



Proposed Variation No. 7 to the Wicklow County Development Plan Submission Report

Submission Details

Ref	VAR7-084123
Who Are You?	Private Individual
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Proposed Variation Parts

Topic	Part 1: Proposed Variation to town / settlement zoning maps and, where relevant, proposed new or amended site specific policy objectives.
Submission	1. Level 4: Newtownmountkennedy

Write your observations here:

Submission on Proposed Variation No. 7 – Newtownmountkennedy (NT 1 and NT 2)

I wish to make a submission in support of the proposed rezoning in Newtownmountkennedy under Proposed Variation No. 7 to the Wicklow County Development Plan 2022–2028, in particular Proposed Variation NT 1 (Action Area 1: Monalin – Season Park) and Proposed Variation NT 2 (Moneycarroll).

I am a current resident of Newtownmountkennedy. I fully support the rezoning of these lands for residential and mixed-use development, together with the associated open space and the amended AA1 and new SLO 2 objectives.

1. The right location for growth. Newtownmountkennedy is a designated Self-Sustaining Town with strong links to the N11/M11 corridor, Bray, Greystones and Dublin. The NT 1 lands adjoin the existing Action Area and established housing, and are close to the schools, community and education lands, and the town centre. Consolidating growth here, rather than in scattered or one-off development, is the sustainable way to meet the increased housing requirement set by the national Housing Growth Requirements guidelines.

2. Infrastructure is required before homes. I strongly support the requirement that no further development may take place until the new distributor road is completed and open, and the L-1037 is upgraded to Fisher's junction with continuous footpaths and cycleways. These conditions ensure that new housing will not add pressure to Main Street and that roads, walking and cycling connections come first.

3. Real community benefits, delivered on time. The amended AA1 objectives tie new housing directly to community facilities. No new home on the RN lands may be occupied until the second active open space is complete, with pitches, a MUGA, a playground, a clubhouse and lighting. No further permissions will be considered until the community building is complete and in use. The riverside park must be completed before the final phase of housing. Childcare must be ready by the 75th home. These are exactly the facilities a growing town needs, and I welcome that the Active Open Space north of the river has been increased from c. 3.4ha to c. 7.6ha.

4. Protecting the character of the area. I welcome the requirements to retain the

mature trees along the L-1037, to open the historic walled garden to the public as a community garden and allotments, and to carry out a heritage assessment at Seasonpark Farm. The requirement for distinct estates of varied design, and for homes to overlook open spaces, should produce a high-quality place rather than a monotonous extension.

5. The conditions are fair and proportionate. Taken together, these objectives balance the urgent need for housing with the community's legitimate expectation that services keep pace with growth. I consider them more than fair and ask that they be adopted as published.

6. School capacity. While I support the rezoning, I would ask the council to keep future school capacity under review with the Department of Education as the town grows, and to ensure the lands reserved for school and community use remain sufficient to meet long-term needs.

7. NT 2 – Moneycarroll. I also support the rezoning of c. 1.4ha at Moneycarroll from Employment to Town Centre under new SLO 2. A high-density, mixed-use development on this central, serviced site is an efficient use of well-located land. The requirements for ground-floor commercial and community space, an active frontage onto the R772, and a playground provided before any homes are occupied will ensure it adds to the town centre rather than simply adding housing.

I respectfully ask the Chief Executive and the elected members to adopt Proposed Variation No. 7 as it relates to Newtownmountkennedy.

Yours sincerely,
Marc Brophy