



Wicklow Town - Rathnew LAP Submission - Report

Who are you:	Agent
Name:	Therese O Rourke
Email Address:	info@pacc.ie
Reference:	WRLAP-104822
Submission Made	September 28, 2023 10:53 AM

File

Final Therese O Rourke Rezoning Submission 28-09-23.pdf, 2.68MB

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 Therese O' Rourke
Location: Bollarney North - Lands - North Port Relief Road Wicklow Town.
Folio WW32461F
Proposed Areas North of Port Road 2.85 Ha - 0.93Ha - 0.2Ha (Farmyard)

Submission Objective

Wicklow County Council Wicklow Town
Rathnew Development Plan 2013-2019

Current zoning:

North of Port Road

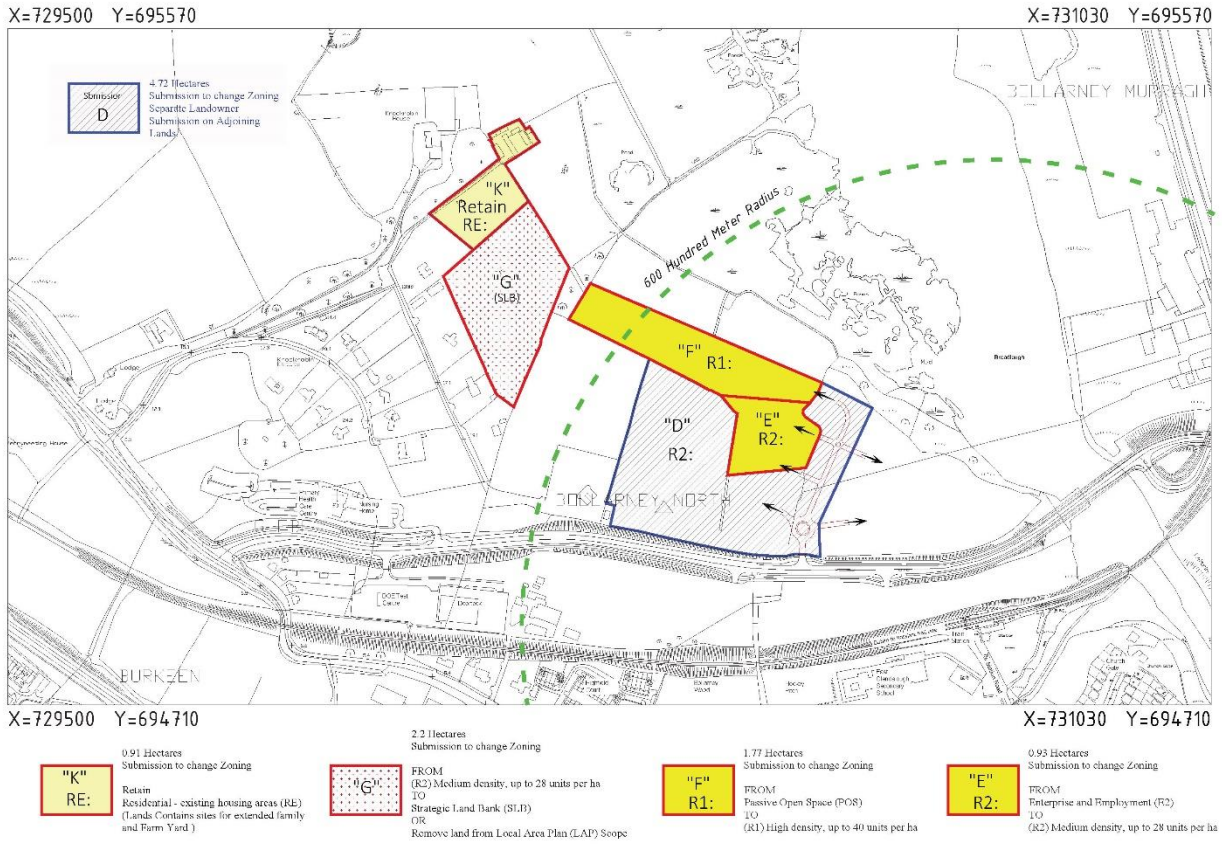
*Circa 3.05 Ha Residential R2 - 28 units per
hectare*

Circa 0.93 Ha Enterprise and Employment (E2)



Submission Objective Proposed Alteration to Zoning

All lands have remained in agricultural use throughout the relevant period of the Wicklow Town - Rathnew Development Plan 2013-2019. Lands "E" & "F" are accessed over third part lands through 1 No. designated accesses located on the North of the Port Relief Road. An agreement in principle has now been reached with the adjoining landowner Mr Noel Heatly to access all lands in this submission. Lands "K" are access off Knockrobin Lane.



North of Port Road

- Area "D" Access through neighbouring Landowner lands a separate submission.
- Area "E" Circa 0.93 Ha to (R2) Medium density, up to 28 units per ha
- Area "F" Circa 1.77 Ha to Residential R1: High density, up to 40 units per ha
- Area "G" Circa 2.2 Strategic Land Bank (SLB)
- Area "K" Circa 0.91 (RE) Residential - existing housing areas (Lands Contains sites for extended family and Farmyard)

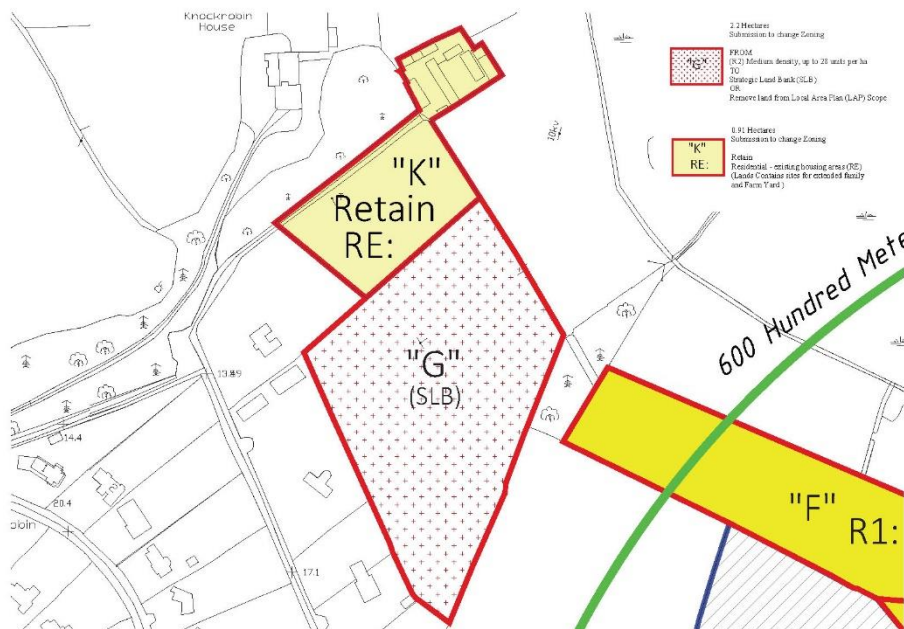
Separate Landowner Noel Heatly

- Area "D" Circa 4.72 Ha to (R2) (Submission on Adjoining Lands)

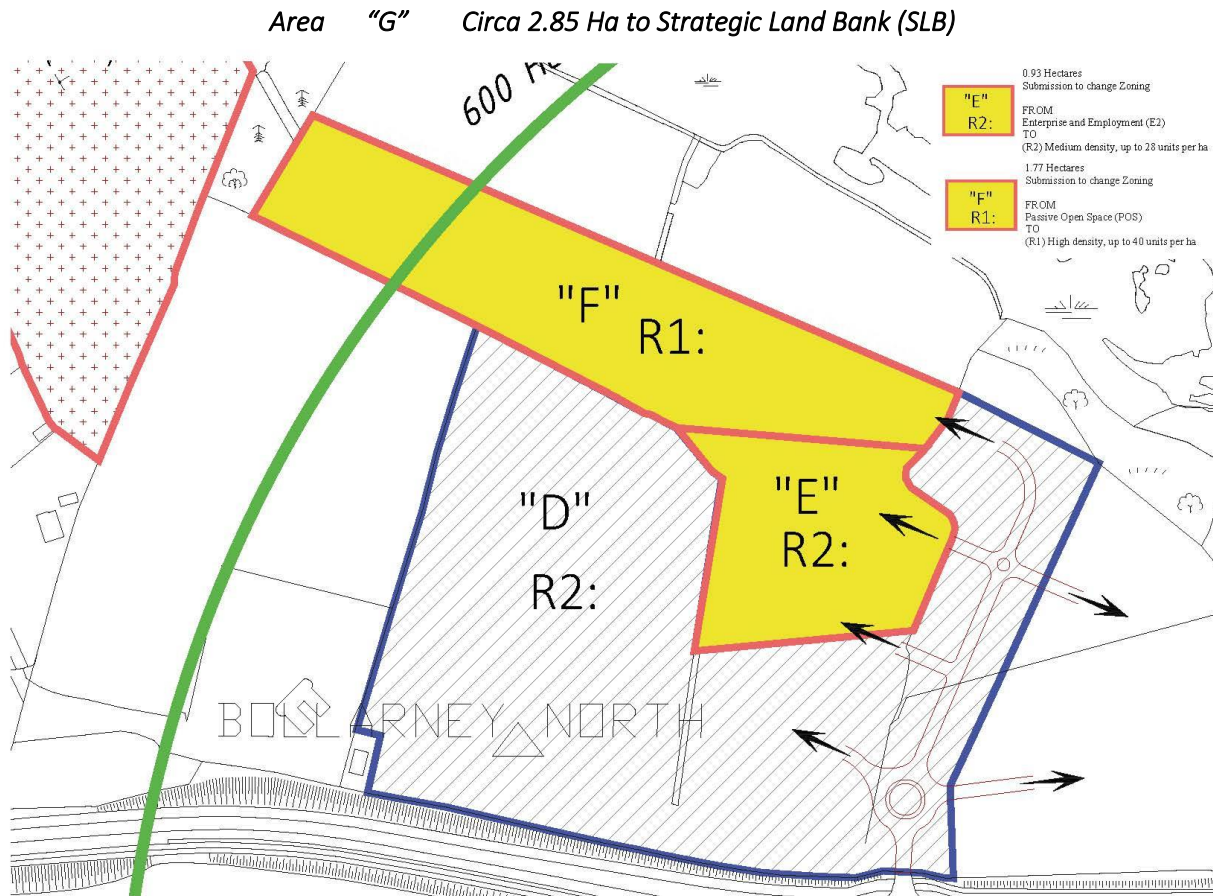
We ask that a strategic forward planning review of all zoned lands located North and South of the Port Road should form part of this Local Area Plan review.



Area "G" Circa 2.85 Ha to Strategic Land Bank (SLB)
Circa 0.91 (RE) Residential - existing housing areas
(Lands Contains sites for extended family and Farmyard)



A portion of our clients land marked "G" above have been successfully removed from the Draft Residential Zoned Land Tax Map. My client would like to now have these land designated as part of the Strategic Land Bank (SLB) The balance in "K" are requested to remain (RE) as lands contain sites for extended family and Farmyard.



My clients' lands identified as above "E" (E2) Enterprise and Employment and "F" Passive Open Space (POS) are located to the north of Port Road.

These lands are currently not accessible without passing through third part lands this impacted on any interest in developing this land as it was reliant on an Enterprise Park being developed. As stated above an agreement in principle to provide access has been agreed with the adjoining landowner.

My client would therefore like to rezone of "E" to (R2) Medium density, up to 28 units per Ha and have a further 1.77 Ha of Passive Open Space now zoned (R1) High density, up to 40 units per ha.

Furthermore, this office in consultation with the adjoining landowner proposes to combine parts "D" above owned by Noel Heatly (Separate LAP Submission) to form one large development site circa 10.5 hectares all zoned residential.

These lands have the capacity to contain Circa 350 housing units North of the Port Road. By combining this area, it could create a new "opportunity area" in the next LAP plan. A residential development of this size would be needed to offset substantial economic costs associated with providing drainage system to all Port Lands. This proposal if permitted would offer a development company a realistic chance of investment return and ensure the economic viability of delivering development within the duration of the next LAP.

The development of this key site would facilitate medium to high-density residential development at the location would facilitate compact growth of new housing on a greenfield site without adversely impacting on the built environment. It would also be vital to reducing car movements and encouraging main line rail use in Wicklow as an environmentally friendly way to travel and will play a critical role in helping to tackle climate change.

Residential units are ideally situated for quick access to students walking and cycling on the Port Road and soon to be complete routes through Tinakilly Park leading directly to the Wicklow County Third Level campus at Claremont in Rathnew.

Below is an aerial photography taken in August of this year setting out a masterplan of the proposed zoning and indicating proximity of all existing amenities within walking distance of all Port Lands.



In conclusion we believe in the potential for all lands North and South of the Port Road is contingent on a core of residential development and urge that the entire area be reevaluated. We urge Wicklow County Council Forward Planning Department now act with this Local Area Plan review to reexamine our clients' and neighbouring lands and fully consider our proposal to adjust the zoning.

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

MRIA
MRIA

PACC: RIAI Registered Practice 23015 Unit S2 Wicklow Enterprise Park,
Box 8, The Murrough Wicklow. Phone 0404 64078 – 086 0794813 Email: info@pacc.ie

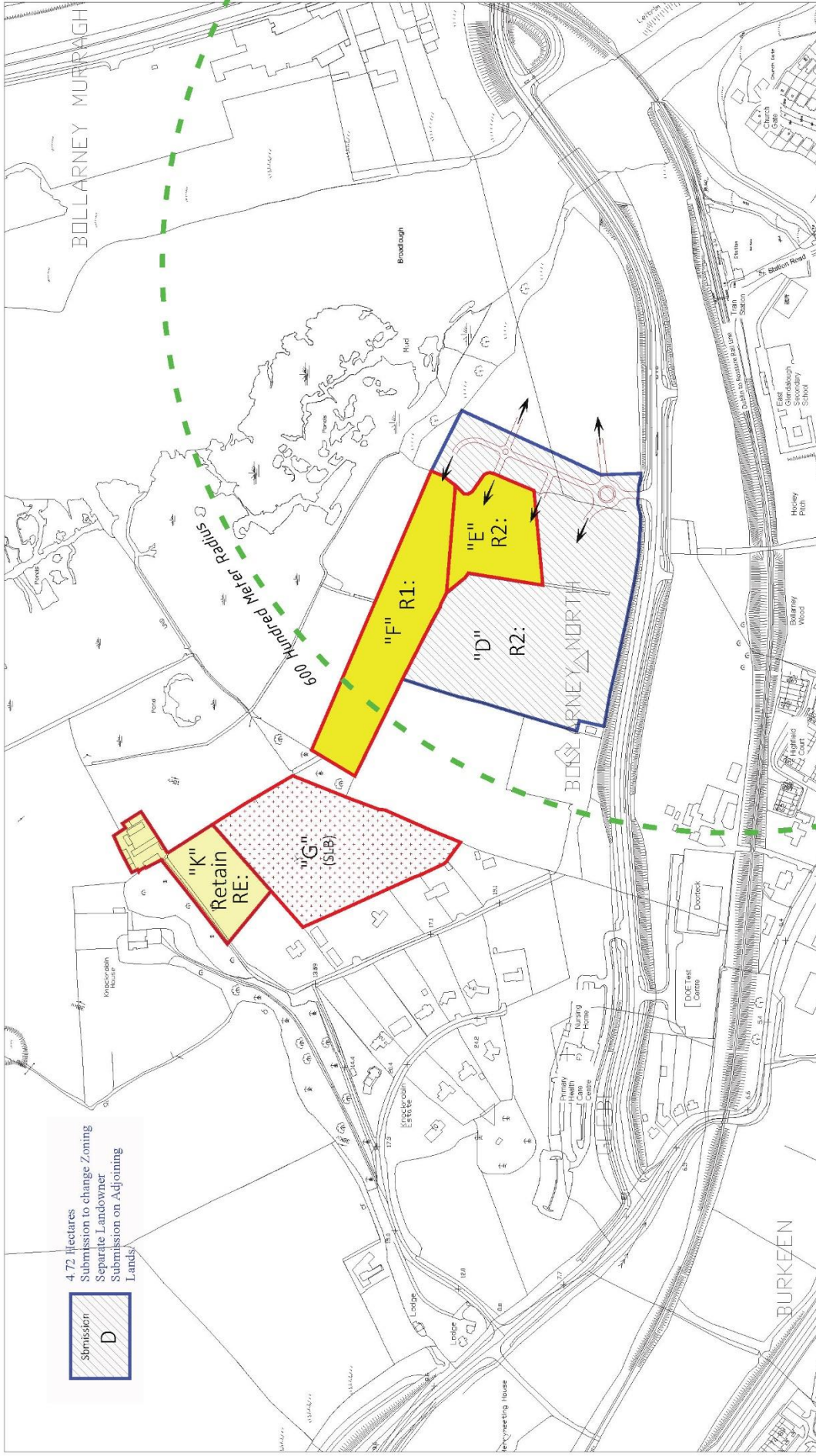
Appendices

A Notional Masterplan / Development Sketch Design.

This notional sketch development Masterplan is demonstrating, a high-density South of the Port Road adjacent to new pedestrian town access and estuary. An area of mixed-use South the Port Road and the possibility of 350+ unit (LRD) Large Residential Development, North of the Port Road all within 600 meters walking distance of the Dublin to Rosslare rail line. All lands with excellent access to students walking and cycling on the Port Road and soon to be complete routes through Tinakilly Park leading directly to the Wicklow County Third Level campus at Claremont in Rathnew.

X=729500 Y=695570

X=731030 Y=695570



4.72 Hectares
 Submission to change Zoning
 Separate Landowner
 Submission on Adjoining
 Lands

X=729500 Y=694710

X=731030 Y=694710

0.91 Hectares
 Submission to change Zoning
 Retain
 Residential - existing housing areas (RE)
 (Lands Contains sites for extended family
 and Farm Yard)

"K"
 RE:

2.2 Hectares
 Submission to change Zoning
 FROM
 (R2) Medium density, up to 28 units per ha
 TO
 Strategic Land Bank (SLB)
 OR
 Remove land from Local Area Plan (LAP) Scope

"G"

1.77 Hectares
 Submission to change Zoning
 FROM
 Passive Open Space (POS)
 TO
 (R1) High density, up to 40 units per ha

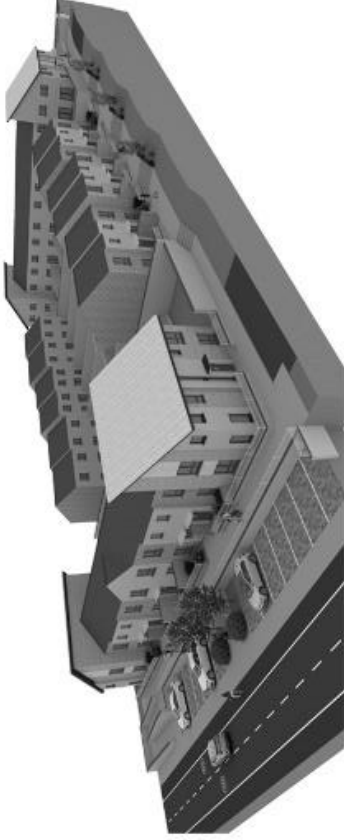
"F"
 R1:

0.93 Hectares
 Submission to change Zoning
 FROM
 Enterprise and Employment (E2)
 TO
 (R2) Medium density, up to 28 units per ha

"E"
 R2:



Gateway Entrance Apartment Building 12 Units



Traditional Housing in Urban Blocks 28 Units



Architectural Concept



Split-Level Apartment Blocks with Parking Below
28 units