



# Wicklow Town - Rathnew LAP Submission - Report

<b>Who are you:</b>	Agent
<b>Name:</b>	Extended Delahunt Family C/O Sylvester Delahunt
<b>Email Address:</b>	info@pacc.ie
<b>Reference:</b>	WRLAP-151000
<b>Submission Made</b>	September 26, 2023 3:23 PM

## Topic

Compact Growth - Housing - Population Growth

## Submission

See attached submission.

## Map



## Site Description:

The site contains the remains of Fernhill House (Formerly in use by the Girl Guides of Ireland). Fernhill is predominantly a greenfield site it also contains the remains of Fernhill House. The site measures circa 3.09 hectares (approximately 7.6 acres).

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## File

Final Rezoning Submission Fernhill 26-09-23.pdf, 1.6MB

Forward Planning Section  
 Planning and Development  
 Wicklow County Council  
 County Buildings  
 Wicklow

**A PRE-DRAFT STAGE SUBMISSION HOUSING – POPULATION – COMPACT GROWTH  
 WICKLOW TOWN - RATHNEW LOCAL AREA PLAN**

September 2023

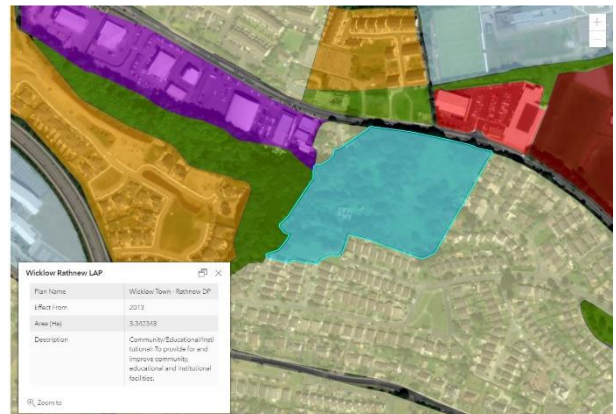
Client: Extended Delahunt Family. C/O Sylvester Delahunt  
 Location: Lands at Fernhill Wicklow.  
 ITM Coordinates: X=730445 Y=694510  
 Proposed Area: 3.0914 Ha.

Submission Objective

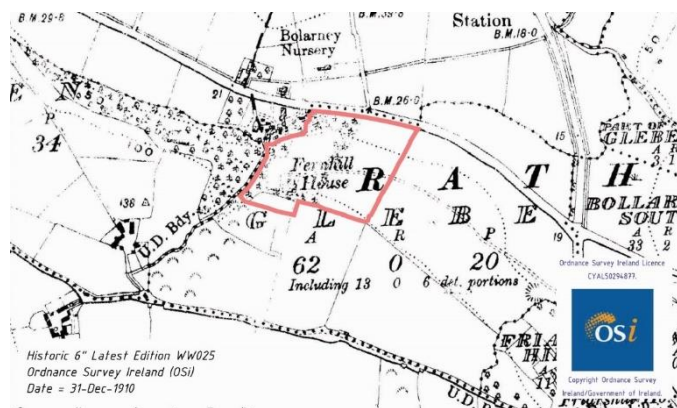
Wicklow County Council Wicklow Town Rathnew Development Plan 2013-2019

Current zoning: Community/Educational/Institutional (CE)  
 A proposal to seek zoning for

- Circa 0.0916 Ha to Mixed Use (MU)
- Circa 1.64 Ha to Residential R3: Low density, up to 20 units per ha
- Circa 0.382 Ha to Active Open Space (AOS)
- Circa 0.144 Ha to Passive Open Space (POS)

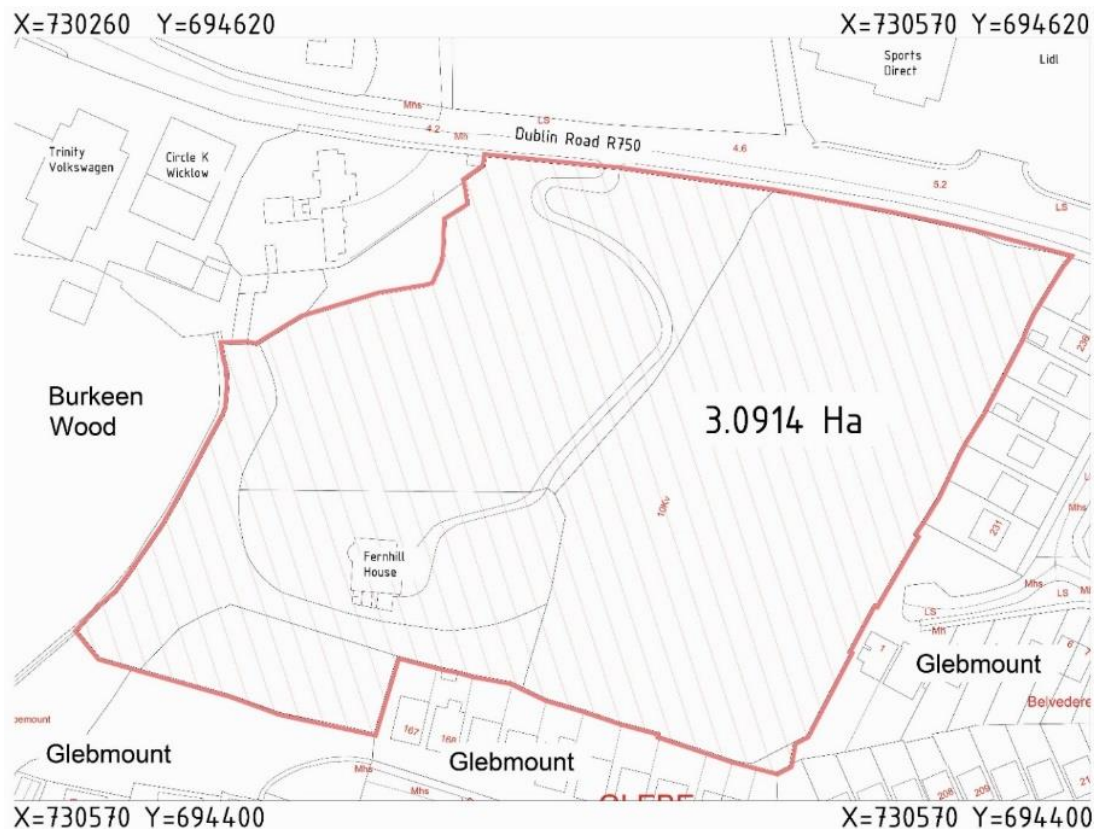


The site contains the remains of Fernhill House (Formerly in use by the Girl Guides of Ireland). Fernhill was purchased by my client’s grandfather, the late Sylvester Delahunt, in 1915 and has been in the family’s ownership ever since.



Fernhill is predominantly a greenfield site it also contains the remains of Fernhill House. The site measures circa 3.09 hectares (approximately 7.6 acres) and is ideally situated for development at the heart of Wicklow Town – Rathnew Development Plan boundary.

This development site abuts Glebemount Housing Estate on the Eastern and Southern boundaries. It aligns the R750-Dublin Road on its Northern boundary with circa 170 lineal meters of road frontage and connects to the Burkeen Wood and stream at the Western boundary.



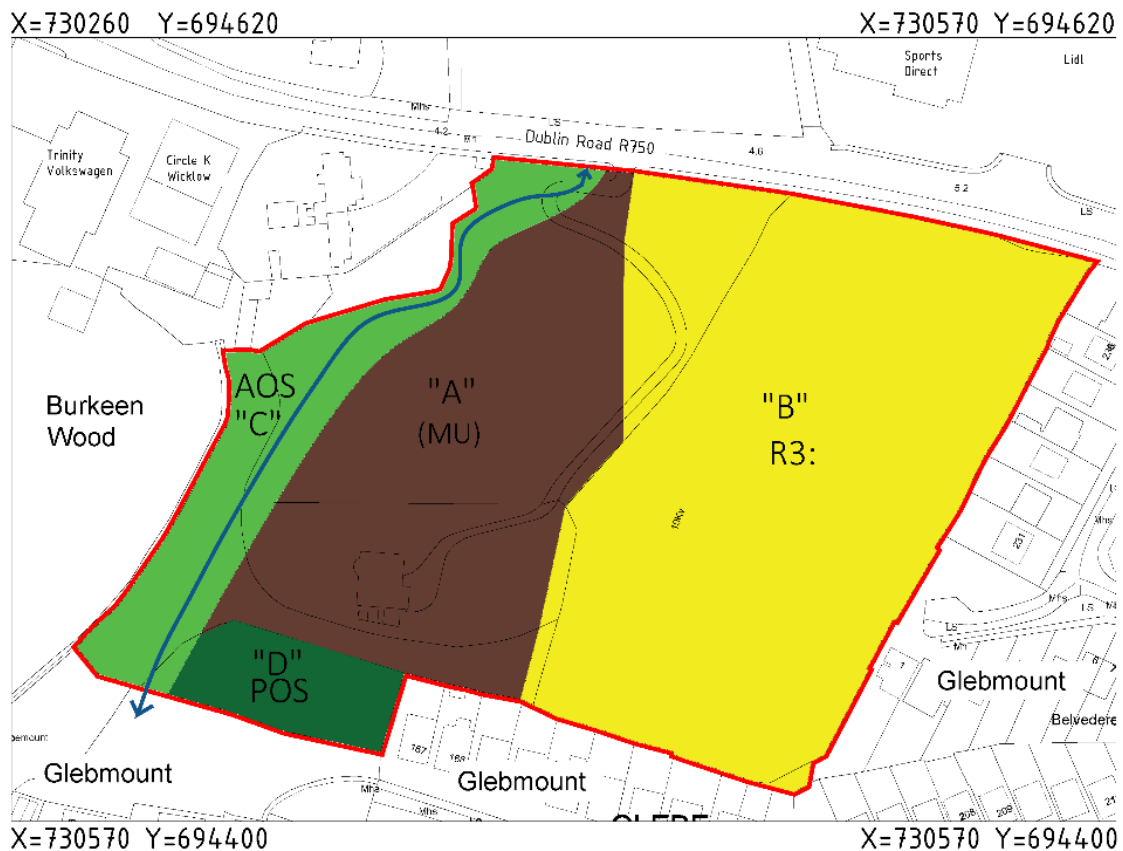
It is noted that Wicklow Town - Rathnew Development Plan 2013-2019 identified Fernhill solely for Community/Educational/Institutional (CE) use. Estimating that 2.8 ha was available for a 32-classroom primary school or a 500-pupil secondary school.

An acknowledged in the foot note of Local Area Plan Page No. 90 states *“Department of Education recommended a minimum site size of 3.1 ha for a 500-pupil secondary school.”* This office has calculated that a maximum developable area at Fernhill is closer to 2.55 Ha, and if you assume the site was cleared with existing house and trees removed.

We believe this site is of strategic importance to Wicklow Town and the Rathnew area. The current zoning is in our opinion too specific as there is a strong likelihood this site will never be suitable to meet the Department of Education requirements for use as Community/Educational/Institutional (CE).

We believe the (CE) zoning therefore limits the true potential of Fernhill and an amendment to the zoning should now be seriously considered as part of Wicklow County Council review of this Local Area Plan.

This rezoning proposal is broken down into four sections. "A" - "B" - "C" - "D"

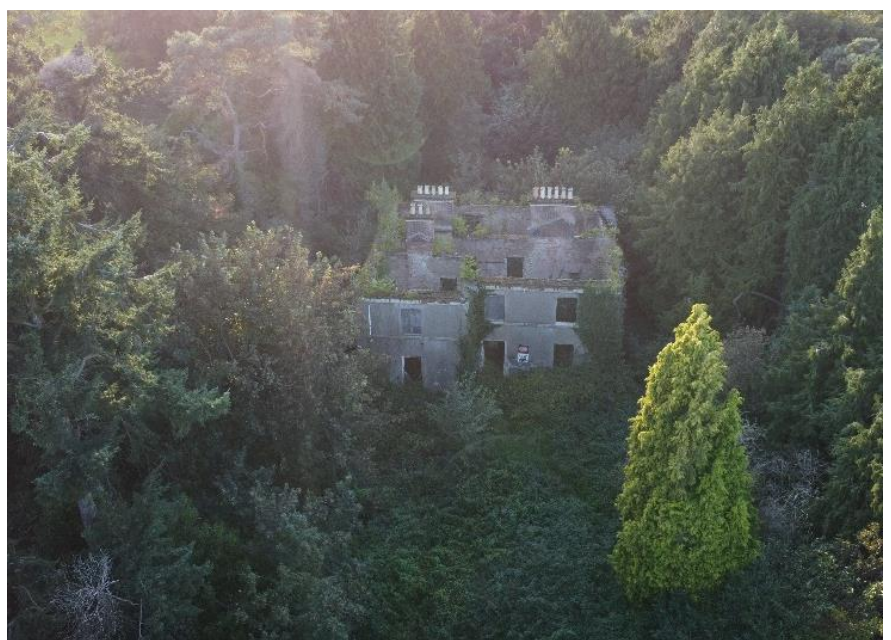


**Area "A" Circa 0.0916 Ha to Mixed Use (MU)**

The derelict remains of Fernhill House should be considered as having significance to Wicklow Town and Rathnew area.

Fernhill House was formerly in use as a hostel by the Girl Guides of Ireland. This large house could easily be reinstated and refurbished bringing real significance as a landmark property, or perhaps a boutique hotel, a spa destination, a nursing home or part of a retirement or assisted living community development.

If mixed use zoning were permitted this stately home could be brought back to life for future generations. Any mixed-use development on this site would provide essential benefit and employment opportunities to the growing community of Wicklow Town and Rathnew.





**Area "B" Circa 1.64 Ha to Residential R3: Low density, up to 20 units per ha**



This site is ideally located to connect to the pedestrian walking route through Burkeen Dales. Fernhill is therefore within walking distance of the rail station, primary and secondary schools and childcare facilities, all churches, shops, and public bus connections on the Dublin Road.

It is for this reason a portion of this site should be considered for residential zoning R3 as it would facilitate compact growth of new housing on the greenfield site area without impacting on the existing built environment.

By permitting a mixture of uses at the Fernhill site it will ensure a commercial viability to its future development. This type of regeneration at Fernhill has the potential to improve the vitality and viability of part of Wicklow Town centre and its environs.

**Area "C" Circa 0.382 Ha to Active Open Space (AOS)**

Burkeen wood was identified in Wicklow Town - Rathnew Development Plan 2013-2019:

***Table 11.8 Trees and Groups of Trees considered for preservation.  
"50 Burkeen – A deciduous woodland overlooking the Wicklow to Rathnew road."***

This zoning proposal respects and supports the importance of this Burkeen wooded area.

The omission of development by means of an exclusion area off the Burkeen Woodland, and stream, will help to retain and support the woodland and associated biodiversity. In this proposal development is limited on the western boundary.

It may also be feasible to allow a connection through the Fernhill site from the Dublin Road to the Glebmount estate allowing improved connectivity to existing shops schools and sports facilities located at the Whitegates area for existing residents. The blue Line on the above map.

**"D" Circa 0.144 Ha to Passive Open Space (POS)**

This is an existing green open space area abutting Glebmount our proposal acknowledges this and no alternative us is proposed.

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Summary

The proposed zoning change will allow "Educational" as this use is listed in both categories of the Table 13.2 Zoning Use Table "typically permitted" in the Wicklow Town - Rathnew Development Plan 2013-2019.

We would like to reemphasise the strategic importance of the Fernhill House & Site and its unique potential and development qualities being in the centre of Wicklow/Rathnew. The development of this greenfield site will allow for compact growth at the centre of the development zone without impacting on the surrounding developments.

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In conclusion

We would like to again emphasise that this 7.5 site acres in the centre of Wicklow could provide a significant development opportunity adjacent to Wicklow Town. Any development of Fernhill would not contribute to urban sprawl. A mixed use of the site if permitted could bring employment opportunities to the Wicklow Town and the Rathnew area.

We believe the true potential of Fernhill has been under-utilised. We urge Wicklow County Council's Forward Planning department to now act to reexamine Fernhill and fully consider our proposal to adjust the zoning with this Local Area Plan review.

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I trust the enclosed information meets with your requirements however should you have any queries, please do not hesitate to contact me at 086 0794813.

Yours sincerely

 M.R.I.A.I  
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**PACC: RIAI Registered Practice 23015**

Appendices:

A Notional Development Sketch Design.  
Aerial Photos of Fernhill House.



X=730260 Y=694620

X=730570 Y=694620



X=730570 Y=694400

X=730570 Y=694400



FERNHILL HOUSE WICKLOW