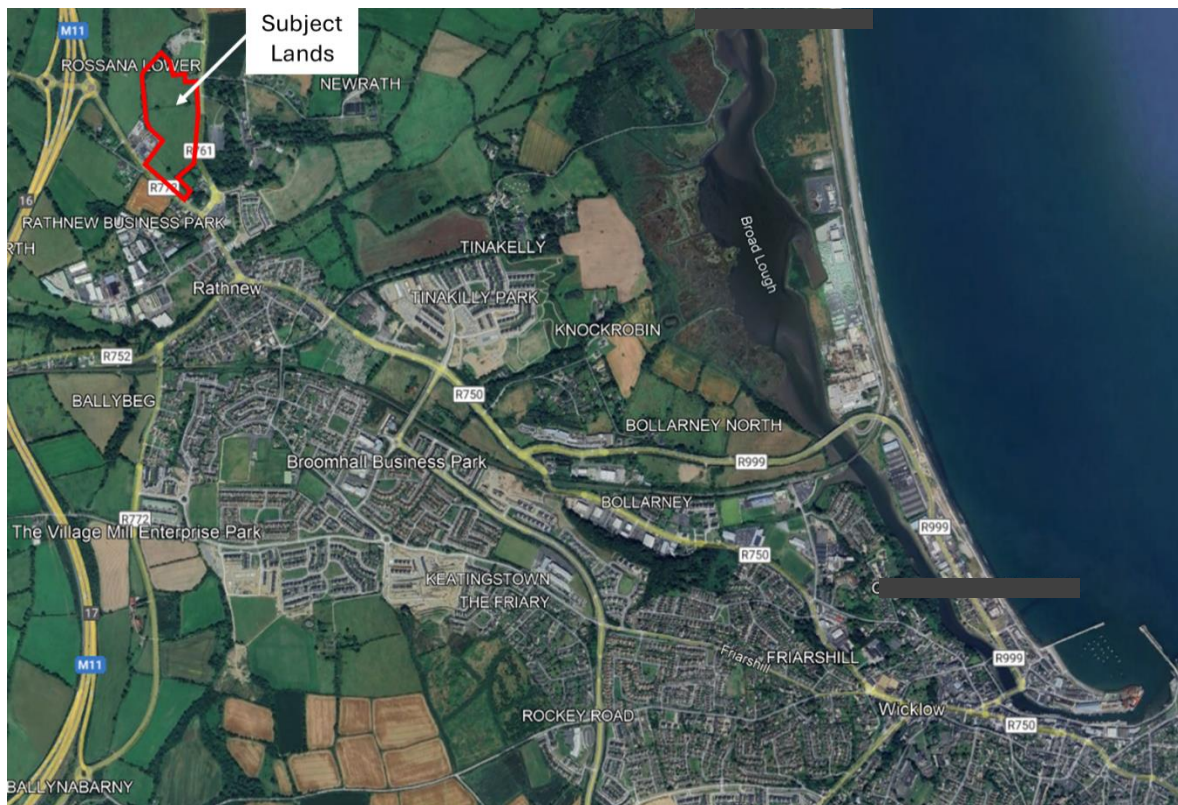


Figure 1: Location and extent of subject lands

The subject lands are bounded to the east by the R761, to the west in part by the R772 and Maxol Service Station, greenfield lands and Ashford Motor Repairs are located to the north and to the south by existing residential development and open green space. The subject lands are primarily greenfield with the northern 2.5ha of the lands currently under construction for residential development consisting of 80 no. dwellings, childcare facility and substantial works to the public road along the R761 (Reg. Ref. 23854). The lands have two Strategic Local Objectives (SLOs) designations under the Draft Wicklow Town-Rathnew Local Area Plan (LAP), namely SLO7 and SLO8.

The lands are located c. 400 metres from the junction leading onto the M/N11 Motorway providing excellent access to Dublin City Centre and all national routes. The site is also inside of the 15-minute walking time to public transport and/or schools as set out in the Draft LAP Transportation Assessment. There is a bus stop on the R772 road which is within proximity to the site (approx. 5 minutes walking distance). Wicklow Town is also serviced by the main Dublin to Rosslare rail line.

3.0 DRAFT WICKLOW TOWN-RATHNEW LOCAL AREA PLAN 2025

The population is targeted to rise in Wicklow Town – Rathnew, from 16,439 people in 2022 to 19,400 by 2031 (c.18%). The number of houses is targeted to rise from 6,231 houses in 2022 to 7,850 houses in 2031 (c.25%). The local authority also acknowledges that Wicklow Town – Rathnew has the potential and capacity to surpass the targeted population growth.

The Draft LAP sets out a number of objectives that are relevant to this submission, these include:

WTR 2: *Development shall extend outwards from the centre of Wicklow Town and Rathnew Village with undeveloped land closest to the centre and public transport routes given priority. ‘Leapfrogging’ to peripheral areas shall be strongly resisted.*

WTR4: *Permission will not be considered during the lifetime of this plan for ‘RN2’ lands unless the following conditions are satisfied:*

- *75% of Priority 1 new residential lands (RN1) lands have been activated (i.e. consent obtained and development initiated),*
- *It can be shown that the housing / population generated by the proposed development would not result in the prevailing Core Strategy targets at the time of the decision to grant permission being significantly breached.*

WTR45: *To facilitate the delivery of the remainder of the Rathnew Inner Relief Road.*

WTR67: *The Planning Authority will resist developments that entail the loss of existing community, education and open space/recreation lands or buildings unless it can be demonstrated that:*

- a) *adequate community, education and open space/recreation lands and buildings would be retained in the settlement having regard to the planned future population of the settlement;*
- b) *the particular lands or buildings are not suitable or needed for current or future educational, community or open space / recreational usage. In particular, developments that would unduly constrain the ability of existing schools to expand will not be permitted.*

WTR68: To facilitate the provision of schools on lands zoned Community and Education (CE) and to consider the provision of schools on any land use zoning, excluding OS1 and OS2 zones, where it is in line with the County Development Plan, this Local Area Plan, relevant planning guidelines (including the Department of Education guidelines) and proper planning.

WTR69: To reserve Community and Education (CE) zoned land for the provision of schools at the Marlton Road, Ballybeg (SLO5) and Rossana (SLO8).

Under the Draft LAP, the lands subject of this submission, are zoned as ‘CE – Community & Education’, ‘RN1 – New Residential – Priority 1’, ‘RN2 – New Residential – Priority 2’ and ‘OS1 – Open Space’. There is an indicative route of the Rathnew Inner Relief Road (RIRR) and two Specific Local Objectives (SLOs) designated on the lands which sets out certain expectations for the land.

SLO 7: This SLO comprises of RN2 and OS1 zonings and a Road Objective. The focus of this SLO is:

- To provide the Rathnew Inner Relief Road (RIRR). The RIRR shall be constructed in full by the developer from Clermont Grove to the R750 at the Maxol Garage. The delivery of the RIRR may be on a phased basis, but no dwelling within the SLO may be occupied until the full completion and operation of the road.
- No development may occur in this area until an overall final design has been determined for the road network in the area, including but not limited to (a) the final northern section of the RIRR connecting the same to the R772 and (b) a route from the R772 to the R752.

SLO 8: The SLO comprises RN1, RN2 and CE zonings. The focus of this SLO is:

- Lands zoned CE shall be reserved for future educational use and shall not be developed for any other CE use during the lifetime of this plan.

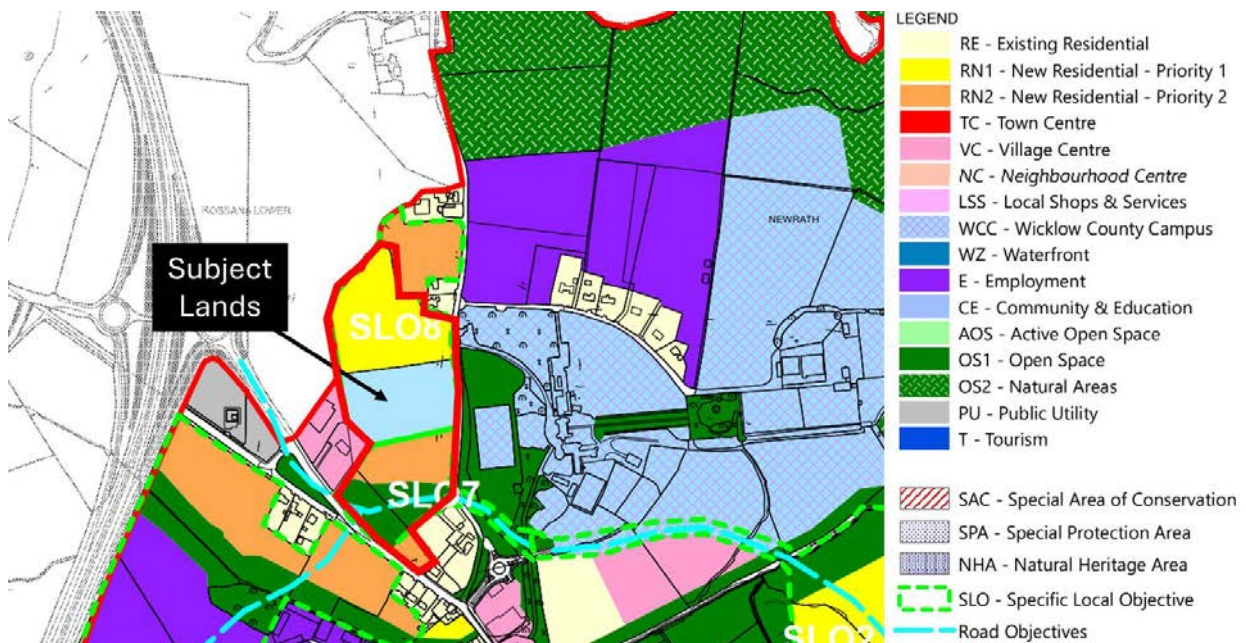


Figure 2: Land Use Zoning under the Draft Wicklow Town-Rathnew Local Area Plan 2025 (lands outlined in red)

4.0 GROUNDS OF SUBMISSION

This submission proposes the amalgamation of SLO7 and SLO8, as they are currently set out within the Draft LAP, with the removal of open space but the inclusion of the Community and Education zoning (for use as a primary school), the Inner Relief Road and the changing of RN2 lands to RN1 and facilitating a small additional quantum of RN1 lands within the overall site. The submission also offers additional land in close proximity for a community sports campus (not currently proposed in the Draft LAP). The Clarke family and Rycroft RW Ltd are very keen to explore this proposal further to achieve an outcome that would be satisfactory for Wicklow County Council.

Ultimately, this submission seeks to deliver family homes as well as the intended primary school facility and new Inner Relief Road, as well as promoting a new sports campus, in a sustainable manner for Rathnew. In this regard, the submission identifies lands that our clients could offer to Wicklow County Council for the purposes of providing a significant sports campus, that may contain playing pitches, parking and associated recreational facilities. The location of these lands beside the proposed Rathnew Inner Relief Road and proposed primary school, so close to the centre of Rathnew, would represent significant community and planning gain and our clients are willing to enter further discussions with the Council in this regard.

It is respectfully submitted that this submission maintains the overall vision of the LAP as it relates to the subject lands, but provides for a more efficient, sustainable and considered urban design approach to the area.

Amalgamation of SLO7 and SLO8 and Associated Amendments to Land Use Zonings

This submission seeks the amalgamation of SLO7 and SLO8 designation on lands at Rossana Lower. The reason for the amalgamation is that is respectfully considered that a more logical arrangement of the zoning objectives of these lands could be achieved, which would thus require the SLO's to be amalgamated.

In this regard, the following is proposed:

- Move the 'CE – Community & Education' south:** It is proposed that the CE zoning, which measures c. 2 hectares, further south so that it adjoins the proposed Rathnew Inner Relief Road (RIRR). This would replace part of the existing RN2 zoned lands and part of the existing OS1 zoned lands (all to the north of the RIRR). The Draft LAP identifies 7 no. potential sites for primary and post-primary schools and community uses and designated them with the relevant 'CE – Community & Education' zoning objective and/or Specific Local Objective. One such site, located at Rossana Lower, is in the ownership of our client. This site is in close proximity to the administrative boundary of Wicklow Town-Rathnew and is situated outside the indicative route of the RIRR, disconnecting the potential school from the village centre and potentially creating a traffic and public safety hazard. Furthermore, the actual quantum of lands zoned as CE also appears to be excessive and as outlined in the 'Identification and Site Suitability Assessment' section of this report, is more than is required to accommodate the future demand for a primary school, including facilitating further future expansion of such a school.

- The lands that are currently zoned as 'CE – Community & Education' in the Draft LAP would then be rezoned to RN1 – New Residential – Priority 1'. This would connect into the existing residential zoned lands currently under construction (as outlined in point 1 above).
- **Rezoning of the 'RN1 – New Residential – Priority 1' to 'RE – Existing Residential'** – as these lands are already under construction for housing as permitted under Reg. Ref. 23/854. The rezoning of the c.2.5ha site at Rossana Lower, noted above, to 'RE – Existing Residential', should require the designation of alternative lands for 'RN1 – New Residential: Priority 1' zoning. The proposer is the owner of the c.2ha lands at Rossana Lower which are zoned 'CE – Community & Education' under the Draft LAP. The Draft LAP includes SLO8 on these lands, which restricts all development on the site apart from the provision of a school. Our client also owns the 'RN2 – New Residential: Priority 2' and 'OS1 – Open Space' lands adjoining the south of the 'CE' zoned lands.
- **Rezoning of OS1 lands to CE – Community and Education and RN1 – New Residential Priority 1:** Within the proposers' landholding, the LAP zones approximately 1.2ha of land as OS1 – Open Space. These lands are dissected by the indicative route of the RIRR. It is considered that the quality and useability of this space would be compromised by the delivery of the RIRR. Furthermore, the rationale for OS1 zoned lands at this location is unclear. The lands are not subject to any specific environmental or ecological designation that would justify or require them being zoned for Open Space and given the central location of the lands within the centre of Rathnew, it would appear to be an unsustainable use of serviceable land. In this regard, it is proposed that the lands north of the RIRR form part of the proposed CE zoned lands to accommodate a future primary school, while the lands to the south of the RIRR are rezoned to RN1 – New Residential – Priority 1. It is submitted that open space can be provided in this location as part of any future residential development as per development management guidance, i.e. up to 15% of the site area.
- **Provision of a new Sports Campus for Rathnew:** Furthermore, in addition to green space provided as part of a potential new school on the site, our client is in ownership of the greenfield lands just outside the LAP boundary to the west of Rossana Lower. They have expressed their interest in developing these lands in the future as a sports campus that would provide sports and recreational facilities that could potentially also be used by the new school and growing population. This sports campus could replicate the 'Shoreline Sports Centre' in Greystones, which has been a welcome and successful addition to the area.

5.0 EVIDENCE BASED ASSESSMENT TO JUSTIFY PROPOSAL

5.1 Population Allocation and Quantum of Residential Zoned Lands

According to Census data, in 2022 Wicklow County has a population of 155,851, which is an increase of c.9% (13,426 persons) since the preceding Census in 2016 (142,425 persons), a growth rate which is slightly higher than the national average growth rate of 8% for the same period.

Wicklow Town – Rathnew has a total of 16,439 residents in 2022, accounting for 10.5% of County Wicklow’s overall population. Between 2016 and 2022, the population of Wicklow Town – Rathnew increased by 15.1% or by 2,485 people. As described in the Draft LAP, the population is targeted to increase between 2022 to 2028 by 12.6% and a further 5% between 2028 and 2031 resulting in a total population of 19,400 people. The population is predicted to increase by 2,961 people between 2022 and 2031.

As outlined in the Draft Wicklow Town – Rathnew Local Area Plan 2025 there is 80.9 ha of new residential zoned lands (33.3 ha ‘RN1’ and 47.6 ha ‘RN2’ lands).

Location	Area (ha)	Status (Q3 2024)	Zoning /Priority
Hawkstown Road	5.5ha	Permission granted on part of the site.	RN1
Marlton (north of Marlton Stream/ Marlton Link Road)	4.6ha	Permission granted on part of the site.	RN1
Marlton (south of Marlton Stream)	5.9ha	Current planning application on site.	RN1
West of Hawkstown Park	1.6ha	Local Authority Scheme	RN1
Hillview	0.9ha	Local Authority Scheme	RN1
Greenhills Road	1.2ha	Local Authority Scheme	RN1
Rathnew village	0.1ha	Local Authority Scheme	RN1
Rosanna Lower (Hunters Road)	2.5ha	Permission granted	RN1
Tinakilly Park	11ha	Linked to essential infrastructure	RN1

Location	Area (ha)	Zoning /Priority
Rosanna Lower 1 (Hunters Road)	1.2ha	RN2
Rosanna Lower 2 (Hunters Road)	1.1ha	RN2
Tighe Avenue (Nth and Sth)	4ha	RN2
Ballybeg (Glenealy Road R752)	2ha	RN2
Ballybeg (R772)	8.5ha	RN2
Broomhall	10ha	RN2
Ballynerrin (Hawkstown Road, east and west)	5ha	RN2
Ballynerrin (Ashtown Lane, 3 sites)	4.2ha	RN2
Ballyguile Road (2 sites)	1.8ha	RN2
Bollarney North	6.8ha	RN2
Greenhills Road (south of Mariners Point)	3ha	RN2

Figure 3: New Residential Zonings. Lands in client ownership indicated (Source: Social Infrastructure Audit Assessment Draft Wicklow Town-Rathnew LAP 2025)

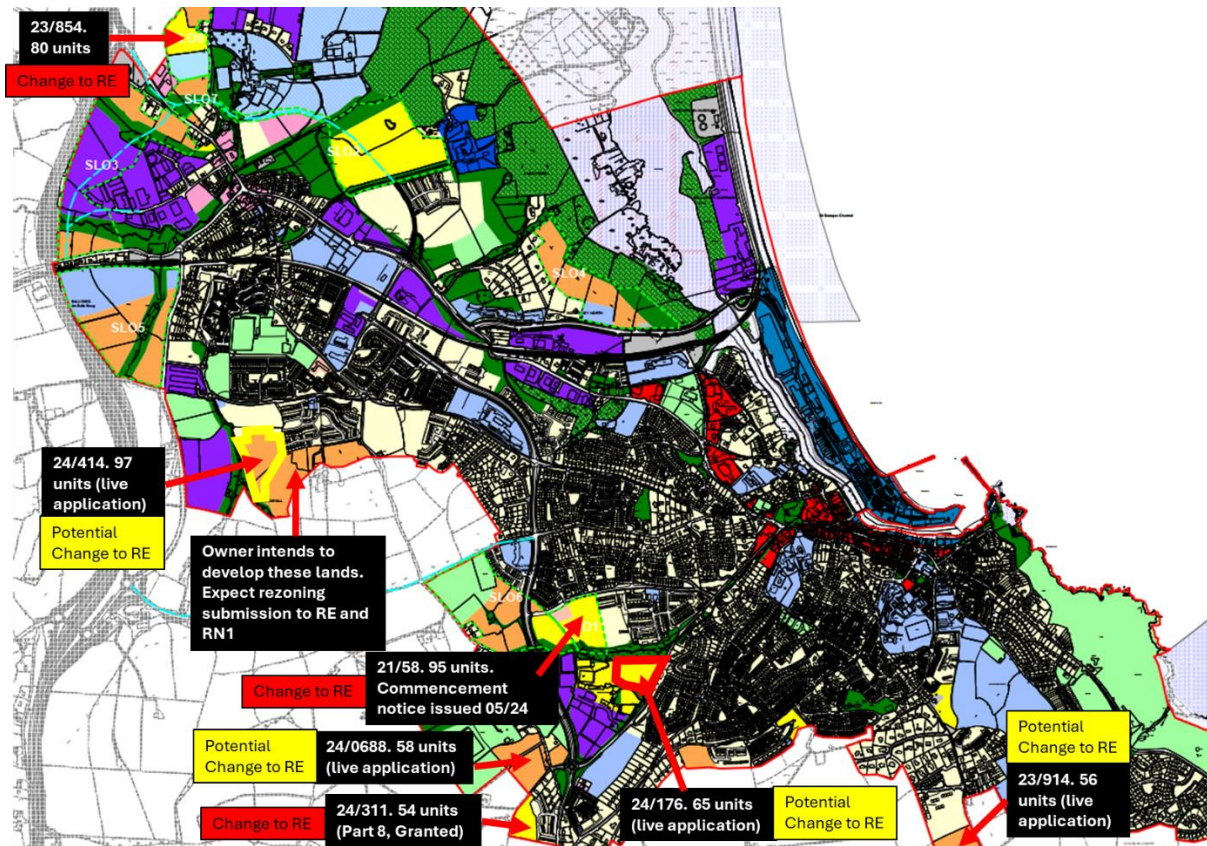


Figure 4: Planning applications for new residential development on 'RN1' and 'RN2' zoned lands

It is requested that 'RE-Existing Residential' zoning designation be applied to sites where residential development has commenced or planning permission for residential has been recently granted and expected to commence or completed before the adoption of the LAP in 2025. Sites identified as such include:

- c. 2.5ha lands at Rossana Lower (Hunters Road) – 80 units – Reg. Ref. 23/854
- c. 3.1ha lands at Ballynerrin Lower – 95 units – Reg. Ref. 21/58
- c. 1.7ha lands at Hawkstown Park, Ballynerrin Upper, Marlton Road – 54 units – Reg. Ref. 24/311 (Part 8)

As noted earlier, there is 33.3ha of 'RN1 – Residential: Priority 1' zoned lands across the LAP. However, our assessment of the 'RN1' zoned lands shows that construction has commenced to deliver 229 dwellings on 7.3ha, resulting in an average of 31 units per hectare. This results in a clear need to redistribute c.7.3ha of 'RN1 – Residential: Priority 1' zoning within the LAP area.

As set out in the 2024 compact settlement guidelines, the residential densities recommended in this settlement area range from 30-50 units per hectare in edge of town greenfield sites and 40-100 units per hectare closer to the urban town centre.

In order to achieve the housing growth target, set out in the Core Strategy of the Wicklow County Development Plan, it is important that minimum densities are achieved and exceeded. This prevailing density of new development is very close to the minimum standards and is potentially an inefficient use of serviced zone lands, which may result in the need to designate further lands within the LAP area with an 'RN1' and 'RN2' zoning objective to cater for the anticipated increase in population.

The planning review of the catchment also shows numerous other applications for permission for residential development on ‘RN1 – Residential: Priority 1’ and ‘RN2 – Residential: Priority 2’ zoned lands which are currently being assessed by the Local Authority. The outcome of these planning applications could also necessitate the rezoning of these lands to ‘RE – Existing Residential’ before the adoption of the LAP in 2025.

To satisfy the need to provide further ‘RN1’ zoned lands and to ensure the timely delivery of new residential development, it is respectfully submitted that the 2ha ‘CE’ zoned lands at Rossana Lower (Hunters Road) and the 1.1ha ‘RN2’ zoned lands directly adjoining to the south be rezoned as ‘RN1’.

It is submitted that the proposals set out in this submission will result in no net loss of ‘RN1’ zoned lands across the LAP area. C.1.2ha of ‘RN2’ and c.1ha of ‘OS1’ zoned lands are proposed to be redesignated as ‘RN1’ and ‘CE’ to consolidate future development in the area.

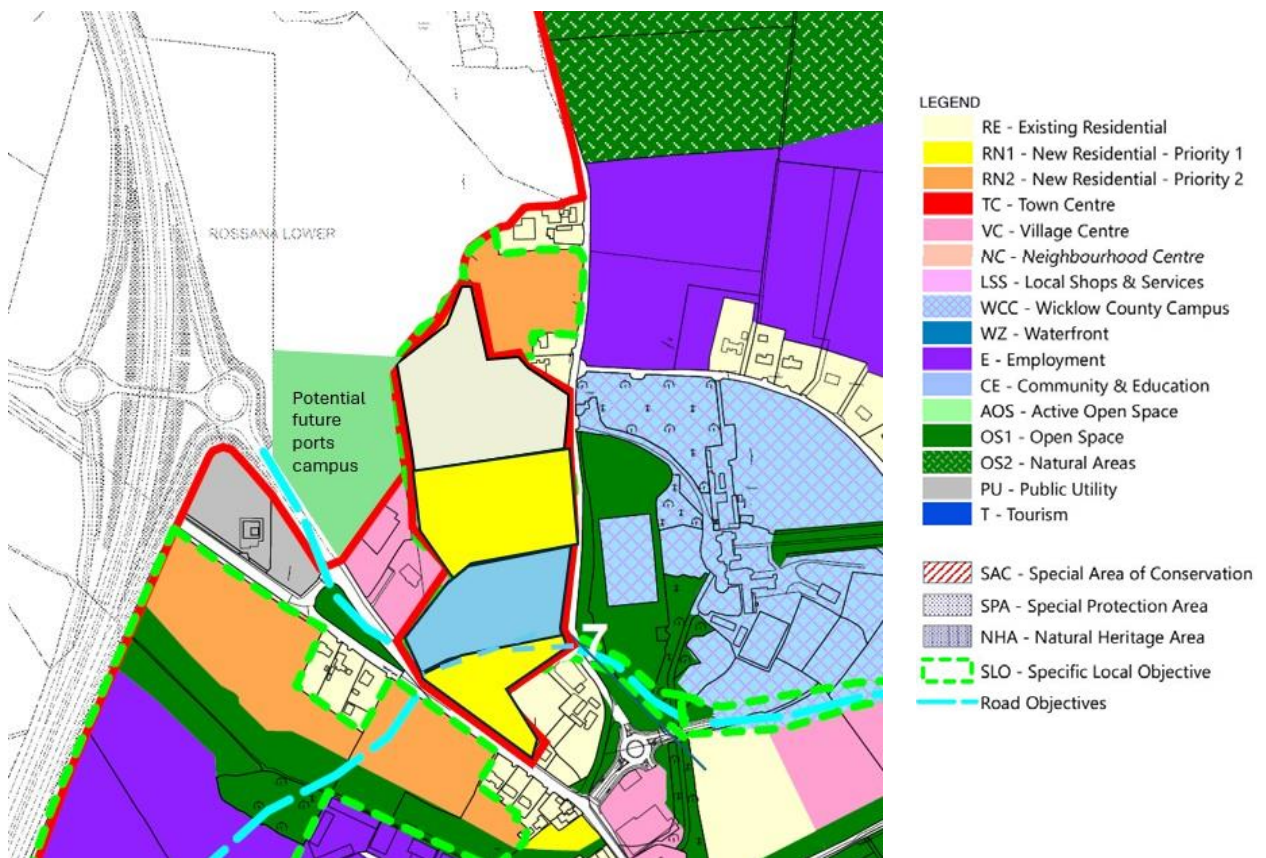


Figure 5: Requested Changes to Land Use Zoning of the Lands (lands subject to rezoning submission outlined in red)

The provision of ‘RN1 – Residential: Priority 1’ zoning objectives, on lands where stated in this submission, would enable our client to prepare plans for the lands and submit relevant planning applications and would enable the current housebuilder (Rycroft RW), contracted to complete the residential development on the 2.5ha lands at Rossana Lower (Hunters Road), to deliver further housing, consolidating the residential development in the area and condensing the potential construction impacts in the area into a shorter time span.

5.2 Identification and Suitability Assessment of Sites for Primary Schools 2019 – Technical Guidance Document

This Guidance Note has been prepared by the Department of Education and Skills to assist in the identification and the assessment for suitability of new sites for Primary Schools. Identification of potential school sites must consider issues such as zoning, objectives for the site, flood risk, Natura sites, archaeological features, architectural heritage, landscape assessment, connectivity to public transport and social infrastructure, safe access, site orientation and noise disturbance.

Primary Schools cater for eight separate grades; Junior Infants, Senior Infants, First, Second, Third, Fourth, Fifth and Sixth Class. Primary school sizes are described in classroom terms. New primary schools typically follow a defined pattern of 8 classrooms catering for what is called a single stream (all eight grades), 16 classrooms for two streams and 24 classrooms catering for three streams. Where more than 24 classrooms are required on a single site, the general approach will be to have more than one school on a single shared site.

Guidance from the Department of Education indicates that 12% of a population would be in need of primary schooling at any one time.

The following table extracted from the above Technical Guidance Document identifies and quantifies all the elements which form part of a primary school site.

Site Components (all figures in m ²)	Size of School			
	4 to 8 Classroom	8 to 16 Classroom	16 to 24 Classroom	24 to 32 Classroom
School Footprint (Two Storey Building)	1000	1600	2200	3500
Ballcourts	600	1200	1800	2400
Matching Green space	600	1200	1800	2400
Junior Play area	200	400	600	800
Matching Green space	200	400	600	800
Traffic Circulation (drop off + pick up)	1500	1500	2000	2500
Staff Parking (2 spaces/class)	550	800	1200	1400
Paths and Paving	1000	1200	1800	2400
Waste Treatment Plant	0	0	0	0
Parent Parking (ball court only)	0	0	0	0
Future Extension	0	0	0	0
Sub Total	5650	8300	12000	16200
+ Separation Zones 25%	1412.5	2075	3000	4050
Totals in sq m	7062.5	10375	15000	20250
Acres	1.75	2.56	3.70	5.00
Recommended Site Area in Hectares For Two Storey School Buildings	*0.71	*1.04	*1.5	*2.025

Figure 6: Recommended site area for new school sites. (Source: Identification and Suitability Assessment of Sites for Primary Schools 2019 – Technical Guidance Document)

The guidance to the Department of Education and Skills recommends that potential new primary school sites should be c.1.25 – 2 hectares in area. An area adjoining the school building should also be allocated for future expansion. This area shall be 20% of the footprint of the planned school, be reasonably level and allow future expansion with minimum disruption to the existing school. Where this is not possible this should be identified and taken into account.

5.3 Identification and Suitability Assessment of Sites for Post Primary Schools 2019 – Technical Guidance Document

This Guidance Note has been prepared by the Department of Education and Skills to assist in the identification and the assessment for suitability of new sites for Post Primary Schools. Identification of potential school sites must consider issues such as zoning, objectives for the site, flood risk, Natura sites, archaeological features, architectural heritage, landscape assessment, connectivity to public transport and social infrastructure, safe access, site orientation and noise disturbance.

Guidance from the Department of Education indicates that 8.5% of a population would be in need of secondary schooling at any one time.

The following table extracted from the above Technical Guidance Document identifies and quantifies all the elements which form part of a post primary school site.

Site Components (all figures in m ²)	Size of School (Pupil Number)		
	500	750	1000
School Footprint Only (Two Storey Building) ¹	3594	5556	7517
Parking ²	865	1298	1730
Traffic circulation (plus set down and pick up)	2000	3000	4000
Paths, Cycle ways and Paving	1725	2588	3450
Bicycle Parking	68	102	136
Covered Storage and Yard	405	608	810
Ballcourts ³	2550	2550	3060
Playing Pitches ⁴	10900	10900	10900
Waste Treatment Plant ⁵	0	0	0
Future Expansion ⁶	1089	1684	2278
Sub Total	23196	28284	33881
Separation Areas (35%) ⁷	8118	9899	11858
Totals in sq m	31314	38183	45740
Acres	7.74	9.44	11.30
Recommended Site Area in Hectares for a 2 Storey School Building	3.13	3.82	4.57

Figure 7: Recommended site area for new school sites. (Source: Identification and Suitability Assessment of Sites for Post Primary Schools 2019 – Technical Guidance Document)

The guidance to the Department of Education and Skills recommends that potential new secondary school sites should be over 3.1 hectares in area. A caveat of this is the provision of the playing pitches is not mandatory (if they are provided at an alternative location), therefore reducing the area needed by almost 1.1 hectares.

Assessment: The guidance for identifying suitable sites for new schools describes all the elements needed for a new school development and prescribes the recommended site area needed depending on the anticipated size of the school. Existing primary schools within the catchment have a capacity ranging between 100 to 434 students and 1.1 to 6 hectares in size. The existing secondary schools have a capacity ranging between 303 to 1000 students.

Having regard to the existing capacity and future population projections for Wicklow Town – Rathnew and the Technical Guidance Document, it is considered that a site area between 1.25 – 1.5 hectares would be sufficient to accommodate a new primary school.

5.4 School Demand Assessment and Analysis of Alternative School Sites

5.4.1 Existing School Provision

We note that there are currently 8 primary schools and 4 post primary schools within the settlement. With regard to third level education, Wicklow County Campus, Rathnew is home to South-East Technological University (SETU) and adult education services are provided by the Education and Training Board (ETB). The Department of Education seeks that lands are designated for education to cater for the targeted population expansion of the settlement and school catchment area.

Map Ref	Name	Capacity	Enrolled	Operating Level	Places Available	Area Hectares
P1	Gaelscoil Chill Mhantain	280	240	85.71%	40	1.1
P2	St Coens Primary School	319	318	99.58%	1	2.1
P3	Wicklow Montessori Primary School	100	88	88%	11	6
P4	Glebe National School	214	212	99%	2	5.1
P5	St.Patrick National School	358	358	100%	0	4.8
P6	Wicklow Educate Together National School	389	389	100%	0	3.6
P7	Holy Rosary School Wicklow Town	434	434	100%	0	5.5
	Total	2094	2039	96.04%	54	28.2

Figure 8: Capacity of Primary Schools 2023 / 2024. (Source: Social Infrastructure Audit Assessment Draft Wicklow Town-Rathnew LAP 2025)

The table above illustrates the total enrolment in existing primary schools in Wicklow Town – Rathnew. Guidance from the Department of Education indicates that 12% of a population would need primary schooling at any time. The table shows that the existing primary schools can accommodate an additional 54 children at present.

Map Ref	Name	Capacity	Enrolled	Operating Level	Area Hectares
S1	Colaiste Chill Mhantain Burkeen,	1000	912	91.2%	6.7
S2	Wicklow Educate Together Secondary School, Bollarney	303	303	100%	1.5
S3	East Glendalough School	364	364	100%	2.8
S4	Dominican College Wicklow	488	488	100%	5
	Total	2,155	2,067		

Figure 9: Capacity of Secondary Schools 2023 / 2024. (Source: Social Infrastructure Audit Assessment Draft Wicklow Town-Rathnew LAP 2025)

The Table above shows the enrolment details of the 4 post primary schools within the catchment area. Guidance from the Department of Education indicates that 8.5% of a population would need post primary schooling at any time. The table shows that 3 of the existing secondary schools are operating at capacity while the remaining secondary school can accommodate an additional 88 children.

5.4.2 Future School Demand

The Social Infrastructure Audit published as part of the Draft LAP anticipates 2,328 primary school pupils and 1,649 secondary school pupils within Wicklow Town – Rathnew by 2031. It is also noted that approximately 33% of the wider rural catchment attend the secondary schools in the LAP area.

The Social Infrastructure Audit states that there are currently 2,094 primary school places within the settlement area (55 surplus spaces), satisfying the demand for places in the immediate future. As already noted, guidance indicates that 12% of a population would be primary school aged. Therefore, 2,328 primary school aged children will be anticipated to enrol in 2031, an increase of 289 children from 2023/2024, requiring 234 additional primary school spaces by 2031.

The Social Infrastructure Audit states that there are currently 2,155 secondary school places within the settlement area (88 surplus spaces), satisfying the demand for places in the immediate future. However, given the large rural catchment Wicklow Town has and additional enrolment figures from the rural area, there is a need for additional post primary school places in the future.

As already noted, guidance indicates that 8.5% of a population would be secondary school aged, a total of 1,659 students within the LAP catchment. However, this catchment attracts a large population from the rural hinterland, resulting in an additional 33% of secondary school aged students needing to be accommodated. Therefore, 2,203 secondary school students will be anticipated to enrol in 2031, an increase of 136 students from 2023/2024, requiring 48 additional secondary school spaces by 2031.

The local authority has designated 3 potential school sites and a further 4 sites for community and education uses in the Draft LAP.

Proposed Additional Lands Zoned Community & Education (CE)	
School name	Area (Ha)
Marlton Road (designated school site)	3.5ha
Ballybeg (designated secondary school site)	5ha
Rosanna Lower (designated school site)	2ha
Girl Guides Site, Dublin Road	1.7ha
Merrymeeting (east of Rathnew Graveyard)	2.5ha
Dominican Convent	21ha
Bollarney	1.1ha

Figure 10: Lands identified in the Draft LAP for future schools, community and education uses. (Source: Social Infrastructure Audit Assessment Draft Wicklow Town and Rathnew LAP 2025)

During the public consultation period of the Draft Wicklow County Plan 2022-2028, the Department of Education and Skills lodged a submission which provided commentary on the requirements for new educational facilities within Wicklow Town – Rathnew. The submission describes the parameters used by the Department to determine future needs for educational facilities. In their submission, the Department states:

*“At primary level, taking into account the underlying demographic trends, **it is anticipated that the existing schools (or expansion thereof) could meet the requirements arising from the increased population.**”*

“Key in the current plans is the provision of a permanent building for post-primary school established in 2019 and currently in interim accommodation (Gaelscoil Chill Mhantáin). Taking into account the planned provision of this school, it is anticipated that the requirements arising from the increased population in the draft plan can be met. The assistance of Wicklow County Council would be very much appreciated in identifying a suitable site.” (-emphasis added)

5.4.3 New School Assessment Conclusion

The growth of Wicklow Town – Rathnew will result in the requirement of 234 additional primary school spaces and 48 secondary school places by 2031. Should a new school get built in this catchment, it is considered that a site area between 1.25 – 1.5 hectares would be sufficient to accommodate a new primary school and a site between 3 – 3.5 hectares would be sufficient to accommodate a new secondary school. The assessment shows that there is limited demand for a new secondary school on the Rossana Lower lands and we would assume that as other sites are specifically referred to in the Draft LAP as being for a secondary school, that the CE zoned lands at Rossana Lower are intended for primary school use.

Having regard to the capacity of existing school sites and the anticipated future demand for school places in the catchment, it is respectfully submitted that the existing secondary schools within the administrative area have the potential to extend and expand their capacity (if required), and this option should be prioritised as the initial course of action. Furthermore, the sites identified at Ballybeg and Marlton Road for a new school are appropriate in terms of their location and developable area and would easily satisfy the potential future needs of the growing population.

Notwithstanding the above, the rezoning proposals described for the lands at Rossana Lower will provide suitable sites for substantial residential and educational development and facilitate the timely delivery of the Rathnew Inner Relief Road, ultimately satisfying the local authority’s vision for this key town. The lands identified to be rezoned as ‘CE – Community and Education’ in this submission has the potential to a primary school.

Furthermore, the proposal to move the CE lands to the south of its current proposed location ensures that it is more connected to the existing town centre and adjoins a road with a reduced speed limit of 50km/h and thus is safer from a pedestrian/cyclist perspective. In contrast, the current location of the CE zoning is much removed from the town centre and will give rise to traffic safety and likely increased vehicular traffic as more people would be driven to and collected from school, rather than using more active travel forms of transportation (walking and cycling). The swapping of the CE lands also enables a more coherent residential development to take place in the northern part of the lands.

The logical future development of these lands is outlined in the enclosed indicative sketch masterplan that has been prepared by PD Lane Architects.

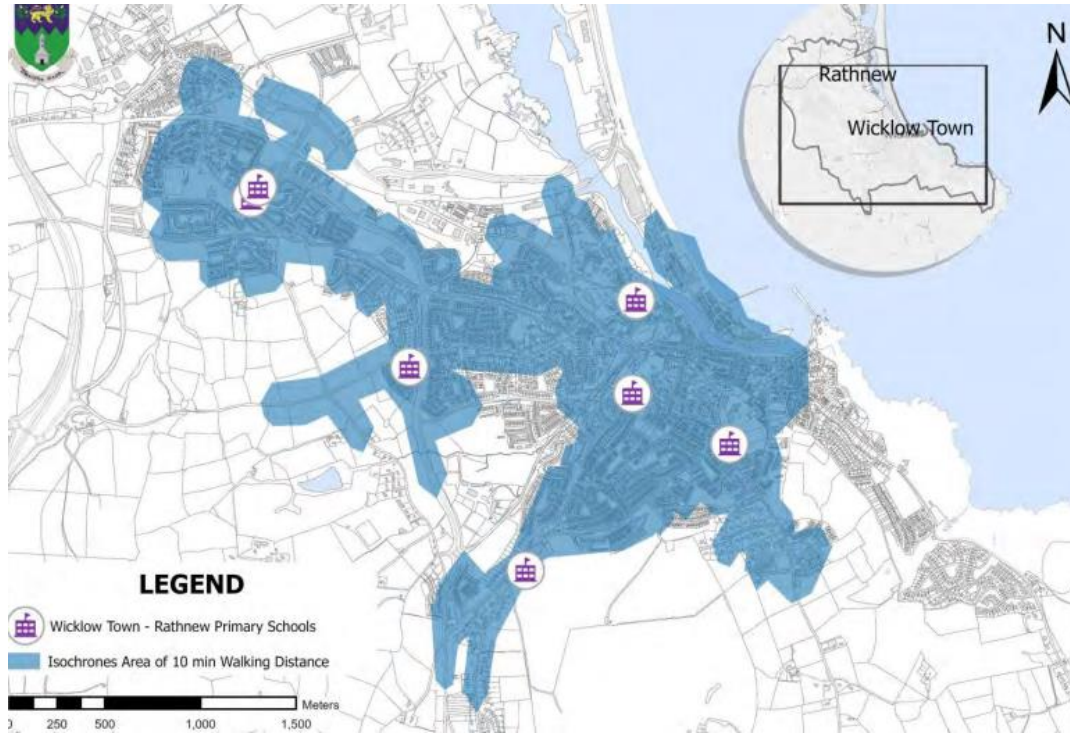


Figure 11: Primary School 10 minute Walking Isochrone. (Source: Local Transport Assessment Draft LAP 2025)

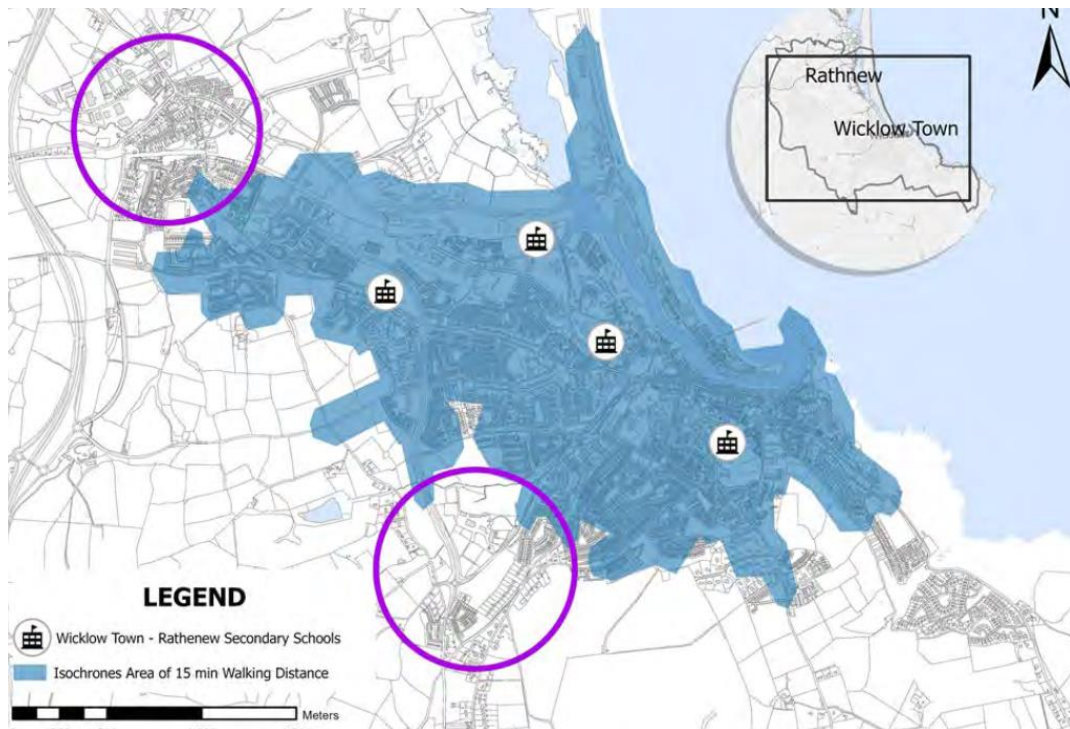


Figure 12: Optimal Locations for Secondary Schools. (Source: Local Transport Assessment Draft LAP 2025)

The Wicklow Town – Rathnew Local Area Plan – Transport Assessment document displays the 10-minute walking distance isochrone map of the primary schools in Wicklow Town – Rathnew. The Transportation Assessment also indicates the optimal locations for future secondary schools.

Substantial areas of Rathnew village and land north of that, are outside of the 10-minute walking distance of existing primary and secondary schools. Relocating the ‘CE’ zoning designation as proposed in this submission would bring a large area of the catchment within a 10-minute walking distance to a

school and it would be in accordance with the 'optimal locations' identified in the Draft LAP's Transportation Assessment.

The relocation of the 'CE' zoning objective will also enable the delivery of a new primary school within the proposed Rathnew Inner Relief Road. This will allow for safer access to a school site at Rossana Lower and greater connectivity to Rathnew and Wicklow Town, helping to serve existing and future residents of the area by minimizing car journeys and create a better walkability of the village and immediate area. The Rossana Lower site is also strategically located as a gateway to Rathnew village and Wicklow Town and has the potential to provide for the wider rural catchment area, i.e. the 33% of the surrounding catchment population that will need school facilities in the future, as mentioned previously.

In this regard, it is requested that the c.2ha site at Rossana Lower be relocated to the lands at the south of Rossana Lower.

Notwithstanding the above proposal for an alternative school site, our client has expressed their openness to the consideration of alternative school layout proposals within the SLO7 lands currently identified in the LAP.

6.0 CONCLUSION

This submission is made on behalf of our client, The Clarke family and Rycroft RW Ltd, in relation to lands at Rossana Lower, Rathnew, County Wicklow. The proposers are the owners of the lands subject to this submission.

This submission proposes the amalgamation of SLO7 and SLO8 with the removal of open space but the inclusion of the school (primary school), the Inner Relief Road and the changing of RN2 lands to RN1 and additional RN1 lands. The submission also offers additional land in close proximity for a community sports campus (not currently proposed in the Draft LAP). The Clarke family and Rycroft RW Ltd are very keen to explore this proposal further to achieve an outcome that would be satisfactory for Wicklow County Council.

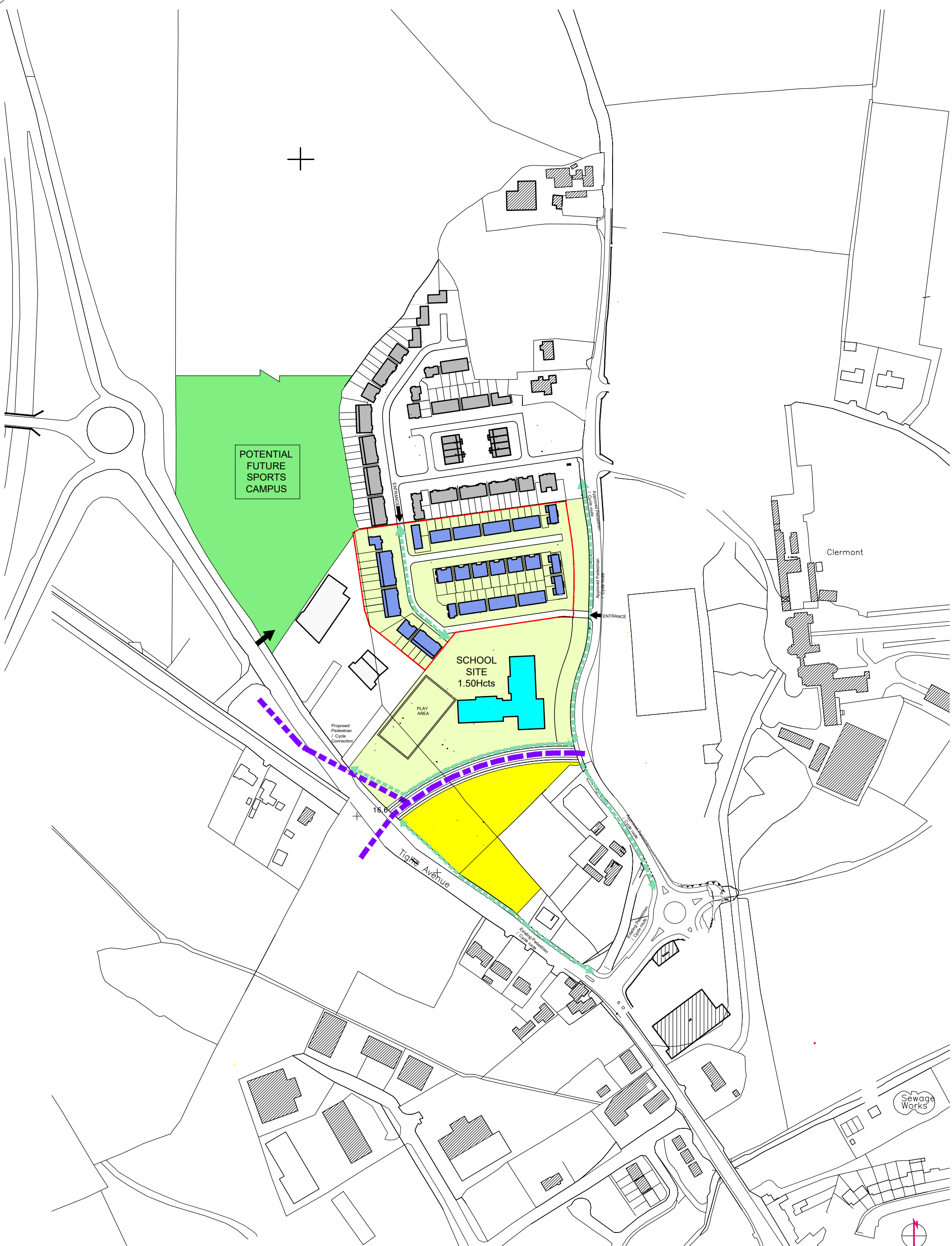
Furthermore, the re-zoning of the subject lands is justified on the following grounds:

- Provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to its location.
- The quantum of permissions granted and commencement of residential development on 'RN1' zoned lands that should be identified as 'RE – Existing Residential' for the adoption of the LAP in 2025.
- The prevailing low density of recently commenced residential development and the need for the timely delivery of new residential development to ensure delivery of housing to satisfy future housing targets for 2031.
- The potential to provide suitable lands for a contemporary sports campus on adjacent lands.

- Gateway location of the lands provides an opportunity for a contemporary primary school development. The prominent location of the subject site provides excellent access to Rathnew village, Wicklow town and the wider rural catchment.
- Prominent location of the subject lands with access to the national routes and bus services, provides an opportunity for the delivery of high-quality, vibrant, and healthy community in Rathnew village.

We trust that you will take the grounds of this submission into consideration when reviewing public submissions for the preparation of the forthcoming Wicklow Town – Rathnew Local Area Plan 2025.

APPENDIX 1 – INDICATIVE SKETCH MASTERPLAN LAYOUT



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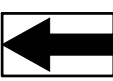






architecture
urban design
planning
engineering

Co-promoters *The Clarke Family / Rycroft RW Ltd.*

SKETCH MASTER PLAN

ORDNANCE SURVEY IRELAND LICENCE NO. CYAL50395856
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MASTER PLAN LEGEND

- | | | | | | |
|---|--|---|--|---|--------------------------------|
|  | PROPOSED DEVELOPMENT (1.70 HECTARES) |  | EXISTING / APPROVED PEDESTRIAN / CYCLE ROUTE |  | INDICATIVE VEHICULAR ENTRANCE |
|  | PROPOSED UNITS = 65
63 No HOUSES
2 No APARTMENTS |  | PROPOSED PEDESTRIAN / CYCLE CONNECTION |  | POTENTIAL FUTURE SPORTS CAMPUS |
|  | EDUCATION "CE" DEVELOPMENT
1.50 Hectares |  | ROAD OBJECTIVE ROUTE |  | RESIDENTIAL RN1 DEVELOPMENT |