



Draft Blessington LAP Amendment Stage Submission - Report

Who are you:	State Body
Name:	Transport Infrastructure Ireland (TII)
Reference:	DBLESSLAP-120628
Submission Made	April 14, 2025 12:07 PM

Topic

LAP - Proposed Material Amendments No 11 Submission

Submission

Please see attached TII submission to Proposed Material Amendments to the Draft Blessington Local Area Plan (LAP) 2025, TII ref. TII25-130890

File

Material Amendments - Blessington Draft Local Area Plan 2025 _submission_TII ref.TII25-130890_issued 14.04.2025.pdf, 0.36MB

Blessington LAP
Administrative Officer
Planning Department
Wicklow County Council
County Buildings
Station Road
Wicklow Town

Online submission: <https://blessington-wicklow.hub.arcgis.com/>

Dáta | Date 14 April 2025

Ár dTag | Our Ref. TII25-130890

Re: Proposed Material Amendments to the Draft Blessington Local Area Plan (LAP) 2025

Dear Administrative Officer,

Transport Infrastructure Ireland (TII) Transport Infrastructure Ireland (TII) has reviewed the proposed Material Amendments to the Draft Blessington Local Area Plan (Draft LAP) and notes matching proposed material alterations to concurrent proposed Variation no. 3 of the Wicklow County Development Plan 2022 – 2028.

TII made submission to the Pre-Draft (TII24-126328) and Draft (TII ref. TII24-129303) stages of the draft LAP. TII's observations continue to seek to address the safety, capacity and strategic function of the national road network in accordance with TII's statutory functions and the provisions of official policy outlined in the Section 28 *Spatial Planning and National Roads Guidelines for Planning Authorities* (DoECLG, 2012), in accordance with *Project Ireland 2040*, the EMRA *Regional Spatial and Economic Strategy* (RSES), the NTA *Greater Dublin Area Transport Strategy 2022-2042* and having regard to the provisions of the Wicklow County Development Plan 2022 – 2028.

TII is responsible for the maintenance and operation of safe and efficient national road and light rail networks and reminds that, as the Council is aware, the N81 is an important inter-regional route and part of the national road network.

Having regard to official policy, previous Draft LAP TII submission that identified interactions between the Draft LAP and the N81 and made recommendations in relation to draft LAP *Appendix 4 Blessington Local Transport Assessment, Chapter B.7 Infrastructure and Specific Local Objectives SLO 3 and SLO 4 at Chapter B.8 Zoning*, and the *Proposed Material Amendments to the Draft Wicklow Town-Rathnew Local Area Plan 2025* on display in the dedicated online portal, TII provides the following commentary in relation to Proposed Material Alterations:

1.0 Proposed material amendment no. 11 for draft LAP Chapter B.7 Infrastructure

Proposed amendment no. 11 proposes a new Transportation development objective as follows:

"BLESS – XX

In collaboration and with the support of the relevant transport agencies, to prepare a Local Transport Plan for Blessington."

Having regard to the TII submission to the Draft LAP, that highlighted the prescribed necessity for a Local Transport Plan (LTP) to be prepared in respect of Blessington, TII endorses proposed material alteration no. 11.

TII reminds that the NTA's *Greater Dublin Area Transport Strategy 2022-2042* at Section 8.11 describes LTPs and their formulation utilising the ABTA methodology. It remains the Authority's opinion that the Council should have considered undertaking appropriate Area Based Transport Assessment (ABTA) to support the preparation of the draft LAP, particularly in relation to areas of planned development which have an interface with the national road network. Section 1.4 of the NRA/TII Traffic and Transport Assessment Guidelines (2014) refers. In addition, guidance is also available in TII Publications PE-PDV-02046 Area Based Transport Assessment (ABTA) Guidance Notes, jointly prepared by TII and the NTA. Furthermore, having regard to TII ABTA Guidance, it was requested that TII be formally engaged in any ABTA process to be undertaken to inform the Draft LAP.

2.0 Proposed material amendment no. 13 to BLESS 50 Chapter B.7 Infrastructure of the draft LAP

Proposed amendment no. 13 proposes a revised *BLESS 50 Transportation Objective* as follows:

"BLESS - 50

To protect the strategic function of the N81 (~~and any upgrade/bypassed route thereof~~) ~~as it relates to the plan area~~ in accordance with the Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012) and in compliance with TII Publications."

TII welcomes and endorses this proposed amended objective made by Amendment No. 12 in the interests of transport objectives and/or measures promoted in the draft LAP will have had regard to national road network requirements by assessment of land use transportation measures sought to be developed against national road policy and standards ensuring the implementation of local transport objectives are complementary to maintaining the strategic function of the national road network.

3.0 Proposed material amendment no. 18(a) to B.8.1 preamble to Strategic Local Objectives (SLO) in Chapter B.8 Zoning of the draft LAP

Proposed amendment no. 18(a) proposes a revised preamble to *B.8.31 Specific Local Objectives* (SLO) as follows:

"(a) Amend text as follows:

The purpose of an SLO is to guide developers as to the aspirations of the plan regarding the development of certain lands where more than one land use is proposed, where there is a new infrastructure necessitated on the subject lands or where the lands are zoned for 'mixed use' to give more detail on the development objective of these lands. A masterplan for the entire SLO area may be required to be submitted as part of the first application within the SLO. All masterplans / development applications shall have regard to the requirements of the Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012) and in compliance with TII Publications."

TII welcomes and endorses the proposed amended objective made by Amendment No. 18(a) in the interests of the progression of SLO 3 and SLO 4 in accordance with official national roads policy and in compliance with the relevant technical standards of TII Publications.

4.0 Proposed material amendment no. 24 to add a new Strategic Local Objectives (SLO Z) in Chapter B.8 Zoning of the draft LAP

Proposed amendment no. 24 proposes a revised land use zoning and new SLO at Burgage More:

"Add new SLO as follows:

SLO-Z: Milltown Gate

This SLO is located in the townland of Burgage More and measures c. 1.3ha. The SLO comprises lands zoned 'New Residential' (RN1 – Priority 1). Any development proposal shall comply with the County Development Plan, this Local Area Plan and the following:

- Any new residential development proposals for the RN1 lands shall be accompanied by proposals for the concurrent development of a small public car park of not less than 12 spaces located on the Burgage More

Road along the southern boundary of the site. No dwelling units that may be permitted on foot of the RN1 zoning may be occupied until this car park is fully provided, with suitable access, layout, durable surface and marking, and is available for general public use; 32

- No dwelling units that may be permitted on foot of the RN1 zoning may be occupied until the 'Blessington Gateway' road safety improvement scheme along the N81 (currently being developed by the TII) is completed."

The safety scheme referenced is a Wicklow County Council project. TII recommends minor alteration to the final line of the proposed amendment in the interests of clarity and consistency as follows (in green):

"- No dwelling units that may be permitted on foot of the RN1 zoning may be occupied until the 'Blessington Gateway' road safety improvement scheme along the N81 (currently being developed by the TII) is completed."

Conclusion

In relation to the Proposed Material Alterations on display, TII respectfully requests that the foregoing observations are taken into consideration by the Council prior to finalising the Local Area Plan (LAP) to ensure that the LAP provisions accord with proper planning and sustainable development where development interfaces with the national road network.

The Authority is available to meet the Executive of the County Council to discuss any issues arising in the foregoing or other matters related to the LAP and the national road network.

TII reiterates its availability and willingness to progress the Local Transport Plan (LTP) now a proposed Transportation objective by proposed material alteration no. 11 of the draft LAP.

Please acknowledge receipt of this submission.

Yours sincerely,



Cliona Ryan
Land Use Planner