



# Blessington Local Area Plan Submission - Report

<b>Who are you:</b>	Agent
<b>Name:</b>	Bryko Ltd
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<b>Reference:</b>	BLESSLAP-161129
<b>Submission Made</b>	April 3, 2024 4:13 PM

## File

Blessington LAP-Pre-Draft Issues Paper- Bryko Ltd Rev0.pdf, 0.56MB

Blessington LAP - Pre Draft Issues Paper Bryko Ltd. Attachment.pdf, 1.18MB

3 April 2024

Blessington LAP,  
Administrative Officer,  
Planning Department,  
Wicklow County Council,  
County buildings,  
Station Road,  
Wicklow Town,  
Co. Wicklow  
A67 FW96

**RE: Blessington Local Area Plan -Submission to the Pre-Draft Issues Paper  
Submission on behalf of Bryko Ltd.**

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SLR Consulting Ireland acts as planning and environmental advisors to Bryko Ltd., [REDACTED]. This submission relates to the Blessington Local Area Plan (hereafter referred to as "LAP") Pre-Draft Issues Paper Consultation, which concludes on the 3<sup>rd</sup> of April 2024.

## **1.0 Introduction**

Blessington is the largest town on the western side of Wicklow County and is a Level 3, self-sustaining growth Town, with good transport links and capacity for growth. According to Census 2022, the population of Blessington has increased to 5,611 persons, a 10% increase on the 2011 census.

## **2.0 Basis of this Submission**

### **2.1 Current Development Plan Policies**

#### **2.1.1 Wicklow County Development Plan 2022-2028**

The Wicklow County Development Plan 2022-2028 (CDP) came into effect on the 23<sup>rd</sup> of October 2022.

Within the Plan, Blessington is a key Town for population growth, economic growth and strategic employment development. The targeted growth rate of Blessington is 25%-30%.

The N81 national secondary road passes directly through the town centre. It is intended to realign the current route of the N81 to the west of the town between Tallaght and Hollywood Cross. In the short term, the priority shall be the completion of the partly constructed inner relief road in conjunction with Kildare County Council.

The following provides an outline of the key policies and objectives within the CDP that are considered relevant to this submission. Those relevant to this submission are as follows,



### 2.1.1.1 Preparation of the LAP

**CPO 4.8** To prepare new local plans for the following areas during the lifetime of this development plan: Bray Municipal District, Wicklow-Rathnew, Arklow, Greystones-Delgany and Kilcoole, Blessington.

### 2.1.1.2 Regeneration & Renewal

**CPO 5.6** To seek funding and focus new investment into the core of towns and villages in order to reverse decline, foster resilience and encourage new roles and functions for streets, buildings and sites within towns and villages.

**Blessington:** Regeneration of the town centre to include reclaiming the Market Square as an amenity space and focal point for the town, providing public realm improvements, addressing dereliction, providing remote working / enterprise hub, repurposing the former HSE building to create a visitor centre for the Blessington e-Greenway and significantly improving permeability and sustainable mobility. The regeneration proposals will strive to include measures to increase economic opportunities within the town to reduce the need for commuting. The delivery of the inner relief road is a key element in realising the revitalisation of the town as it will remove the excessive traffic volumes travelling through the town centre.

### 2.1.1.3 Placemaking

**CPO 5.15** Support the preparation of Placemaking Strategies for towns and villages, where feasible, which shall address physical, social and economic elements. The strategies shall provide a strong focus on public realm improvements and bringing life back into town and village centres. For strategic sites, notably in Bray, Wicklow-Rathnew, Arklow, Greystones and Blessington, detailed masterplans for town centre renewal may also be prepared.

### 2.1.1.4 Economic Development

**CPO 9.1** To support all forms of employment creation, especially where this can mitigate long distance commuting, subject to the proper planning and sustainable development of the area and compliance with all other objectives of this plan. Strategic employment development will be directed into the towns of Bray, Wicklow-Rathnew, Arklow, Greystones and Blessington.

### 2.1.1.5 Tourism & Recreation

**CPO 11.30** In conjunction with Fáilte Ireland, to support the development of Bray, Wicklow-Rathnew, Arklow, Greystones-Delgany, Blessington, Baltinglass, Enniskerry, Kilcoole, Newtownmountkennedy, Rathdrum and Tinahely – Shillelagh - Carnew (south west Wicklow) as tourism hubs.

**CPO 11.36** Support and facilitate the delivery of the Blessington Greenway and the South Wicklow Greenway Arklow to Shillelagh including facilities ancillary to these routes (such as sign posting, car parks) and the development of linkages between these trails and other local routes.

**CPO 11.46** To support the development of the following outdoor recreation hubs/clusters – Glendalough, Rathdrum, Blessington-Baltinglass, Tinahely-Shillelagh and East Coast Maritime.

### 2.1.1.6 Public Transport

**CPO 12.21** To promote the development of transport interchanges and 'nodes' where a number of transport types can interchange with ease. In particular: to promote the Luas extension from City West / Tallaght to Blessington.



**CPO 12.44** *To support and drive the development and completion of the Blessington Inner Relief Road (in consultation with Kildare County Council) and upon completion, to significantly improve pedestrian and cycling infrastructure on Blessington Main Street and surrounding town centre local road network.*

**CPO 12.47** *To improve regional road links between Wicklow and other counties, in particular the Blessington to Naas route and routes from Dunlavin and Baltinglass to the M9/N9.*

## **2.1.2 Blessington Local Area Plan 2013-2019**

The Blessington Local Area Plan 2012-2019 came into effect on the 11<sup>th</sup> of January 2013. It is the purpose of this Plan to establish a framework for the planned, co-ordinated and sustainable development of Blessington. The aim of the Plan is to enhance and facilitate the balancing of economic, social and environmental infrastructure in order to maintain and develop a high quality of life without compromising the protection of the environment and the needs of future generations.

Bryko Ltd. own lands within the northern extent of the existing LAP area at Edmonstown, on the western side of the N81 national secondary road. These lands are currently zoned "Agricultural Lands".

## **3.0 Pre-Draft Issues Paper**

The Pre-Draft Issues Paper published indicates that the 'big picture strategy' for Blessington focuses on three over-arching themes that will inform and shape the Blessington Local Area Plan, these are "*Health Place-making-Climite Action -Economic Opportunity*".

As part of the sustainable development of Blessington, including the development of local employment Bryko Ltd. requests that the existing employment land use zoning is extended into Edmonstown townland on the western side of the N81 road, refer to marked up copy of the Landuse Zoning Map attached. This is a logical extension of the employment landuse zoning that will contribute to the sustainable development and growth of Blessington and assist in mitigating long term commuting.

## **4.0 Concluding Remarks**

Bryko Ltd. are supportive of Wicklow County Council and its work to further a spatial planning framework for the future growth of Blessington to develop a self-sustaining growth Town.

As landholders of lands within the LAP, would welcome the opportunity to participate in further consultations with the County Council as work on the draft Local Area Plan is progressed. They look forward to engaging further with Wicklow County Council in due course.

In the meantime, should you have any queries on the above submission, or wish to discuss any matter further, please do not hesitate to contact the undersigned.



Yours faithfully

**SLR Consulting Ireland**

A handwritten signature in black ink that reads "Tim Paul". The signature is written in a cursive style with a long horizontal stroke at the end.

**Tim Paul**

Director

Att. Marked Up Copy of Landuse Zoning Map

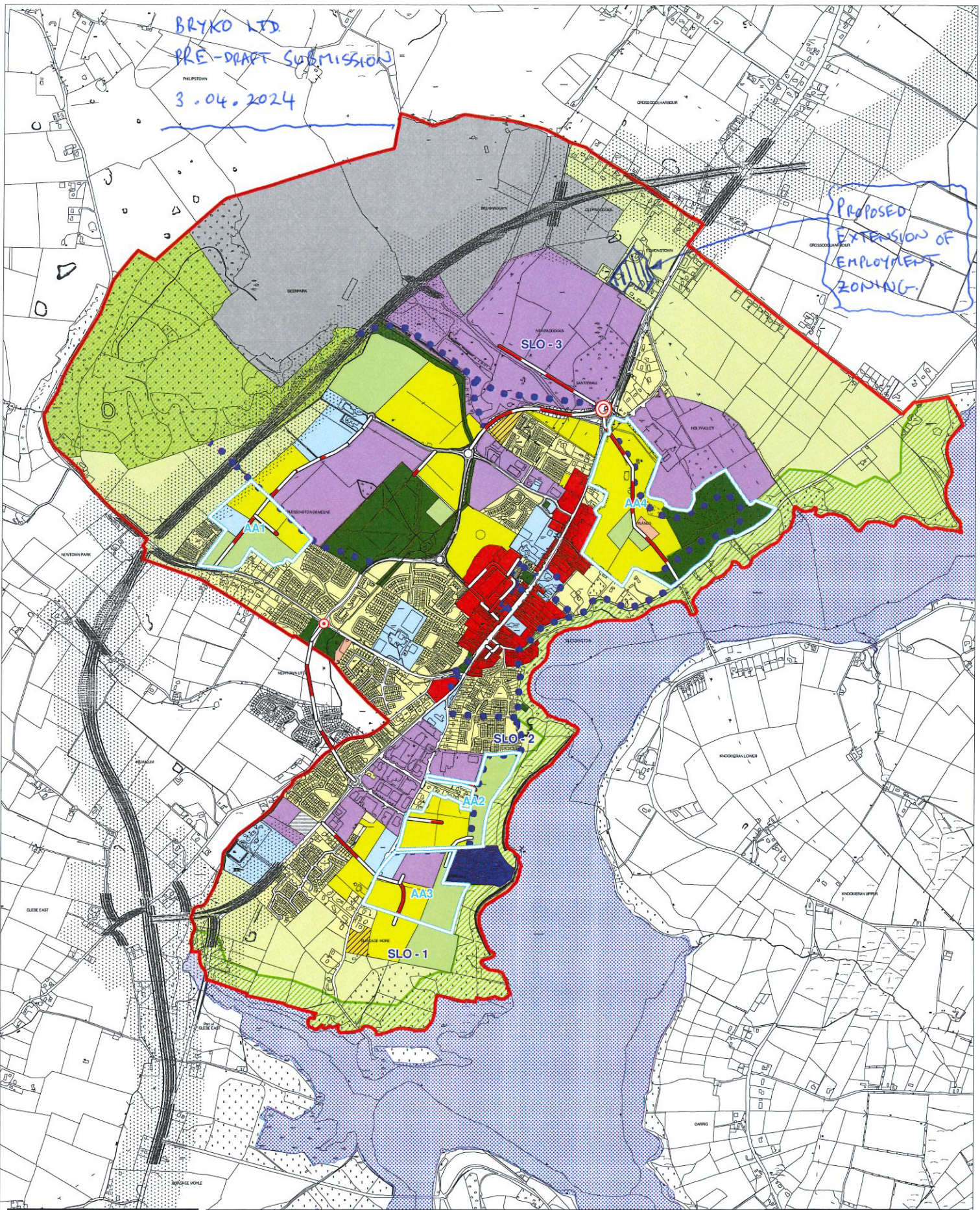
Cc. Mr. C. Murphy (Bryko Ltd.)





BRYKO LTD  
 PRE-DRAFT SUBMISSION  
 3.04.2024

PROPOSED  
 EXTENSION OF  
 EMPLOYMENT  
 ZONING



**WICKLOW COUNTY COUNCIL**  
 Wicklow County Council Planning  
 Department County Buildings,  
 Station Road, Wicklow  
 Tel: (0404) 20100  
 Email: plande@wicklowcoco.ie

**Blessington Local Area plan  
 Map 1: Land Use Zonings**

Legend	
Existing Residential	Active Open Space
Proposed Residential	Agricultural Lands
Proposed Residential LD	Community, Education and Institutional
Town Centre/ Neighbourhood Centre	Tourism
Employment/ Proposed Employment	Quarry Lands
Open Space	Indicative Road Line
Indicative Pedestrian & Cycle Routes	Park and Ride Lands
NRDO Indicative N81 Route and Corridor	Glen Ding Conservation & Amenity Zone
Poulaphuca Reservoir SPA	Reservoir c. 100mtr buffer/Conservation zone

Action Areas	
SLO	Specific Local Objective
Town Boundary	
Director of Services:	Desmond O' Brien
Scale: 1: 6000 @ A3	Date: January 2013
Drawn By: SW	Checked By: SW
Ordnance Survey Ireland. All rights reserved. Licence Number 2003/07CCMA/Wicklow County Council	