



Draft Wicklow Town – Rathnew LAP Submission - Report

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Topic

Overall Vision and Strategy of LAP

Submission

The proposed LAP lacks strategic vision where a progressive change can be made to the towns of Wicklow and Rathnew over a longer period of time. A longer-term view should be developed and worked towards. The short(er) term planning process seems to ignore this fact and makes planning and proposals based on the short(er) term. A 20 year strategic plan should be developed that gives greater structure to the short(er) term planning process.

Topic

Residential Development

Submission

There is significant available land around both transport nodes in Wicklow Town (bus and rail) that could see significant density improvements, especially around the rail station. The continuous development of low-rise and low-density urban sprawl, that has continued to happen in both Wicklow Town and Rathnew - away from public transport nodes, has only added to a greater transportation problem. The growth of residential development has not been matched by similar if not greater growth of employment in the same zones. Whilst we have seen a greater increase in residential we have not seen the equal improvement and provision of facilities for local clubs, like GAA. Whilst greenfield space might well be provided in local residential developments the development levy contribution or planning approvals can condition development to provide sports fields for local communities. The elected members and council, as a planning authority, should be using their powers and knowledge to ensure useful spaces are provided in residential zones.

Topic

Economic Development

Submission

The scale and type of development in Wicklow Town, along with the quantum, is not attracting customers into the town. While the Council has limited ability to determine the type of economic activity happens within the town there is factors that affect the economic viability of the town, that includes having significant employers adjacent or within the town. More needs to be done to attract people and business into and around the town. The IDA, lobbied by the Council, needs to do more to attract entities to the county town. Higher densities of employment are required to sustain the town in the long-term.

Topic

Wicklow Town Centre Strategy

Submission

The town has continuously suffered with parking shortages, traffic routing issues, lack of quality pedestrian walk-ways of sufficient width and absent cycle facilities. The town is unattractive to customers and to the eye. Although the latest one-way system might have brought some benefits in terms of traffic flow it has redirected

traffic onto residential streets and creates turning movements at Market Square for buses that have to cross the white line to make turning movements. It is not a long term solution and one needs to be developed that alleviates short-term thinking and partial solutions.

The one-way southbound system through the town will be the cause of unnecessary fatalities due to emergency services not being able to get through the town with a single lane of traffic.

The town requires a longer term strategic plan that makes it attractive to business, investors, customers and local inhabitants. Currently it fails to meet the majority of expectations.

Topic

[Waterfront Zone Strategy \(inc. Murrough south, harbour & port\)](#)

Submission

There is a significant opportunity to develop a game-changing environment on the Murrough, harbour and port that could include increases in residential density, recreation and business usage. The Council should consider establishing a Special Purpose Vehicle between Public and Private Sector entities to derive the best interests for all, whilst the Council have the ability to support the development through planning, reduction in levies and supporting infrastructure. Density of development and connectivity will be paramount and both sides of the Murrough should be considered to create a more appealing space, rather than the current poor environment that it currently is. The town also lacks adequate hospitality facilities and blending the hospitality with business interests can provide adequate year-round patrons. The opportunity could also be used to off-set levies for provision of community facilities associated with water based activity - boating, swimming, fishing etc.

Topic

[Infrastructure \(inc. Infrastructure Delivery Schedule\)](#)

Submission

Further to other comments made earlier on transport and infrastructure Wicklow has a great opportunity to develop a coastal walk and cycle route that starts/ends in the Town and brings industry, tourists and potential sustainable transport route corridor. A "Green-way" for Wicklow is a must.

Topic

[Transport Assessment / Transportation Strategy Map](#)

Submission

Further to other comments made earlier on transport and infrastructure Wicklow has a great opportunity to develop a coastal walk and cycle route that starts/ends in the Town and brings industry, tourists and potential sustainable transport route corridor. A "Green-way" for Wicklow is a must.

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