



Draft Wicklow Rathnew Draft LAP Amendment Stage Submission - Report

Who are you:	Agent
Name:	Ardale Property Group
Reference:	DWTRLAP-140138
Submission Made	March 31, 2025 2:16 PM

Topic

LAP - Proposed Material Amendments No 1 Submission

Submission

Please refer to submission attached.

Topic

LAP - Proposed Material Amendments No 40 Submission

Submission

Please refer to submission attached.

File

Ardale Property Group - Mariners Submission.pdf, 0.26MB

Administrative Officer
Planning Section
Wicklow County Council
Station Road
Wicklow Town

31st March 2025

Submission on the Proposed Material Alterations to the Draft Wicklow Town – Rathnew Local Area Plan 2025-2031

Dear Sir / Madam,

We, Brock McClure Planning & Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin, have been instructed by our client, **Ardale Property Group, Unit B4, Oakfield Industrial Estate, Ninth Lock Road, Clondalkin, D22 XS28**, to make this submission to Wicklow County Council in response to the Material Alterations to the Draft Wicklow Town – Rathnew Local Area Plan 2025-2031, that are currently on public display. We note the relevant submissions date is **31st March 2025** in this case and this submission is lodged within that timeframe.

Our client specifically welcomes Proposed Material Amendment No. 1 and Proposed Material Amendment No. 40 in the context of their lands at Mariner’s Point, Greenhill Road, Ballyguile More, Wicklow Town where they control approx. 7.52 ha of lands.

Proposed Material Amendment No. 1

Location	Area (ha)	Status (Q3-2024)	Zoning /Priority
Hawkstown Road	5.5ha	Permission granted on part of the site.	RN1
Marlton (north of Marlton Stream/ Marlton Link Road (SLO-1))	4.6ha 3.2ha	Permission granted on part of the site	RN1
Tinakilly Park (SLO-2)	11ha	Linked to essential infrastructure ^{1,2}	RN1
Bollorney North (SLO-4)	5.1ha	Linked to essential infrastructure ¹	RN1
Ballynerrin (Hawkstown Road SLO-6 east)	1.8ha	Infill lands	RN1
Rosanna Lower (Hunters Road SLO-7)	1.1ha	Linked to essential infrastructure ^{1,2}	RN1
Glebe (SLO-9)	0.7ha	Linked to essential infrastructure ¹	RN1
Ballynerrin (Ashtown Lane SLO-10)	3.6ha	Linked to essential infrastructure ¹	RN1
Marlton Road (south of Marlton Stream (SLO-11))	5.9ha 9.3ha	Current planning application on site. Linked to essential infrastructure ¹	RN1
Broomhall (SLO-12)	7.35ha	Linked to essential infrastructure ¹	RN1
Hawks Bay (SLO-13)	2.7ha	Linked to essential infrastructure ¹	RN1
West of Hawkstown Park	1.6ha	Local Authority Scheme	RN1
Hillview	0.9ha	Local Authority Scheme	RN1
Greenhills Road	1.2ha	Local Authority Scheme	RN1
Rathnew village	0.1ha	Local Authority Scheme	RN1
Rosanna Lower (Hunters Road)	2.5ha	Permission granted	RN1
Greenhills Road (south of Mariner’s Point)	3ha	Linked to essential infrastructure ¹	RN1
Ballyguile Road	0.67ha	Infill site	RN1
Charvey Court	0.06ha	Infill site	RN1

Amend Table 3.1 New Residential Zoning:

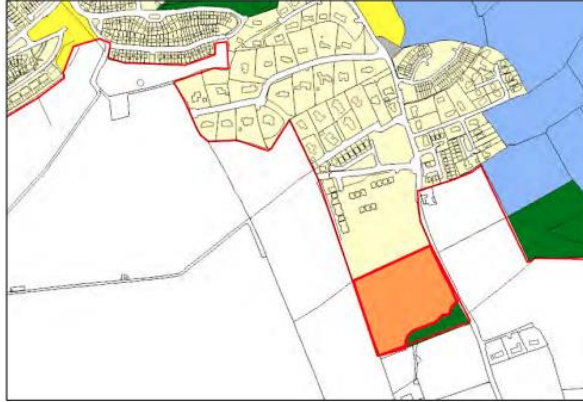


Our client welcomes the addition of ‘Greenhills Road (south of Mariner’s Point)’ to zoning / priority ‘RN1’.

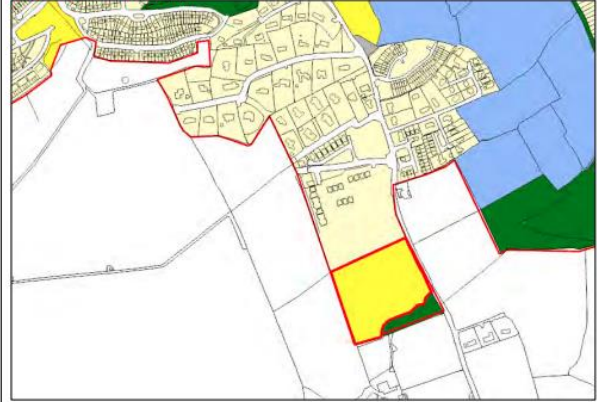
Proposed Material Amendment No. 40

Amend zoning of land measuring c. 3 ha at Ballyguile More from RN2 to RN1 as follows:

Draft LAP



Proposed Amended LAP



This material amendment proposes a rezoning from RN2 to RN1 in line with that requested in our original submission on this matter at the Draft LAP stage. We wish to reiterate that the site is ‘fully serviced’ and ‘immediately available’ for development in the short term. Our client is eager to bring this site forward for development, as evidenced by the live planning application on site (Reg. Ref. 25/29 refers).

We wish to formally confirm that we welcome this zoning amendment and trust that the final Wicklow Town – Rathnew Local Area Plan 2025-2031, when adopted, will reflect this zoning amendments in this regard.

We confirm that we act on behalf of Ardale Property Group, and request that all future correspondence in relation to this matter be directed to this office.

Yours sincerely,

Laura Brock
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