



ENDLESS OPPORTUNITIES



WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

PROPOSED VARIATION NO. 1

Notice is hereby given pursuant to Section 13 of the Planning and Development Act 2000 (as amended) that Wicklow County Council, being the planning authority for the area, proposes to **VARY** the Wicklow County Development Plan 2022-2028 in respect of the following:

PROPOSED VARIATION NO. 1

Rezone 0.81ha of land at Ballygannon, Rathdrum, from 'RN – New Residential' to 'OS2 – Passive Open Space' and amend the written text of the Rathdrum Town Plan to reflect the changes consequent from the rezoning

Reason for PROPOSED VARIATION:

- (a) Having regard to Section 653 (1) (a) and (b) of the Taxes Consolidation Act 1997 (as amended) (Residential Zoned Land Tax), following receipt of a submission to the draft map, seeking a rezoning.
- (b) Having considered the guidance set out in Circular Letter NRUP 07/2022, the Chief Executive is satisfied that:
 - The removal of the 'residential' zoning of these lands would not undermine the proper planning and sustainable development of the area, including the core strategy and housing supply targets for Rathdrum, having particular regard to the quantum of residential land zoned in Rathdrum in the Wicklow County Development Plan 2022-2028.
 - While these lands are located close to the core of Rathdrum, the removal of the 'residential' zoning of these lands would not conflict with the goals of compact growth and the 'sequential approach to zoning' set out in the Development Plan Guidelines. The purpose of the 'sequential approach' is to avoid development and zoning 'leapfrogging' to less centrally located areas; this would not arise in this case as (a) no alternative, more peripheral lands are proposed or are necessary for rezoning on foot of this potential de-zoning, (b) the lands beyond this site are already under development and (c) the recently adopted Rathdrum Town Plan provides for carefully calibrated residential zoning provisions that accord with the sequential approach.
 - The removal of the 'residential' zoning of these lands would not conflict with town centre regeneration aims. In order to achieve these aims, it is not essential that every piece of undeveloped land in a town be zoned for intensive / development use – towns require a range of uses and services, including open lands, in order to be sustainable.
 - An alternative 'biodiversity' related zoning would benefit the environment and the residents of Rathdrum and would contribute towards the achievement of the County's biodiversity and climate action goals.

A copy of the **PROPOSED VARIATION**, together with the respective SEA and AA screening reports, will be available to view at the following locations, during their normal opening hours, from **WEDNESDAY 06 SEPTEMBER 2023 TO TUESDAY 03 OCTOBER 2023 (5.00pm)** inclusive:

- Wicklow County Council, County Buildings, Station Road, Wicklow Town
- All Wicklow County Council Municipal District offices
- The Council's website: www.wicklow.ie/living (consultation hub) (or scan the QR code above)

MAKING A SUBMISSION

Submissions or observations regarding the **PROPOSED VARIATION** and the associated reports are hereby invited from the public and interested bodies. Children, or groups or associations representing the interests of children, are entitled to make submissions or observations. Written submissions or observations made on or before **5.00pm 03 OCTOBER 2023** will be taken into consideration before the making of the **PROPOSED VARIATION**.

Submissions may be made in one of the following ways:

- 1. Write to:** Administrative Officer, Planning Section, Wicklow County Council, Station Road, Wicklow Town.

NOTE

- YOU ARE STRONGLY ADVISED TO MAKE YOUR SUBMISSION AS EARLY AS POSSIBLE.
- All submissions are to be clearly marked with '**VARIATION 1 TO WICKLOW CDP**'.
- All submissions should include your name and a contact address, a map (where appropriate) and, where relevant, details of any organisation, community group or company etc., which you represent.
- Please make your submission by one medium only, i.e. hard copy or e-mail.
- All valid submissions will form a part of the statutory Chief Executive's report to be presented to the elected members of Wicklow County Council.
- The planning process is an open and public one, therefore all submissions/observations are a matter of public record and will be available for public viewing, they may also be placed on the County Council's website. Please include your name and contact details on a separate sheet to the content of your submission.
- LATE SUBMISSIONS WILL NOT BE ACCEPTED.

Wicklow County Council is committed to Access For All. All of the above documents are available in alternative format on request. Please contact Wicklow County Council on 0404-20100 should you have any specific access requirements.