

Section 4.3 General Submissions

4.3.1 Chapter 2 - Overall Vision and Strategy

4.3.1.1 Issue 1: General

No.	Name	Issues Raised
28	Wicklow Planning Alliance Ref 202425	In general terms Wicklow Planning Alliance (WPA) would support the general direction of the zoning and phasing in the draft Local Area Plan.
148	Clouddale Ltd. Ref 182429	<ul style="list-style-type: none">▪ The submission welcome this statement that acknowledges the LAP needs to be flexible to deal with changes in the Core Strategy or population / housing targets that may arise during the lifetime of the County Development Plan due to changes to the National Planning Framework, Regional Spatial and Economic Strategy or changes to planning legislation.▪ The submission welcomes the LAPs overall approach to Future Compact Growth of the Settlement.
Chief Executive Response		
<p>The CE welcomes the submissions and their support in general of the direction of the zoning and phasing in the draft LAP.</p> <p>On foot of these submissions, no amendments to the LAP are deemed necessary.</p>		
Chief Executive's Recommendation		
No change to draft Wicklow Town – Rathnew Local Area Plan 2025-2031		

4.3.1.2 Issue 2: Vision

No.	Name	Issues Raised
84	Sean Doherty Ref 225718	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.
98	Vincent Collard Ref 231629	More time is needed and more diverse input to give a comprehensive vision. The people who are affected by the LAP should have more say. They are the ones who have invested time and money in the area.
148	Clouddale Ltd. Ref 182429	The draft LAP is prepared against a context of unprecedented residential demand in the country, with the NPF now recognising a need to construct 50,000 dwellings per annum. The draft LAP acknowledges that the plan preparation is set against a dynamic context of population forecasts and strategic policy evolution. It is acknowledged that Wicklow County Council's strategy is clearly intended to incorporate a degree of flexibility. However it is submitted that the Draft LAP does not sufficiently reflect the town's role as a 'Core Region Key Town' within the Dublin Region. The submission notes that the LAP vision highlights qualitative goals for the improvement of the settlements. However, the statement does not fully reflect its enhanced status under the RSES, as it is only one of three Key Towns within the Core Region area that should be reflected in a more expansive and proactive vision statement.

Chief Executive Response

Wicklow Town – Rathnew is a Key Town in the region, the role and function of a Key Town in general and specifically for Wicklow Town – Rathnew is clearly set out in the Regional Spatial and Economic Strategy. This is enhanced further with a clearly defined role and function for Wicklow Town – Rathnew in the settlement strategy of the Wicklow County Development Plan 2022 - 2028.

The timeframe of a Local Area Plan, including consultation stages, is set out in the Planning and Development Act 2000 (as amended), with a LAP generally in place for 6 years with the provisions in the Act to extend this to 10 years. The draft LAP is also framed in accordance with the development horizon set out in the 2022 County Development Plan. The draft LAP legally has to align with the timeframes of the Planning Act and the County Development Plan.

The National Planning Framework and Regional Spatial and Economic Strategies have longer term horizons with the County Development Plan and the Local Area Plan aligning with these longer term Frameworks/Strategies.

WCC carried out additional pre-draft public consultation for this draft LAP above the requirements of the legislation. The pre-draft and draft consultations were extremely successful with high numbers of submissions and well attended public open days. All of these consultations, including submissions made, have been considered in the crafting of this draft LAP.

On foot of this submission, no amendments to the LAP are recommended.

Chief Executive's Recommendation

No change to draft Wicklow Town – Rathnew Local Area Plan 2025

4.3.1.3 Issue 3: Economic Development and Employment

No.	Name	Issues Raised
28	Wicklow Planning Alliance Ref 202425	<p>The rationale for the zoning for employment uses is unclear and does not conform to recently published Office of the Planning Regulator’s (OPR) Practice Notes which recommend much more data led analysis of need and clearly identified sectoral demand to justify the chosen size and location.</p>
Chief Executive Response		
<p>The CE is satisfied that the draft LAP provides for an appropriate amount of employment zoned land. The OPR Practice Notes provide information and guidance about specific areas of the planning system and in this case, guidance on ‘The Development Plan and Employment Lands’. They are non-statutory. In crafting the employment strategy of the draft LAP careful consideration was given to the policies and recommendations of the National Planning Framework and the Regional Spatial and Economic Strategy as well as the Economic Development Chapter of the County Development Plan, which includes detailed principles around the zoning of employment land. These principles, while prepared in advance of the OPR guidance note, are generally consistent with same.</p> <p>In response to the submission from the OPR, more detail and rationale has been provided for the employment zoning provision set out in the draft LAP (please see Section 4.1 of this Report).</p> <p>On foot of this submission, no amendments to the LAP are deemed necessary.</p>		
Chief Executive’s Recommendation		
<p>No change to draft Wicklow Town – Rathnew Local Area Plan 2025</p>		

4.3.1.4 Issue 4: Removal of Strategic Land Bank

No.	Name	Issues Raised
146	Lusra Teo Ref 182907	The focus of this submission is with regard to a parcel of land at Ballinabarney, that is zoned Strategic Land Bank 'SLB' in the Wicklow – Rathnew Town Development Plan 2013 -2019 and these lands are in the open countryside, outside the draft plan boundary. With regard to the overall vision and strategy, there is no explanation for the removal of the SLB or the adjustment of the LAP boundary to exclude these lands from the draft LAP, nor is there a solution set out in the draft LAP. The draft LAP does not appear to have any longer-term perspective to cater for employment expansion.
154	Ronan O'Caoimh Ref 194856	Lands formally within the Strategic Land Bank are no dezoned. Submitted these should be rezoned.
155	Ronan O'Caoimh Ref 220916	
156	Ronan O'Caoimh Ref 221123	
Chief Executive Response		
<p>These lands were zoned Strategic Land Bank in the 2013 plan on order '<i>to provide a land bank for future development of the settlement after the lifetime of this plan</i>'. Having regard to the changes in planning strategy and policy since 2013, in particular the adoption of the NPF, the RSES and the Wicklow County Development Plan 2022 – 2028 (and its associated Core Strategy), it has been determined that these former SLB lands are not needed to be zoned at this time in order for the LAP to fulfil the growth and development objectives of these higher order strategies.</p> <p>The Development Plan Guidelines of June 2022 advise that where there is an excess of zoned lands that the following applies -</p> <ul style="list-style-type: none"> - Prioritising / phasing of development, - Alternative Objectives /alternative appropriate uses , or - Discontinuing the Objective: by deletion of the zoning objective and related lands from the written statement and maps of the development plan. <p>In addition, it is also important to note that these lands are not serviced. In accordance with the NPF 'Tiered Approach' to zoning and NPO72c, where land is not serviced, and not likely to be serviced within the lifetime of the plan, they should not be zoned.</p> <p>The majority of the former Strategic Land Bank zone was discontinued in the draft LAP.</p> <p>On foot of this submission, no amendments to the LAP are recommended.</p>		
Chief Executive's Recommendation		
No change to draft Wicklow Town – Rathnew Local Area Plan 2025		

4.3.1.5 Issue 5: Overdevelopment of the area

No.	Name	Issues Raised
160	Mark Mcgettigan Ref 223707	Rathnew has become overdeveloped, it has lost its unique character and is turning into a soulless commuter town; the people of Rathnew were not consulted or considered in these developments; our young people are now being out priced by people who in turn have been out priced in Dublin. It is time to halt further developments as there are not going to be enough school places and further facilities for this increased population.
Chief Executive Response		
<p>'Wicklow Town - Rathnew' is the one settlement for the purposes of land use planning. The draft LAP recognises Rathnew unique character and has included a strategy for Rathnew Village to ensure its unique character is maintained and reinforced in any future development.</p> <p>The CE is committed to ensuring that new development occurs in the most optimal and sustainable locations in accordance with the policies and objectives set out in the National Planning Framework, the Regional Economic and Spatial Plan for the Eastern and Midlands Region and the Wicklow County Development Plan and the guidance set out in Ministerial Guidelines including 'Development Plans – Guidelines for Planning Authorities' (2022)</p> <p>In this regard, Wicklow Town – Rathnew, following detailed assessment of role and capacity via the RSES and CDP process, has been designated as a 'Key Town' in the region and county, and is identified for growth in housing, employment and community services. The rate and quantum of housing growth that has and is occurring in Wicklow Town – Rathnew is in accordance with these higher order strategies and the residential zoning provision of the draft LAP similarly accord with same.</p> <p>The Council is committed, through the objectives of the Wicklow County Development Plan and this LAP to ensuring that new development, particularly housing, occurs in tandem with necessary services and infrastructure including transport, community / social facilities, open space etc. The Council will continue to support, through plans and through its operations, and through cooperation with the Department of Education, the delivery of new schools.</p> <p>On foot of this submission, no amendments to the LAP are deemed necessary.</p>		
Chief Executive's Recommendation		
No change to draft Wicklow Town – Rathnew Local Area Plan 2025		

4.3.2 Chapter 3 - Residential Development

Numerous submissions raised the issue of 'residential development' in many forms. This section deals with the residential development issues raised in relation to the content of the residential development Chapter 3 of the draft LAP. Submissions that are seeking their land zoned to a form of residential development are dealt with under Chapter 11 Section 4.3.10.1 of this report. Submissions that are dealing with residential development in a Specific Local Objective (SLO) are dealt with under Chapter 11 Section 4.3.10.2 of this report.

4.3.2.1 Issue 1: Residential Zoning and Phasing

No.	Name	Issues Raised
10	Knockrobbin Developments Limited Ref 103018	<p>There are eight sites zoned New Residential – Priority 1 (RN1), of which four are owned by the Council. Four of these sites also have planning in place or part of the site is under construction. This is an insufficient number of different landowners to create a functioning housing market in the town.</p> <p>The 11ha of RN1 lands at Tinakilly Park equates to 33% of the total RN1 lands in the Draft LAP, so as long as that land remains undeveloped, the 75% threshold per objective WTR4 in the Draft LAP cannot be exceeded. Therefore as a result all of the RN2 lands will remain undeveloped. In this regard, it is requested that RN2 lands detailed in this submission are redesignated RN1.</p>
38	Mary Byrne, Liz Byrne, Carmel Whelan Ref 131457	Changed OS1 zoned lands back to residential use with RN1 zoning.
43	Durkan Group Ref 164446	<p>Increase the population and housing targets for the settlement. Actual population growth since 2016 has been outpacing the targeted population growth by 14%. This growth, and that identified by the ESRI and The Housing Commission warrant an increase in the housing targets for the settlement and the zoning of additional RN1-zoned land by extension. Insufficient RN1 lands have been zoned to deliver the housing target for the settlement given the achievable densities would be less than the average implied by area zoned and housing target set. Therefore, additional RN1 lands will be required to deliver the housing target.</p> <p>The Draft LAP appears to have double counted the 'Hawkstown Road' site in its Table 3.1 as an RN1 site, whereas it is actually listed and mapped as an RN2 site. Therefore, there will be a need to zone additional, sustainably located and accessed sites as RN1.</p> <p>The wording of Objective WTR4 needs to be reconsidered due to:</p> <ul style="list-style-type: none"> ▪ The onerous threshold set before RN2 lands can come forward. A bar of 75% of lands requiring Planning Permission and development commencement is considerable due to the limited number of RN1 sites, high fall-off rates between consent and commencement, and the size of the Tinakilly Park site (33% of RN1 lands), which can only be unlocked once the Rathnew Inner Relief Road is designed and consent secured. It is contended that the bar should be pragmatically set to 50% of RN1 lands requiring Planning Permission only. ▪ Inappropriate emphasis placed on not significantly breaching core strategy targets. Emphasis should, instead, be placed on prospective Applicants demonstrating that (1) hard and soft infrastructure have adequate capacity to accommodate the development and (2) ecological and environmental impacts can be ruled out.

70	Rathnew Partnership Ref 145913	<p>It is requested that lands of c. 8.3ha at Ballybeg, zoned CE 'Community & Education' and RN2 'New Residential – Priority 2', be zoned RN1 'New Residential'. The draft LAP states that permission for RN2 land will not be considered if housing generated significantly breaches core strategy targets. The development of both sites would yield approximately 150 dwellings, which is not considered a significant impact on Core Strategy targets.</p>
107	Ardale Property Group Ref 092310	<p>Review the housing yield allocations for Wicklow Town – Rathnew and ensure that the analysis is accurate and evidence based in accordance with the latest population growth and housing yield projections of the RSES, NPF and ESRI. Zone sufficient lands to deliver on housing projection forecasts for Wicklow Town and Rathnew.</p>
114	Glenveagh Homes Ltd Ref 112102	<p>The household target of 1,619 households should be revised upwards to account for the existing pent-up demand, artificially greater household sizes and increased population growth.</p> <p>Plan for Higher Population Growth: prudent to plan for an evidence based higher population target so as to not unintentionally restrict or cap the supply of critical homes through the under provision of zoned lands which are serviced lands capable of delivering homes.</p> <p>Pent-up demand: The Housing Commission estimates “pent up” demand of between 212,500 and 256,000 with a 235,000 midpoint for the Country. It is important that the final LAP takes cognisance of the recent under-provision of zoned land and include suitably serviced ‘tier 1’ lands such as our clients’ identified in map 1 (submission includes a concept diagram on map 2) which can contribute to the future much needed housing requirements.</p> <p>Household Size: It is noted that the 2016-2022 County Development Plan set out a target population for 2022 of 158,000 and target housing stock of 69,822 (source: Housing Strategy 2022 CDP - which implies an average household size of 2.26 used at the time). Census 2022 indicates a population of 155,851 and 59,629 no. households for County Wicklow (2.6 persons per household). Using 2.7 persons per household is a significant issue for a well-functioning economy which needs a range of housing typologies and sizes to cater for the existing population (to allow for mobility between households) as well as providing much needed housing typologies for employees. Increasingly a key concern for inward investment is the availability of suitable housing. Using the higher 2.7 figure in the Wicklow Rathnew LAP will reinforce the issues relating to “crowding” outlined above and also have the potential to reduce investment in employment opportunities in the key town of Wicklow.</p> <p>The use of an average household size of 2.7 people for future housing targets results in a failure to adequately provide for the actual housing needs of the county up to 2028 and beyond & therefore does not account for existing significant shortfall for the existing population.</p> <p>Population Projections – Minimum Targets: The final LAP should explicitly state that the population projections are not a cap. Demographic projection not translating into caps should become policy and core strategies should not be treated as caps in the interim as existing development plans underestimate population growth and housing need.</p>

115	<p>Broomhall Estates Limited Ref 115224</p>	<p>The Planning and Development Act 2024 has been approved by the Oireachtas and signed into law by the President. One of the key changes to be implemented in the new Planning Bill is for longer term, more strategic, ten-year plans for Local Authorities.</p> <p>The WRLAP sets out to plan to the 2031 population projection, however, it should make population expansion provisions for a longer strategic perspective so that there is no repeat of the stop-start micro-management of the expansion of the Key County town to allow it to prosper at the highest level of the urban hierarchy in the Core Region Area. More ambitious population and housing targets should be considered for the WRLAP.</p> <p>Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities. The Compact Settlement Guidelines were introduced in January 2024 and therefore are not included in the Wicklow County Development Plan, which was implemented in 2022. The Compact Settlement Guidelines focus on the renewal of existing settlements and on the interaction between residential density, housing standards and quality urban design and placemaking to support sustainable and compact growth. The Guidelines support the logical expansion of towns and settlements, which is applicable to the subject lands referred to in this submission.</p>
136	<p>Anne Car Ref 161906</p>	<p>It is requested that lands of c. 0.2ha at Ballynerrin, zoned RN2 'New Residential Priority 2', be zoned RN1 'New Residential – Priority 1.</p>
141	<p>The Clarke Family & Rycroft RW Ltd. Ref 165650</p>	<p>Requested that land holding be changed from RN2 to Rn1 to achieve population targets of the core strategy.</p>
142	<p>The Delahunt Family Ref 133706</p>	<p>The 2022 Core Strategy considered there was an oversupply of residential zoned lands relative to the housing targets in the Wicklow Rathnew Area and proposed that the 'remaining surplus' would be addressed in next LAP. Since the adoption of the Plan, it is widely agreed that the population projections and housing targets nationally and locally are at odds with the Census data and housing needs.</p>
145	<p>Cairn Homes Properties Ltd Ref 180639</p>	<p>This submission sets focuses on the strategic issues of zoning provision and the phased approach to 'Priority 1' and 'Priority 2' Residential Zonings proposed in the Draft LAP.</p> <p>The Draft LAP advocates a significant quantum of de-zoning of residential lands contrary to National Planning Policy, the Development Plan Guidelines and Housing for All.</p> <p>The proposed re-prioritisation of zoned land and rezoning to non-residential uses will actually compound the difficulties in the delivery of housing. It is respectfully submitted that while the Draft LAP seeks to incorporate a flexible approach, it does not respond to the current housing need and demand or the strategic role of Wicklow as a Key Town in the Dublin Metropolitan Region.</p> <p>In the preparation of the Core Strategy, the Council, did not consider the results of the most recent census, Census 2022 which shows that the population of County Wicklow has grown.</p> <p>The New Draft LAP zones substantially less land for "New Residential" than the previous plan. This potentially means that there will be shortfall of new homes. The projections do not have regard to actual or likely land activation and housing completion rates.</p>

		<p>The wording of WTR4, residential and phasing policies contradicts and undermines the Draft LAPs overall approach to Priority zoning, and the need to ensure an adequate future supply of housing lands, should the need arise for their development having regard to any changes to housing targets and should be amended as follows –</p> <p><i>In order to ensure a long term supply of zoned land, in particular to ensure flexibility in the event of an increase in housing targets during the lifetime of this plan, this plan also provides for additional zoned serviced / serviceable residential lands, over and above that needed to meet current targets, zoned 'RN2 – New Residential Priority 2'. Development on foot of Permission will not be considered initiated during the lifetime of this plan for RN2 lands unless the following conditions are satisfied:</i></p> <p><i>50% 75% of Priority 1 new residential lands (RN1) lands have been activated (i.e. consent obtained and development initiated or it is demonstrated that RN1 sites cannot not be implemented in the short term as Priority 1 and should be assessed as Priority 2 lands;</i></p> <p><i>- It can be shown that the housing / population generated by the proposed development would not result in the prevailing Core Strategy targets at the time of the decision to grant permission being significantly breached and that the RN2 lands will deliver residential output in lieu of non-delivery of Priority 1 lands.</i></p> <p>WTR4 Notwithstanding the zoning / designation of land for new residential development (RN), <i>development on foot of permission will not be considered initiated for RN2 Priority 2 lands unless the following conditions are satisfied: - 50% 75% of Priority 1 new residential lands (RN1) lands have been activated (i.e. consent obtained and development initiated or it is demonstrated that RN1 sites will not be implemented in Phase1 and should be assessed as Phase 2 lands); - It can be shown that the housing / population generated by the proposed development would not result in the prevailing Core Strategy targets at the time of the application being significantly breached.</i></p> <p>▪ RN2: New residential Priority 2: <i>To provide for new residential development and supporting facilities where it can be demonstrated that such development would accord with the Core Strategy housing target for that settlement after the activation of Priority 1 lands (as assessed in accordance with Policy WTR4).</i></p>
147	Lusra Teo Ref 183127	<p>Seeks to change 4.26ha of lands zoned for Employment Use to RN1. It is submitted that this change will not require alterations to the core strategy.</p>
148	Clouddale Ltd Ref 182429	<p>The submission welcomes the LAPs overall approach to Priority zoning, which acknowledges the likely scenario where adequate future supply of housing lands are provided should the need arise for their development having regard to any changes to housing targets. However, there is considerable concern over the manner that this flexibility to proposed to be monitored and managed by the planning authority. The clause that 'New Residential Priority 2' shall only be considered for consent suggests that the planning authority will not entertain planning applications for Priority 2 lands prior to activation of Priority 1. This presents an unwelcome scenario of un-commenced planning permissions in Priority 1 preventing new planning applications even entering the system.</p> <p>The LAP's phasing strategy does not account for unforeseen impediments and could rule out significant areas from development. Section 3.5 of the Wicklow County Development Plan already incorporates 4 principles for zoning and</p>

		sequential development which is sufficiently robust without an additional layer of tests.
154	Ronan O’Caoimh Ref 194856	Much has been made of the outdated population targets on which Wicklow Town’s housing targets are based, and it seems inexplicably short-sighted not to take the opportunity to include more residentially zoned land, when we know anecdotally and statistically that the current projections do not reflect the reality on the ground. Acknowledging that the pent up demand for housing will be the hallmark of housing policy until at least 2050. We need more houses, we can only commit to meeting that need and under this proposed plan, we will fail in the duty to do so in the timeframe needed.
155	Ronan O’Caoimh Ref 221123	
156	Ronan O’Caoimh Ref 221123	

Chief Executive Response

The residential zoning provisions of the draft LAP have been carefully calibrated to ensure compliance with the NPF, RSES and Wicklow County Development Plan requirements and objectives, in particular consistency with the population and housing targets of the Core Strategy, as set out in the County Development Plan.

The development of phase 2 ‘RN2’ lands is not solely linked to the full / majority development of RN1 lands; the key factor affecting the developability of RN2 lands is consistency with the housing targets of the Wicklow Core Strategy, which at this time are met. Increasing the amount of lands zoned New Residential – Priority 1 (RN1) as suggested in this submission would exceed Core Strategy requirements, including likely longer term requirements, and therefore would be inconsistency with the Wicklow County Development Plan, which is precluded under Section 19(2) of the Planning Act 2000 (as amended).

Land ownership is not considered in the zoning of lands.

Table 3.1 New Residential Zonings has included the Hawkstown Road (5.5ha) in error. It is recommended to correct this.

Submission No. 136 requested a parcel of land within the built up area to the east of the Hawkstown Road be changed from RN2 to RN1. Given the small, infill nature of these lands in the built up part of the settlement, it is not considered that a material breach of the Core Strategy would arise from this change.

Chief Executive’s Recommendation

Chapter 3
Amend Table 3.1 ‘New Residential Zoning’

Location	Area (ha)	Status (Q3 2024)	Zoning /Priority
Hawkstown Road	5.5ha	Permission granted on part of the site.	RN1
Marlton (N of Marlton Stream/ Marlton Link Road)	4.6ha	Permission granted on part of the site.	RN1
Marlton (S of Marlton Stream)	5.9ha	Current planning application on site.	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
Tinakilly Park	11ha	Linked to essential infrastructure	RN1

4.3.2.2 Issue 2: Impact of Residential Zoning on nature / biodiversity

No.	Name	Issues Raised
20	Darren Fitzgerald Ref 095418	Protect lands around Tinakilly for Biodiversity.
41	Amy McNabb Ref 152435	<p>The lands adjoining the submitters home is zoned New Residential – Priority 2 (RN2). It is put forward that</p> <ul style="list-style-type: none"> ▪ developing the RN2 zoned lands will destroy her home, as she will no longer have any privacy and it will destroy her view. ▪ there are no jobs for all the new houses being built and everyone has to commute to Dublin for work ▪ there are numerous animals in these zoned lands that will be disrupted if these lands are developed. ▪ Her aunt owns the field beside her and is forced to sell it now.
81	Bill Clare Ref 191200	Houses been built on every green field available. Wildlife is being pushed out of the community and not been considered in any of this planning.
87	Claire McGettigan Ref 203844	Residential development resulting in the destruction of green areas around Rathnew.
Chief Executive Response		
<p>Wicklow Town – Rathnew is designated as a Key Growth Town and it is prioritised to accommodate a significant amount of population growth that requires housing, employment, schools, etc. It is necessary to zone greenfield land for development to cater for this growth.</p> <p>Concerns regarding the impact on views, wildlife and the environment are noted. The plan has been subject to numerous environmental assessments including Strategic Environmental Assessment and Appropriate Assessment, to ensure that significant adverse impacts can be identified and avoided in the crafting of the plan. Every effort is made through the application of sound planning and environmental protection principles to (i) minimise the amount of ‘greenfield’ land designated for new housing and (ii) to assess and put in place design and management measures when new development is allowed to occur to ensure the impact is minimal and can be absorbed by the receiving environment.</p> <p>It is not clear in submission 41 which field is referred to; therefore it is not possible to provide an opinion on this issue.</p> <p>On foot of this submission, no amendments to the LAP are recommended.</p>		
Chief Executive’s Recommendation		
No change to draft Wicklow Town – Rathnew Local Area Plan 2025		

4.3.2.3 Issue 3: Housing Scale & Delivery

No.	Name	Issues Raised
60	Peter Dignam Ref 121504	At this point, we don't need more houses.
71	Carolyn Flynn Ref 163207	Building more and more housing in Rathnew and surrounding areas is only adding to the problems - making both traffic volumes and lack of amenities more critical.
72	Anna Pocock Ref 163511	Additional development must be halted until infrastructure in Wicklow Town and its surrounding communities— Rathnew, Ashford, and Glenealy—is upgraded to support the growing population. Without these necessary improvements, continued development will only exacerbate existing problems and compromise the region's long-term viability.
75	Mairead Coffey Ref 175829	Stop granting planning permission for housing developments when we don't have the means to facilitate all these extra people.
81	Bill Clare Ref 191200	Around the village of Rathnew and Wicklow town we have houses been built on every green field available with no infrastructure in place to accommodate this.
82	Fiona Clarke Ref 200028	There are too many houses being built and the infrastructure is not there to support it.
84	Sean Doherty Ref 225718	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.
87	Claire McGettigan Ref 203844	Recent objection by ABP recently stated that the local area of Rathnew is over zoned and that there is sufficient housing for the area. It seems ridiculous that you see fit to include 4 story apartment blocks and more and more houses. What we don't have is sufficient services to meet the demand of the rising number of houses being built in the area
88	Deirdre Moore Ref 205344	No more housing estates should be built in or around the town, as there will be way too much traffic to contend with and massive pressure on schools, sewage outlets and medical facilities i.e. doctors.
90	Louiaw McNabb Ref 202834	Rathnew and Wicklow has blown out of proportion with housing in recent years that can't be kept up with by the facilities such as schools and public transport or even decent road networks
92	Richie Dignam Ref 211333	Rathnew is over developed and losing its heritage and identity through bad planning and lack of care for historic resident feelings.
95	McGetti Ref 215343	Rathnew is over zoned for housing. There are enough houses in the area. Before any further development occurs let's get the infrastructure right first.
96	James O'Neill Ref 230742	Wicklow is currently over capacity with residential housing with not enough resources to cope with demand. Priority should be on providing resources to existing houses as well as amenities such as the Murrough etc.
98	Vincent Collard Ref-231629	We need to slow down building large scale developments. Let's improve services, infrastructure and the quality of life of the local population.
100	Lisa McGettigan Ref 234627	In recent years, there has been a significant increase in new residential developments in Rathnew, Ashford, and Wicklow. However, infrastructure has not kept pace with this growth.

112	Cormac Byrne and Emmett O' Byrne	There is a huge imbalance between the ongoing and proposed residential development and the infrastructure and services available in the Wicklow – Rathnew area.
Chief Executive Response		
<p>Wicklow Town – Rathnew is designated as a Key Growth Town and it is prioritised to accommodate a significant amount of population growth that requires housing, employment, social infrastructure, schools, etc. It is necessary to zone an appropriate amount of land for development to cater for this growth. The draft LAP has included the relevant objectives and land use zonings to facilitate the delivery of the necessary infrastructure and amenities alongside new residential development.</p> <p>In order to ensure key infrastructure, like roads and schools, are delivered in tandem with residential development, the delivery of such infrastructure is tied into a 'Specific Local Objectives' SLO, that require the delivery of the key infrastructure alongside the delivery of housing.</p> <p>On foot of this submission, no amendments to the LAP are recommended.</p>		
Chief Executive's Recommendation		
No change to draft Wicklow Town – Rathnew Local Area Plan 2025		

4.3.2.4 Issue 4: Density at Transport Nodes

No.	Name	Issues Raised
84	Sean Doherty Ref 225718	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
Chief Executive Response		
<p>With regard to densities, any proposed development shall be expected to aim for the highest density appropriate as stated in Chapter 3 of the draft LAP and objective WTR5.</p> <p>Development Potential and Density</p> <p><i>In addition to the objectives of the County Development Plan and the Local Area Plan, the development potential of any site will be subject to determination of appropriate density at the development management stage. The application of density ranges will be considered in line with the objectives of the County Development Plan, this Local Area Plan and relevant Planning Guidelines. Density ranges should be based on consideration of centrality and accessibility to services and public transport; and considerations of character, amenity and the natural environment. As the density that may be possible to achieve on any given site cannot be pre-determined, this plan will not include an estimate of housing yield for any particular area / site.</i></p> <p>WTR5</p> <p><i>In order to make best use of land resources and services, unless there are cogent reasons to the contrary, new residential development shall be expected to aim for the highest density appropriate given the site's location and access to services. The Council reserves the right to refuse permission for any development that is not consistent with this principle.</i></p> <p>On foot of this submission, no amendments to the LAP are recommended.</p>		
Chief Executive's Recommendation		
No change to draft Wicklow Town – Rathnew Local Area Plan 2025		

4.3.3 Chapter 4- Economic Development

4.3.3.1 Issue 1: General

No.	Name	Issues Raised
11	Jackson Dsouza Ref 114733	Support for Local Businesses: Create initiatives that support local entrepreneurship through grants, mentorship programs, and low-interest loans. Promote local markets and festivals to encourage community engagement and shopping locally. Business Incubation Spaces: Develop co-working spaces or business incubation centers that provide resources and support for startups and small businesses. This can stimulate innovation and create job opportunities.
28	Wicklow Planning Alliance Ref 202425	It is highly unlikely that zoning itself will draw in high paying jobs. Claremont Hub for film industry unlikely to provide stable, full time jobs. Generally in support of the general direction of the zoning and phasing in the Draft Local Area Plan. Rationale for zoning of employment uses does not conform to OPR Practice Notes which recommend data led analysis of need to justify the chosen size and location.
29	Group Wicklow Town Team	Submitted that the zoning for Wicklow Tennis Club, Wicklow Rovers and Wicklow Town Soccer Clubs should be zoned as they were in the 2013/2019 Wicklow/Rathnew Development Plan (mixed use) and not as Active Open Spaces under the current draft development plan. The re-zoning of these lands for Active Open Space, forms a significant portion of the 30.4ha of additional land proposed to be zoned Open Active Space under the current draft plan. We would strongly recommend that the St Patrick's GAA Club site at Dunbur Road be zoned for mixed use. While acknowledging that the LAPs role is limited to land use and development, we feel that a number of small and large existing businesses along the North and South Quays in the town are either under-utilising their premises or are at capacity and which could relocate to sites on the outskirts of the town. This would provide opportunities for the redevelopment of these sites for more suitable town centre uses, e.g. Commercial/Residential/Tourism/Parking. There does not appear to be a clear strategy in the LAP to facilitate businesses that are expanding in this area, which aren't port related to expand elsewhere
75	Mairead Coffey Ref 175829	Need more employment opportunities. Too much housing.
83	Mia Merrigan Ref 202755	Economic development is very aspirational, when council doesn't look after roads etc to these areas to make them attractive.
84	Sean Doherty Ref 225718	<ul style="list-style-type: none"> ▪ Residential growth not matched by employment growth. ▪ The scale, type and quantum of development is not attracting customers into 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.
97	Andrew Malone Ref 212613	Lack of available light industrial units in the area is causing small businesses to locate themselves elsewhere, leading to more unnecessary traffic on the roads. Availability would create or relocate local jobs
109	Melissa McNabb Ref 093952	No big employers in the town meaning a lot of people commute to Dublin daily. There is a huge workforce in Wicklow and Rathnew as well as surrounding areas such as Glenealy, Ashford and Rathdrum which would all benefit from larger employers in the town.

110	Silviu Ref 093814	<ul style="list-style-type: none"> ▪ Attracting opportunities for small businesses ▪ Creating more jobs opportunities
134	Lyndsay Martin Ref 161122	<p>Reliance on Dublin for employment resulting in long commutes for residents undermines economic sustainability of Wicklow and Rathnew.</p> <p>This trend not only burdens the N11 and public transport systems but also undermines the economic sustainability of Wicklow and Rathnew.</p> <p>The focus should shift toward creating local employment opportunities, particularly in areas south of Wicklow, to reduce dependency on Dublin and the associated transport challenges.</p>

Chief Executive Response

Submissions which refer specifically to the rezoning or de-zoning of employment lands are addressed under Chapter 11 Section 4.3.10.1 of this report.

While a land-use plan has no direct role in creating jobs or bringing new employers to the County, the plan can ensure that sufficient zoned land is available for employment uses and can set out objectives to facilitate this aim.

In this regard an established measure of the employment ‘health’ of a settlement is a measure called the ‘jobs ratio’. This is the relationship between the resident workers and the number of jobs in any defined area. At the time of the 2022 Census Wicklow Town had a jobs ratio of 0.7 while Rathnew Village had a jobs ratio of 0.56. Therefore, there is still room for improvement in Wicklow Town in terms of jobs creation and a clear need to provide for significantly more job opportunities in and close to the settlement of Rathnew. This requirement is reflected in the greenfield employment land use zonings in the settlement in particular at Charvey Lane/Milltown North SLO3 (7ha) which forms a logical extension of the existing Charvey Lane business park and Ballynabarney east of the R772 (6.4ha). To the north of the settlement Rathnew there is a second significant area of greenfield employment zoning located at Newrath (north of Wicklow County Campus).

The extent and various locations of employment zoned lands throughout the settlement presents opportunities for various formats of employment generating development to locate or expand within the settlement.

The lands zoned at Wicklow County Campus have an Objective *“To provide for educational facilities, research and development (R&D), and enterprise development uses”*. The Draft LAP notes that Wicklow County Campus is a unique asset with the potential to re-invigorate employment in the whole County, by combining third level education with a research and development hub with associate spin off businesses. It is considered a ‘County’ facility, with a regional draw. The Draft LAP also supports the development of adjacent employment zoned lands for higher order employment types.

Objective WTR13 seeks *“To support the development of Wicklow County Campus; to support the development of adjacent employment zoned lands for higher order employment types such as film / food / renewable energy”*. Noting the level of provision of greenfield employment zoned lands included in the Draft LAP, the unique character and history of Clermont and its grounds and its use as firstly a residential home and later as an education facility, it is considered that its use as an education, R&D and enterprise facility with associated spin off business is appropriate to this location in particular noting the emerging film and indigenous food industry in Co. Wicklow.

The future development of employment zoned lands is further supported in Chapter 4 Economic Development of the Draft LAP. Chapter 9 of the Wicklow County Development Plan 2022-2028 further supports further development of employment opportunities in Wicklow–Rathnew noting that the RSES identifies the settlement as a key town in the region. The following objectives in the 2022-2028 Wicklow County Development Plan specifically support the further development of employment in Wicklow-Rathnew:

RPO 4.54

“Support an enhanced role and function of Wicklow-Rathnew as the County Town, particularly as a hub for

employment, training and education”.

RPO 4.55

“Support Wicklow-Rathnew’s role in the provision of third level education at the Wicklow County Campus Rathnew (in association with Institute of Technology Carlow) and in particular, to support the development of the campus as a hub for the Film Industry and Screen Content Creation Sector”.

The draft LAP as a land use plan also acknowledges that there is potential for Wicklow and Rathnew Town/Village Centres to strengthen and promote economic development associated with retail and commerce and that there is huge potential to develop the settlement as a recreation and tourism hub, exploiting the settlements assets.

In addition the Economic Development and Employment Strategy for Wicklow Town-Rathnew further supports fostering entrepreneurial activity by promoting and supporting opportunities for training and education, and business start-up and incubator facilities.

The draft LAP as a land use plan also acknowledges that there is potential for Wicklow and Rathnew Town Centres to strengthen and promote economic development associated with retail and commerce and that there is huge potential to develop the settlement as a recreation and tourism hub, exploiting the settlements assets.

With regard to the quantum and location of lands zoned for employment, the CE is satisfied that the draft LAP provides for an appropriate amount of employment zoned land. The OPR Practice Notes provide information and guidance about specific areas of the planning system and in this case, guidance on ‘The Development Plan and Employment Lands’. They are non-statutory. In crafting the employment strategy of the draft LAP careful consideration was given to the policies and recommendations of the National Planning Framework and the Regional Spatial and Economic Strategy as well as the Economic Development Chapter of the County Development Plan, which includes details principles around the zoning of employment land. These principles, while prepared in advance of the OPR guidance note, are generally consistent with same.

With regard to reverting the zoning of the grounds of Wicklow Tennis Club, Wicklow Rovers and Wicklow Town Soccer Clubs and St. Patrick’s GAA club back to mixed use from the currently proposed AOS zoning, it is noted that the current active use on these lands is AOS. If and when these sports clubs choose to or have the opportunity to relocate, the land use zoning of these sites may be reconsidered.

Chief Executive’s Recommendation

No change to draft Wicklow Town – Rathnew Local Area Plan 2025

4.3.4 Chapter 5- Key Regeneration Areas

Topic: Wicklow Town Centre Strategy

4.3.4.1 Issue 1: Improvements to Wicklow Town Centre

No.	Name	Issues Raised
109	Melissa McNabb Ref 093952	Town losing character.
84	Sean Doherty Ref 225718	<ul style="list-style-type: none"> ▪ Town is unattractive to customers and the eye. ▪ 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
76	Lauryn Ref 180641	Major improvements needed in Wicklow town
6	Marian Nelligan Ref 170415	Vacant and Derelict sites should be used for retail at ground floor and residential at first floor. Council should put claiming order on premises where ownership cannot be location after a reasonable time period.

Chief Executive Response

It is acknowledged that some buildings and the public realm are in need of improvement in Wicklow town centre. It is a priority of the Planning Authority, through the County Development plan and the draft LAP, to facilitate development that would contribute to the improvement of the overall appearance and aesthetic appeal of the streetscape, including for example shopfront improvements, regeneration of vacant sites and public realm improvement schemes. A draft LAP is a plan that facilitates land use development and does not implement any of the actions/objectives of the plan.

Chapter 5 of the County Development Plan 2022-2028 refers to Town and Village Centres – Placemaking and Regeneration. Section 5.6, Town and Villages Centre Objectives (CPO 5.1-5.5) relate to targeting the reversal of declines in towns and villages, increasing the quality, vibrancy and vitality of our town and village centres and controlling uses that may have a detrimental impact on the vitality of the streetscape and the public realm. Objective CPO 5.3 specifically refers to promoting and facilitating residential development in town and village centres including promoting the concept of living over the shop in centres by considering a relaxation in density, car parking and open space standards where the proposal meets a very high quality of design and accommodation for residents.

CPO 5.6 relates to Regeneration and Renewal and includes specific objectives for the Regeneration and Renewal of Wicklow Town Centre and Rathnew Village Centre with a focus on the regeneration of the harbour, quays and the Murrough Coastal Area to facilitate a mix of uses and promoting regeneration proposals which will be heritage led reflecting Wicklow Town's historic town centre, including the restoration of the Abbey Grounds which is currently underway and the promotion of the Wicklow heritage trail and associated signage and lighting of key buildings.

In accordance with the Urban Regeneration & Housing Act 2015, the Planning Authority maintains a vacant site register and implements the vacant site levy. CPO 5.13 of the County Development Plan specifically relates to sites which are considered to be vacant or derelict. These areas which include Wicklow Town and Rathnew Village will be examined in detail to determine if there are sites where the Vacant Site Levy should be applied.

The Town and Village Renewal Scheme 2024, funded under Project Ireland 2040 focuses on objectives such as tackling vacancy and dereliction in towns and villages, regeneration projects that support active and vibrant town or village centres, town or village centre markets, upgrading shopfronts and street facades, projects on Irelands inhabited offshore islands, and green spaces and parks, etc. Funding of up to €50,000 has been made available for renewal projects. An expression of interest was made available for community groups to put forward their suggestions/submissions for utilising the grant.

Chief Executive's Recommendation

No change to draft Wicklow Town – Rathnew Local Area Plan 2025

4.3.4.2 Issue 2: Retail, Entertainment and Leisure Facilities in the Town Centre

No.	Name	Issues Raised
109	Melissa McNabb Ref 093952	More facilities and shops needed. Comparisons made with retail offer Arklow, Gorey and Carlow
49	Rosaleen and Martin McNabb Ref 210520	Not enough shopping facilities to accommodate the new homes already built. Need to travel to Arklow, Bray or Dublin to purchase basic clothing and household items
48	Eileen Howell	Are there plans to development a broader retail and entertainment range in Wicklow Rathnew. Current LAP does not appear to make such provisions
63	Luciana Queiroz Rufino Ref 114036	More variety of shops for clothes with affordable prices. Have a cinema as well for leisure.
84	Sean Doherty Ref 225718	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.
110	Silviu Ref 093814	Cinema, more coffee shops in the area
150	Helen Fitzsimons Ref 200032	There isn't much social infrastructure, The library tries hard and does a great job, but we are a growing town and we have no cinema or theatre.
Chief Executive Response		
<p>Chapter 10 of the County Development Plan 2022-2028 refers to Retail with Section 10.3 outlining the Retail Objectives. Objectives CPO 10.1 and 10.8-10.10 relate to Town Centres, which highlight the aim of planning policy is to ensure the continued vibrancy and vitality of town and village centres, to direct new development and investment into towns and villages in the first instance and to particularly prioritise actions that enhance business, retail, leisure, entertainment and cultural uses. The CDP acknowledges the need for significant enhancement and expansion of retail floor space and town centre activities to provide for the needs of the resident and working population in the town and surrounding catchment. The Retail Planning Guidelines aim to ensure planning plays a role in supporting competitiveness and choice in the retail sector.</p> <p>The CE is committed to the improvement of town centres to attract businesses. It is stipulated in the draft plan that the redevelopment and enhancement of retail uses in Wicklow Town and Rathnew Village Centres are supported. The draft plan facilitates more intense economic activity and job creation in the existing town and village centres in retail and retail services which can be referred to in the Centre and Retail Strategy, Chapter 2, Section 2.6., Employment Objective WTR11 - <i>'To support and facilitate all forms of employment development in Wicklow Town Centre and Rathnew Village Centre, particularly retail and retail services uses'</i>.</p> <p>The development plan does not dictate what development <i>will</i> happen, but puts in place the framework to facilitate and promote the development of these core areas as the focus of the settlement.</p>		
Chief Executive's Recommendation		
No change to draft Wicklow Town – Rathnew Local Area Plan 2025		

4.3.4.3 Issue 3: One Way System

No.	Name	Issues Raised
152	Stephen and Nicola Mac Manus Ref 212550	Revert back to the two way system. Current one way system takes away from the natural flow of the town
104	Louise Rutledge Ref 070955	Reassess one way system, difficult to get through the town without delays. The small amount of extra street parking spaces made available through the one way system does not justify keeping it in place
98	Vincent Collard Ref 231629	One way system needs tweaking it has killed off shopping in the town
25	Thomas O Sullivan Ref 162950	One way system impacting on the number of vacant units in Town Centre.
84	Sean Doherty Ref 225718	<ul style="list-style-type: none"> ▪ One-way system might have brought some benefits in terms of traffic flow but has redirected traffic onto residential streets. Creates turning movements at Market Square for buses that have to cross the white line to make turning movements ▪ 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.
100	Lisa McGettigan Ref 234627	Inefficient one way traffic system disrupting the town
75	Coffey Ref 175829	Inefficient one way system. It was supposed to be a trial, it's not working
24	Henry and Aoife Clarke, Seamus and Evelyn Ryan, David and Caroline O Neill Ref 185913	One way system should be maintained
Chief Executive Response		
<p>The Local Authority is committed to addressing local transportation issues and following the adoption of this LAP, the Local Authority is committing to preparing a Local Transport Plan, which will evaluate and address all the issues detailed above.</p> <p>Please also refer to Part XX of this report with respect to 'local roads / traffic management'.</p>		
Chief Executive's Recommendation		
No change to draft Wicklow Town – Rathnew Local Area Plan 2025		

4.3.4.4 Issue 4: Car Parking and Accessibility

No.	Name	Issues Raised
84	Sean Doherty Ref 225718	Town suffering from parking shortages
28	Group Wicklow Planning Alliance Ref 202425	There is inadequate car parking in the town. Consideration should be given to building a multi-story car park at the existing Council car park behind the AIB (subject to appropriate sensitive design) and another at the eastern end of the town, perhaps behind the Gaol.
24	Henry and Aoife Clarke, Seamus and Evelyn Ryan, David and Caroline O Neill Ref 185913	Parking on the main street should be reserved for disabled, child, family and age friendly parking only and more charging stations.
1	David Czerniak Ref 203246	Poor accessibility for people with limited mobility. Wicklow town lacks appropriate wheelchair accessibility and limited resources for wheelchair users.
Chief Executive Response		
<p>The suggestion regarding possible accessibility improvements are noted and welcomed; the provisions of the CDP would fully support such enhancements; the delivery of such would however be an operational and funding matter. The CDP states that <i>'The Council will actively pursue public realm improvements and the provision of amenities that create more attractive places and encourage healthier lifestyles for people of all ages and abilities'</i>.</p> <p>Chapter 5, CPO 5.16 Placemaking objective states that public realm improvements that encourage healthier lifestyles for all ages and abilities are being actively pursued. CPO 5.23 Design objective requires new town centre developments; particularly public realm improvement works to incorporate the principles of universal design to create an accessible, usable, convenient and pleasurable environment for all users.</p> <p>In relation to perceived parking shortages, there are over 1,000 paid parking spaces available in and around the town centre of Wicklow at reasonable rates, which has been highlighted in the draft plan. These car parks are well located and convenient to the main town centre area and its side roads. Parking is purposely managed to make public transport, walking and cycling a more attractive option for availing of town centre services. Commercial needs are met by public car parking areas in the settlement.</p> <p>On foot of this submission, no amendments to the LAP are deemed necessary.</p> <p>The Local Authority is committed to addressing local transportation issues and following the adoption of this LAP, the Local Authority is committing to preparing a Local Transport Plan, which will evaluate and address all the issues detailed above.</p> <p>Please also refer to Part XX of this report with respect to car parking / car charging and accessibility & safety.</p>		
Chief Executive's Recommendation		
No change to draft Wicklow Town – Rathnew Local Area Plan 2025		

4.3.4.5 Issue 5: Traffic Volumes, Vehicular, Pedestrian and Cyclist Movement

No.	Name	Issues Raised
100	Lisa McGettigan Ref 234627	Decline in quality of life due to high traffic volumes
84	Sean Doherty Ref 225718	Parking shortages, traffic routing, lack of quality pedestrian walkways of sufficient width and lack of cycle facilities.
28	Wicklow Planning Alliance Ref 202425	<ul style="list-style-type: none"> ▪ A reduction in traffic would improve the town centre experience ▪ May not be possible to remove cars from the main street but should be made clear that pedestrians have priority. ▪ Speed limit in the town centre should be reduced to 20kph

Chief Executive Response

With regard to overall movement, the Centres and Retail Strategy for Wicklow Town-Rathnew objectives focus on improving walking, cycling, and public transport infrastructure in both town centres to promote pedestrian movement and reduce traffic congestion. Many car parks are centrally located, contributing to traffic in the town centre. There is potential to alleviate this by better utilizing existing public car parks within in the settlement.

Additionally, the one-way system in the Town Centre Strategy offers an opportunity to improve the public realm, making it more attractive and accessible for pedestrians. The draft plan acknowledges and supports the improvement of both pedestrian and cycle infrastructure within the town centre.

The importance of better public transport is acknowledged and the draft plan includes objective to support this. However, the delivery of public transport is not a function of the development plan. Wicklow County Council will continue to actively engage with the National Transport Authority (NTA) regarding the roll out of the Connecting Ireland Rural Mobility Plan.

The Local Authority is committed to addressing local transportation issues and following the adoption of this LAP, the Local Authority is committing to preparing a Local Transport Plan, which will evaluate and address all the issues detailed above.

Please also refer to Chapter 9, Topic 2: Transportation of this report.

Chief Executive's Recommendation

No change to draft Wicklow Town – Rathnew Local Area Plan 2025

4.3.4.6 Issue 6: Big Belly Bins

No.	Name	Issues Raised
9	Darren Fitzgerald Ref 145647	<ul style="list-style-type: none">▪ More big belly bins▪ Greystones seafront has loads of them
Chief Executive Response		
<p>It is not within the remit of the draft LAP to deliver such infrastructure, this is the responsibility of Wicklow's Municipal District. This request will be brought to the attention of the Municipal District team.</p> <p>On foot of this submission, no amendments to the LAP are deemed necessary.</p>		
Chief Executive's Recommendation		
No change to draft Wicklow Town – Rathnew Local Area Plan 2025		

Topic: Rathnew Village Centre Strategy

4.3.4.7 Issue 1: Public Realm, Retail and Business Opportunities.

No.	Name	Issues Raised
76	Lauryn Ref 180641	Major improvements needed on Rathnew village
48	Eileen Howell	Are there plans to development a broader retail and entertainment range in Wicklow Rathnew. Current LAP does not appear to make such provisions
110	Silviu Ref 093814	Small business opportunities
83	Mia Merrigan Ref 202755	<ul style="list-style-type: none"> ▪ Council don't look after roads etc to make these areas attractive. ▪ Rathnew Village Centre Strategy is relying on private property to be the focus or green link for the village even though access can be removed at any given time e.g. Ashford playground. ▪ Part of strategy to not be absorbed as suburb of Wicklow town is not being maintained.
Chief Executive Response		
<p>It is acknowledged that the public realm is in need of improvement in Rathnew Village centre. It is a priority of the Planning Authority, through the County Development plan and the draft LAP, to facilitate development that would contribute to the improvement of the overall appearance and aesthetic appeal of the village streetscape, including for example shopfront improvements, regeneration of underutilised sites and public realm improvement schemes. A draft LAP is a plan that facilitates land use development and does not implement any of the actions/objectives.</p> <p>Chapter 5 of the County Development Plan 2022-2028 refers to Town and Village Centres – Placemaking and Regeneration. Section 5.6, Town and Villages Centre Objectives (CPO 5.1-5.5) relate to targeting the reversal of declines in to towns and villages, increasing the quality, vibrancy and vitality of our town and village centres and to control uses that may have a detrimental impact on the vitality of the streetscape and the public realm. Objective CPO 5.3 specifically refers to promoting and facilitating residential development in town and village centres including promoting the concept of living over the shop in centres by considering a relaxation in density, car parking and open space standards where the proposal meets a very high quality of design and accommodation for residents.</p> <p>CPO 5.6 relates to Regeneration and Renewal and includes specific objectives for the Regeneration and Renewal of Wicklow Town Centre and Rathnew Village Centre with a focus on strengthening and revitalising the urban structure of Rathnew to provide a stronger streetscape and enhanced public realm, capitalising on the potential to deliver compact growth and mixed use development on underutilised sites.</p>		
Chief Executive's Recommendation		
No change to draft Wicklow Town – Rathnew Local Area Plan 2025		

4.3.4.8 Issue 2: Amenities and Residential Development

No.	Name	Issues Raised
71	Carolyn Flynn Ref 163207	Lack of amenities in Rathnew village need to be reviewed ahead of proposed residential development
95	F McGetti Ref 215343	Rathnew over zoned for housing. Need infrastructure before development
24	Henry and Aoife Clarke, Seamus and Evelyn Ryan, David and Caroline O Neill Ref 185913	Lower density zoning is requested around the village of Rathnew
Chief Executive Response		
<p>Wicklow Town – Rathnew is designated as a Key Growth Town and it is prioritised to accommodate a significant amount of population growth that requires housing, employment, social infrastructure, schools, etc. It is necessary to zone an appropriate amount of land for development to cater for this growth. The draft LAP has included the relevant objectives and land use zonings to facilitate the delivery of the necessary infrastructure and amenities alongside new residential development.</p> <p>In order to ensure key infrastructure, like roads and schools, are delivered in tandem with residential development, the delivery of such infrastructure is tied into a 'Specific Local Objectives' SLO, that require the delivery of the key infrastructure alongside the delivery of housing.</p> <p>On foot of this submission, no amendments to the LAP are recommended.</p>		
Chief Executive's Recommendation		
No change to draft Wicklow Town – Rathnew Local Area Plan 2025		

4.3.4.9 Issue 3: Biodiversity and Ecology

No.	Name	Issues Raised
24	Henry and Aoife Clarke, Seamus and Evelyn Ryan, David and Caroline O Neill Ref 185913	Ecological Protection for the Murrough SAC and Broadlough SPA from high density housing developments, detailed plans for drainage and pollution from must be provided
81	Bill Clare Ref 191200	Loss of biodiversity and wildlife by allowing more housing to be built on greenfield sites in Tinakilly.
87	Claire McGettigan Ref 203844	Environmental and cultural importance of Tinakilly avenue being destroyed by housing developments. Foresight to turn this green space into national park geared towards tourism not housing.
Chief Executive Response		
<p>Ecological protection of these sites is a priority. Development plans must comply with relevant EU Environment Directives and applicable National Legislations, Policies, Plans and Guidelines, listed under CPO 14.4, Section 17.4 Natural Heritage and Biodiversity Objectives of the County Development Plan 2022-2028. In line with these statutory biodiversity objectives development proposals must contribute to the protection and, where possible, enhancement of the ecological coherence of the European Site network. The conservation value of proposed and future Natural Heritage Areas (NHAs), as well as other designated ecological sites, must be maintained and protected. Ecological impact assessments are required for developments likely to affect NHAs, proposed NHAs, Statutory Nature Reserves, Refuges for Fauna, Annex I habitats, or legally protected species and their habitats, with appropriate avoidance and mitigation measures integrated into proposals.</p> <p>As CPO 9.44 of the County Development Plan states, the council will only permit development that does not cause pollution or degradation of wildlife habitats, natural waters or areas of ecological importance.</p> <p>On foot of this submission, no amendments to the LAP are deemed necessary.</p>		
Chief Executive's Recommendation		
No change to draft Wicklow Town – Rathnew Local Area Plan 2025		

4.3.4.10 Issue 4: Parks and Open Space

No.	Name	Issues Raised
24	Henry and Aoife Clarke, Seamus and Evelyn Ryan, David and Caroline O Neill Ref 185913	Lack of usable green open space in Rathnew.
27	Amanda Cummins Ref 151653	Not enough green space to serve the level of residential development.
100	Lisa McGettigan Ref 234627	Need to respect existing built fabric and residential amenities, maintaining existing parks and other open areas within the settlement.
Chief Executive Response		
<p>The development and design standards required for open space are set out in Section 8, Appendix 1 of the County Development Plan 2022-2028, including open space, parks, equipped play spaces, residential open space and private open space.</p> <p>A Social Infrastructure Audit is conducted prior to the development of a local area plan to evaluate whether the provisions of open space are met and to identify and address where there are shortfalls (if any).</p> <p>The draft plan recognises the importance of accessible open space and recreational facilities for quality of life and has highlighted a shortfall of Active Open Space. Chapter 2 outlines some of the key objectives in relation to open space under the community development strategy section:</p> <ul style="list-style-type: none"> ▪ To facilitate the development of a range of high quality community, educational, open space and recreational facilities that meet the needs of the local population. ▪ To require new community, open space and recreational facilities be developed in tandem with new housing. ▪ To facilitate healthy place-making with a well-designed public realm which includes public spaces, parks, playgrounds and safe streets with access for all <p>Having regard to the needs identified through the Social Infrastructure Audit and from public consultation, this plan zones 30.4ha of additional undeveloped lands, or future open space development.</p>		
Chief Executive's Recommendation		
No change to draft Wicklow Town – Rathnew Local Area Plan 2025		

4.3.4.11 Issue 5: Heritage

No.	Name	Issues Raised
92	Richie Dignam Ref 211333	Overdevelopment in Rathnew, loss of heritage and lack of care for historic residents' feelings. Rathnew losing its heritage and identity.
98	Vincent Collard Ref 231629	Funding for unique projects in Rathnew, Rebuilding the Coach House as a local hub/arts/historical venue
160	Mark McGettigan Ref 223707	Rathnew has lost its unique character
Chief Executive Response		
<p>The heritage strategy of the draft LAP for Wicklow Town/Rathnew includes protecting natural, architectural, archaeological and maritime heritage and promoting greater appreciation of, and access to, local heritage assets.</p> <p>Rathnew Village Centre Strategy Objectives WTR40 & WTR45 relate to the enhancement and improvement of local heritage assets in Rathnew.</p> <p>The draft plan acknowledges Rathnew's unique built heritage and recognises the preservation of its architectural legacy relies on identifying the most valuable structures and carefully redeveloping surrounding sites and properties.</p> <p>Funding for individual projects is outside the remit of a local development plan, however, the objectives are established to encourage and enable the growth of heritage-led regeneration initiatives.</p> <p>Funding for such a project may be applied for via community funding schemes such as the Town and Village Renewal Scheme.</p>		
Chief Executive's Recommendation		
No change to draft Wicklow Town – Rathnew Local Area Plan 2025		

Waterfront Zone Strategy (incl. Murrough South, Harbour & Port)

4.3.4.12 Issue 1: Protection of Coastline

No.	Name	Issues Raised
6	Marian Nelligan Ref 170415	Provision of engineered coastal erosion solution and provision of hard core path from railway entry to the Murrough towards Killoughter
29	Wicklow Town Team	Protection of coastline and Dublin to Rosslare railway line.
83	Mia Merrigan Ref 202755	Unsuitable stone barriers making it more difficult to walk as exacerbated erosion in the area where it stops
88	Deirdre Moore Ref 205344	Murrough needs to be protected urgently
Chief Executive Response		
<p>The County Development Plan 2022-2028 contains marine objectives facilitating an integrated coastal management approach to ensure conservation, management and protection of natural resources of the coastal zone. The provisions of the Draft Plan fully support the protection and enhancement of natural coastal defences (CPOs 14.04, 19.5, 19.7, 19.9, 19.12, 19.15 refer). Chapter 19, Cell 7 highlights a study carried out in 2007 on Coastal Protection of the Murrough which indicated despite significant coastal erosion, limited intervention was recommended in light of the environmental impacts of coastal protection works.</p> <p>Rock armour and breakwaters were previously put in place to minimize the threat of coastal erosion however to address further erosion Irish Rail are undertaking the East Coast Railway Infrastructure Protection Projects (ECRIPP) to protect the coast and rail line from erosion. While the slow pace of the process is appreciated, design development must adhere to protocol and satisfy legislative requirements for Environmental Impact Assessments, Appropriate Assessments and public consultation before progressing. Ultimately, the project relies on securing planning permission and exchequer funding to go ahead.</p> <p>Coastal Erosion Management Objectives (WTR81-WTR81) of the draft LAP address coastal defences and flood defence management.</p>		
Chief Executive's Recommendation		
No change to draft Wicklow Town – Rathnew Local Area Plan 2025		

4.3.4.13 Issue 2: Toilets, Showers and Locker Facilities at the Harbour

No.	Name	Issues Raised
6	Marian Nelligan Ref 170415	To have serviced public toilet facilities at the port and harbour that are available throughout the day
66	Paula Humby Ref 141200	Provision of toilets, showers and shelter to leave bags
83	Mia Merrigan Ref 202755	Murrough not been protected by the plan, there are provisions made for public toilets or facilities to be introduced
Chief Executive Response		
<p>Waterfront Regeneration Objective WTR55 references the facilitation of amenity areas along the Murrough including toilet buildings. While cognisance must be given to the protection of the environment as part of any proposals to facilitate development in the Murrough area, the draft plan does facilitate the development and enhancement of the area while respecting its unique historical, maritime, environmental and visual amenity. However, it is not within the remit of the draft LAP to deliver such services/infrastructure; this is the responsibility of Wicklow's Municipal District. This request will be brought to the attention of the Municipal District team.</p> <p>On foot of this submission, no amendments to the LAP are deemed necessary.</p>		
Chief Executive's Recommendation		
No change to draft Wicklow Town – Rathnew Local Area Plan 2025		

4.3.4.14 Issue 3: Tourist and Recreation Facilities

No.	Name	Issues Raised
84	Sean Doherty Ref 225718	The opportunity should be used to offset levies for provision of community facilities associated with water based activities – boating, swimming, fishing etc.
110	Silviu Ref 093814	Creating more sports/water activities

Chief Executive Response

The County Development Plan 2022-2028 states while the ecological protection of the Murrough SAC/SPA is a priority, there is a potential to expand the range of recreational and tourist facilities associated with its coastal location. The strategy for the waterfront includes significantly enhancing the recreational and leisure amenity potential of the harbour beach and Murrough park area. Waterfront Regeneration Objective WTR51 of the draft LAP promotes the use of the harbour, waterside, and landside for water-based leisure and recreational activities, where appropriate, provided it does not interfere with the port's commercial operations or compromise the environmental quality of the surrounding area.

The RSES emphasises the importance of retaining and reinforcing the North Quays commercial function to ensure it does not become targeted for residential/leisure activities as it would undermine the important asset that the deep water berth provides. While leisure activities are welcomed at the pleasure harbour these activities/structures must be appropriately controlled and designed to ensure it does not affect the commercial port. However, it is not within the remit of the draft LAP to deliver such services/infrastructure.

On foot of this submission, no amendments to the LAP are deemed necessary.

Chief Executive's Recommendation

No change to draft Wicklow Town – Rathnew Local Area Plan 2025

4.3.4.15 Issue 4: Redevelopment and Regeneration of the Murrough, Harbour and Port Area

No.	Name	Issues Raised
84	Sean Doherty Ref 225718	There is 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. Density of development and connectivity will be paramount and both sides of the Murrough should be considered to create a more appealing space.
110	Silviu Ref 093814	Redeveloping the Murrough
83	Mia Merrigan Ref 202755	Inappropriate unsightly businesses given permission to locate in the area (metal transfer station, old corn company), waste left behind
Chief Executive Response		
<p>The County Development Plan and the draft Local Area Plan recognises the redevelopment potential of the Murrough and both of the plans facilitates the regeneration of the Murrough area.</p> <p>CPO 5.6 of the County Development Plan 2022-2028 emphasizes the regeneration of the harbour, quays, and the Murrough coastal area as a key priority. It highlights the potential to foster a mix of uses in the area, promoting economic development, enabling compact growth, and enhancing amenities.</p> <p>The draft LAP recognises the huge potential for regeneration and compact growth at the waterfront. Employment Objective WTR10 'To support and facilitate existing and future commercial port activities, in line with the Waterfront strategy (Chapter 5) and to resist developments that would undermine the commercial potential of the port area'. As the draft plan stipulates, enhancing the public realm, creating connectivity and linkages is vital to the success of the areas future development. It also acknowledges its potential to become a vibrant high density mixed use area, capable of providing the residential and employment demands for compact growth of the town.</p> <p>Please also refer to Chapter 8 Tourism, Issue 2: The Murrough.</p>		
Chief Executive's Recommendation		
No change to draft Wicklow Town – Rathnew Local Area Plan 2025		

4.3.4.16 Issue 5: Facilitate onshore Infrastructure/buildings to serve Offshore Renewables

No.	Name	Issues Raised
132	Codling Wind Park Ref 153852	<p>Welcomes the inclusion of onshore infrastructure/buildings associated with offshore renewable energy activities and maritime infrastructure in the list of priority uses within Area 1, Wicklow Port.</p> <p>For clarity, it is assumed that the statement relating to proposed warehousing (pages 35 and 64 of the written statement), does not apply to CWP Project OMB facilities. Areas of storage will form part of the proposed OMB facility but would not be considered as warehousing. A statement making this distinction clear would be welcomed.</p>
Chief Executive Response		
<p>The draft LAP includes the following statement <i>"Large scale storage / warehousing, even where associated with maritime operations, will not be considered suitable in the WZ zone due to its high land take compared to the small area of the WZ zone; adequate alternative areas of zoned land are available within the settlement that would be suitable for such use."</i></p> <p>The 'warehousing' referred to here is considered to be a large building where raw materials or manufactured goods may be stored prior to their distribution. Storing small spare parts and consumables required for maintaining the wind farm in a unit associated with the O&M of the windfarm is open for consideration in Area 1.</p>		
Chief Executive's Recommendation		
No change to draft Wicklow Town – Rathnew Local Area Plan 2025		

4.3.5 Chapter 6 Retail and Opportunity Sites

4.3.5.1 Issue 1: Retail Offer

No.	Name	Issues Raised
109	Melissa McNabb Ref 093952	Need more retail. Comparisons made with retail offer in Arklow, Gorey and Carlow
49	Rosaleen and Martin McNabb Ref 210520	Not enough shopping facilities to accommodate the new homes already built. Need to travel to Arklow, Bray or Dublin to purchase basic clothing and household items
63	Luciana Queiroz Rufino Ref 114036	More variety of shops for clothes with affordable prices.
110	Silviu Ref 093814	<ul style="list-style-type: none"> ▪ Around the Murrough warehouses, have a small shopping centre. ▪ more coffee shops in the area ▪ Small business opportunities
Chief Executive Response		
<p>The provisions of the County Development Plan 2022-2028 support the enhancement of retail within the town, and ample lands are zoned Town Centre that would be suitable for development. The plan stipulates that retail development should be facilitated and encouraged in town / village centres. The objectives of the CDP aim to reduce leakage of retail expenditure from county Wicklow to other counties, and to meet the needs of existing and future residents up to 2031. The need for significant enhancement in retail offerings is recognised within the plan, and the provisions in the draft local area plan facilitate this as much as possible. However, this is the extent of the role of a local development plan and whether developments materialise is subject to funding and individual land owners coming forward, through the planning application process, with such proposals.</p> <p>It is vital that any new retail development is located within the Town Centre as rural towns have struggled to retain vibrancy with the development of out of town shopping centres. CPO 10.20 states there shall be a general presumption against large out of town retail centres. Therefore, such development will not be considered to address the retail deficiencies.</p> <p>On foot of this submission, no amendments to the LAP are recommended.</p>		
Chief Executive's Recommendation		
No change to draft Wicklow Town – Rathnew Local Area Plan 2025		

4.3.5.2 Issue 2: Use of Vacant and Derelict Sites in Town Centre for Retail

No.	Name	Issues Raised
6	Marian Nelligan Ref 170415	Vacant and Derelict sites should be used for retail at ground floor and residential at first floor. Council should put claiming order on premises where ownership cannot be located after a reasonable time period.
Chief Executive Response		
<p>The CDP has policies and objectives that outline and support the need for regeneration and renewal in the face of closures and dereliction especially in the built up areas of our towns. Chapter 5, Section 5.4, of the CDP, outlines the priorities/goals of the CDP when it comes to issues of vacancy, regeneration and brown field development.</p> <p>In accordance with the Urban Regeneration & Housing Act 2015, the Planning Authority maintains a vacant site register and implements the vacant site levy. CPO 5.13 of the County Development Plan specifically relates to sites which are considered to be vacant, it sets out the criteria, in line with the legislation, to assess potential vacant sites. These areas which include town centre / mixed use zones in Wicklow Town and Rathnew Village will be examined in detail to determine if there are sites where the Vacant Site Levy should be applied.</p> <p>On foot of this submission, no amendments to the LAP are deemed necessary.</p>		
Chief Executive's Recommendation		
No change to draft Wicklow Town – Rathnew Local Area Plan 2025		

4.3.5.3 Issue 3: Provision of a Cinema

No.	Name	Issues Raised
63	Luciana Queiroz Rufino Ref 114036	Need a cinema for leisure
110	Silviu Ref 093814	A cinema is needed in the town for the kids
150	Helen Fitzsimons Ref 200032	We have no cinema or theatre
75	Mairead Coffey Ref 175829	Cinema needed
Chief Executive Response		
<p>Planning policy acknowledges the contribution of leisure/recreation facilities to quality of life for all, and objectives within the draft plan facilitate the development of a range of recreational facilities that meet the needs of the local population. However, due to the pandemic alongside the volume of at home streaming services available, cinemas have experienced a huge decline in demand. Therefore, while zoning facilitates the development of a cinema, the delivery is not within the remit of the Council or a Local Area Plan.</p> <p>On foot of this submission, no amendments to the LAP are deemed necessary.</p> <p>Please also refer to Appendix 2, Social Infrastructure Audit, Issue 2: Provision of Community, Leisure and Entertainment Facilities.</p>		
Chief Executive's Recommendation		
No change to draft Wicklow Town – Rathnew Local Area Plan 2025		

4.3.6 Chapter 7 Community Development

4.3.6.1 Issue 1: Schools, Childcare/Crèches and Services in particular Healthcare

No.	Name	Summary of issues raised
24	Henry and Aoife Clarke Seamus and Evelyn Ryan David and Caroline O Neill. Ref 185913	Need more schools and childcare facilities.
25	Thomas O Sullivan Ref 162950	Insufficient schools and doctors to cater for the level of new residential development.
26	Emer Cashman Ref 105147	The rate of residential development in Wicklow town/Rathnew is causing extreme pressure on essential services such as GP, dental services and school places.. All children living in the local area deserve school places.
27	Amanda Cummins Ref 151653	There are insufficient, schools and doctors to cater for the level of new residential development.
60	Peter Dignam Ref 121504	There are insufficient, schools and doctors to cater for the level of new residential development.
65	Niamh Breslin Ref 135501	Not enough schools and doctors.
66	Paula Humby Ref 141200	Need more schools and sports facilities to cope with growing population.
71	Carolyn Flynn Ref 163207	Need to review the lack of amenities in and around Rathnew village before proposing more residential building. There is a shortage of school places, parks, youth amenities.
72	Anna Pocock Ref 163511	Not enough schools. Doctor and dental appointments are difficult to access.
75	Mairead Coffey Ref 175829	Too much housing and not enough services.
76	Lauryn Ref 180641	Lack of school places in schools/crèches.
87	Claire McGettigan Ref 203844	There is a lack of school places. All the local schools have waiting lists. Not enough GPs, dentists etc.
88	Deirdre Moore Ref 205344	Too much pressure on schools and medical facilities
89	Sinéad Ryan Ref 211109	Not enough school places. Parents of children in the new housing estates in Rathnew/Wicklow are having to travel further afield as they cannot secure places in the local schools. People should be able to be educated in schools near to where they live, which can have a positive impact on our carbon footprint. Crèches are at capacity causing undue stress for parents. Lack of GP capacity. Doctors are not accepting new patients.
90	Louiw McNabb Ref 202834	Lack of school facilities.
95	F Mc Ref 215343	The intention of this plan is to build thousands of more houses with no provision for schools, playing pitches, doctors, running track, internet access, Garda station etc.
96	James O'Neill Ref 230742	Wicklow is currently over capacity with residential housing with not enough resources to cope with demand.

97	Andrew Malone Ref 212613	Not enough school places. GP services cannot cope with the increase in population.
100	Lisa McGettigan Ref 234627	WTR6 states: Housing development shall be managed and phased to ensure that infrastructure and in particular, community infrastructure is provided to match the need of new residents. Infrastructure has not kept pace with residential development. There is a shortage of essential services such as GPs, dentists, and schools, which are now reaching capacity and have waiting lists.
101	Ann O Sullivan Ref 060729	Not enough doctors dentist childcare school places
112	Cormac Byrne and Emmett O'Byrne	Not enough school places, crèche places, GP's etc Where is the inbuilt capacity in this draft plan to cope with the needs of the population?
117	Helen Doyle Ref 120257	Schools are over capacity and it is difficult to get a doctor's appointment.
134	Lyndsay Martin Ref 161122	Population of Rathnew has grown, more than doubling in the last few years. Infrastructure/services have not increased at the same rate. Healthcare is lacking.
140	Beata Farcas Ref 164606	Need more schools.
160	Mark Mcgettigan Ref 223707	Stop further development. There are not going to be enough school places and further facilities for this increased population.
165	Clare McEvoy Ref 234603	More schools need to be built immediately for the new residential zoning, and for the recently built housing. I see land has been zoned CE - but this needs to be prioritised to be built now.

Chief Executive Response

Primary and Secondary School Provision

The draft LAP, in combination with the Social Infrastructure Audit appendix of the LAP has carried out a full audit of primary and secondary school capacity in the settlement of Wicklow-Rathnew. The Social Infrastructure Audit identified that there may be a need for additional primary and secondary school places in the settlement by 2031 to cope with the growth in demand within the settlement itself and the rural catchment it serves.

The draft LAP has zoned the required amount of land for Community (CE), which allows for schools to be developed for the future needs of the population of the settlement and its catchment based on the findings of the accompanying Social Infrastructure Report.

The LAP as a land use plan, can facilitate the provision of new schools through appropriate land use zoning however, it should be noted that the purchase of lands and provision / development of schools is outside the remit of the LAP and the Local Authority. The provision of primary and secondary school facilities in Ireland is determined on an area specific basis by the DoEd, having regard to available school capacity, demographic projections, an analysis of child benefit records, and local travel pattern modelling.

The DoEd is monitoring the demand for and provision of schools in the LAP area on an ongoing basis and WCC will continue to consult and liaise with the DoEd in this regard.

In accordance with objectives CPO 7.10, CPO 7.11 and CPO 7.12 of the County Development Plan, the Local Area Plan has zoned a number of sites within the plan area for 'Community and Education' that have the potential for the future provision of primary and post primary schools.

The following undeveloped / brownfield lands have been zoned Community and Education (CE) for the potential development of new schools within the settlement in the future, and should be specifically reserved in the plan for school development only.

These 3 sites have been selected following a detailed Transport Assessment and where it was clear that there was a gap in primary/secondary school provision within 15 minute walk of existing and proposed residential communities in these areas. From this assessment it is clear that there is a need for a primary school site to the north east of Rathnew village (Rosanna) and to the south west of Wicklow Town (Ballynerrin).

With regard to secondary schools it is clear that there is a need for a site in Rathnew, hence the lands at Ballybeg have been zoned for a secondary school site.

Zoned Undeveloped Land for a School		
Location	Zoning	Area (ha)
Marlton Road, Ballynerrin Lower	Community & Education	3.5
Ballybeg, Rathnew	Community & Education	5
Rosanna Lower	Community & Education	2

It is considered that these undeveloped/brownfield sites could be developed to provide for new schools in the area when the DoEd deem there is sufficient demand and funds available to facilitate the development of new schools in the area. The sites are located so that they are sufficiently distanced away from existing primary and secondary schools so that they will cater for the existing and future residential development within a 15 minute walk of the chosen site location.

In terms of primary and secondary school provision no amendments to the LAP are recommended.

Childcare/Crèches

The draft LAP, in combination with the Social Infrastructure Audit appendix of the LAP has carried out a full audit of childcare/crèche capacity in the settlement of Wicklow-Rathnew. The Social Infrastructure Audit identified that Childcare facilities in Wicklow Town - Rathnew are at capacity with many operating waiting lists.

In line with objective CPO 7.5 of the CDP a Social Infrastructure Audit has to be carried out alongside any planning application for a new housing development of a significant number of units, to determine the need / capacity of a childcare facility.

In addition Objective CPO 7.29 of the CDP requires that *“where considered necessary by the Planning Authority, to require the provision of childcare facilities in all residential developments comprising 75 houses or more (including local authority and social housing schemes). In accordance with Department of Environment, Heritage & Local Government guidelines, childcare places shall be provided at a ratio of 20 places per 75 residential units, having regard to cumulative effects of permitted development, (unless it can be demonstrated that having regard to the existing geographic distribution of childcare facilities and the emerging demographic profile of the area that this level of childcare facilities is not required). Without substantial cause, it is the policy of the Planning Authority not to allow a change of use of these premises within five years”.*

It should be noted the Local Authority cannot control the type of childcare spaces (baby, toddler, pre-school) to be provided in each facility. This is determined in terms of viability of a business for the end user. With respect to who is generally responsible for delivering childcare facilities, this is very much so

developer led.

In terms of the residential development in Tinakilly, a childcare facility was constructed offsite at Broomhall. This facility is within a 15 minute walk of the permitted dwellings in Tinakilly and is beside 2 primary schools making it convenient for parents with multiple drop offs. The purpose-built dedicated crèche permitted under PRR19/853 provides co-located childcare services to serve the residential development at Tinakilly and Burkeen Hall (circa 500 units). This childcare facility is now operating as Little Harvard Broomhall.

Having regard to the projected growth in the settlement, the capacity and number of childcare facilities needs to be increased to meet demand. The location of these facilities should follow in new residential areas or at appropriate locations near schools.

It is noted that the Zoning Matrix childcare/crèches can be developed on the following land use zonings in the LAP area -Residential (RN/RE), Wicklow County Campus (CC) and Waterfront (WZ) however childcare/crèche facilities are also open for consideration on other land use zonings. It is recognised that this may not be clear in the draft LAP. It is therefore recommended that the text in the zoning matrix be amended to include childcare/crèche under the following land use zonings: Residential (RN/RE), Town and Village Centres (TC/VC), Neighbourhood Centres (NC), Wicklow County Campus (cc), Employment (E), Waterfront Zone(WZ) and Community and Educational (CE) as follows:

Community Uses are listed in RN, RE, TC/VC, NC, LSS, WCC, E, WZ, CE

Healthcare

There are no national standards for health provision in Ireland relating to the provision of primary care facilities, residential care facilities or the number GPs practising per head of population.

The Health Service Executive (HSE) estimates that a typical primary care centre can serve a population of between 10,000– 20,000. Wicklow Primary Care facility is located on the Drumkay Road, with the Wicklow HSE Local Health Office located on Glenside Road, both in Wicklow Town. Provision of health facilities and GP surgeries are a matter for the Health Service Executive (HSE), however the LAP endeavours to facilitate the provision of such facilities through flexible zoning provisions and development objectives / standards; in particular the development of new health care facilities that is supported in a wide range of land use zone categories

See also Section 4.3.11, Appendix 2 Social Infrastructure Audit of this report.

Chief Executive's Recommendations

No change to draft Wicklow Town – Rathnew Local Area Plan 2025 with regard to CE zoning/provision of schools.

Amend uses generally permitted under Residential (RN/RE), Town and Village Centres (TC/VC), Neighbourhood Centres (NC), Wicklow County Campus (CC), Employment (E), Waterfront Zone (WZ) and Community and Educational (CE) to include childcare/crèche

4.3.6.2 Issue 2: Provision of Active Open Space, Sports Facilities and Public Parks

No.	Name	Issues Raised
11	Jackson Dsouza Ref 114733	Need to invest in the creation and maintenance of public parks and recreational facilities to enhance community well-being and provide spaces for social interaction.
22	Inbhear Dee Athletic Club Ref 130259	<ul style="list-style-type: none"> ▪ Allocation of AOS done in an ad hoc manner with residential first and then AOS allocated. ▪ Numerous plots all over the town. Government strategy is clearly encouraging clubs to share spaces. The LAP seems to counter that strategy. ▪ Would like to see SLO6 residential changed to AOS, which would see the larger area running from Hawkstown road to Rocky road becoming one large block allocated for formal sports facilities. This would compensate for the fact that none of the AOS from the last LAP actually became AOS, so there is shortfall in space allocated for clubs to grow. ▪ Currently 450 juveniles on waiting lists in Wicklow town area. A large sports hub, which would have multiple entry points from both the Rocky Road, and Hawkstown road, will give the community a focus, it will suit parents/guardians as they may be dropping multiple kids to various sports, it keeps traffic through the town clearer. ▪ It has the potential space to develop playgrounds and rent out space to commercial Fun Zone/Gyms etc, to help cover the running costs. For Inbhear Dee a running/walking trail could be put around the perimeter with solar lights which would take our athletes off the road in winter
24	Henry and Aoife Clarke Seamus and Evelyn Ryan David and Caroline O Neill. Ref 185913	Need more AOS around Tinakilly/Rathnew as current open space areas flood or are wetlands. Lack of AOS in Rathnew noting level of development.
28	Wicklow Planning Alliance Ref 202425	Lack of provision of sporting activities close to the heart of the town. Larger sites need to be identified to provide shared facilities.
29	Wicklow Town Team	Deficit in Sports and Recreation facilities when compared with Greystones. AOS zoning in the plan is insufficient.
30	Stephanie Gavin Ref 110933	Lands around Wicklow Educate Together National School zoned for sports and for priority 2 housing. Priority 2 housing should also change to sport and community too. Current provision of AOS insufficient.
31	Andrew Sullivan Ref 115529	Residential zoning at SLO6 should change to AOS. This will compensate for the 37 acres in Tinakilly that were never developed and allow for a large sports facility.
32	Shane Cowell Ref 120640	Land along Hawkstown Road should be used for sports and recreation use. Lack of facilities on this side of the town.
33	Orla Malone Ref 122859	Submission 33-35 inclusive have been grouped together noting that these submissions had similar wording: <ul style="list-style-type: none"> ▪ Residential zoning at SLO6 should change to AOS. This will compensate for the 37 acres in Tinakilly that were never developed and allow for a large sports facility.
34	Robert Byrne Ref 123040	
35	Deirdre Malone Ref 123205	

36	Caoimh Bruton Ref 124533	The residential zoning at SLO6 should change to AOS.
39	Catherine Ryan Ref 134204	The Residential zoning at SLO6 should change to AOS. This will compensate for the 37 acres in Tinakilly that were never developed and allow for a large sports facility.
42	Siobhan Connery Ref 155959	Change the Residential zoning at SLO6 to AOS. This will compensate for the 37 acres in Tinakilly that were never developed and allow for a large sports facility with the potential for a 2km running track for local athletic club Inbhear Dee.
44	Fiona Fitzsimons Ref 164436	Change the Residential zoning at SLO6 to AOS. This will compensate for the 37 acres in Tinakilly that were never developed and would provide facilities for a number of local sports clubs.
56	Lynda Bremner Ref 111936	The existing clubs have become oversubscribed and severely lacking safe space and access to even basic amenities. It would be prudent to allow as many of these organisations share a common site, benefiting from the facilities as a destination for sport and recreation together. The Residential zoning at SLO6 change to AOS to allow a greater integrated piece of land be dedicated solely for the sports and recreational needs of this growing community.
61	Wicklow Tennis Club Ref 121422	Wicklow Tennis Club needs to expand racket sports in Wicklow. In need of covered tennis courts and development of new padel courts and Pickleball courts. Due to expanding population of Wicklow Town and not having room at our present location we submitter deems it essential for the improvement of racket sports in Wicklow to be able to expand.
64	Wicklow Squash Club Ref 122833	The submitter wishes to establish Wicklow Squash Club comprising of 3 indoor courts, shared locker rooms, showers, and communal area with other clubs , for example local boxing club, athletics club and basketball club. The Residential zoning at SLO6 should change to AOS and would in some way compensate for the 37 acres in Tinakilly that were never developed as AOS. This would also have huge potential to develop multiple sporting facilities for our future generations. The location would allow the possibility for teenagers / children to walk from local schools while also allowing traveling teams to Wicklow for matches have easy access.
66	Paula Humby Ref 141200	Need more schools and sports facilities to cope with growing population.
68	Anne Marie Kelly Ref 150042	Need sports facilities that are well-lit, safe ground with easy access for all is required. The town has grown but the facilities have not.
79	Jenny Keogh Ref 184601	We need more green spaces.
80	Catherine Clare Ref 184937	Need more amenities in the area.
83	Mia Merrigan Ref 202755	There are no parks, play areas, walks in the area that provide a walk into nature for both young and old where they are not beside a busy road or by a private housing estate.

84	Sean Doherty Ref 225718	Provision of sports facilities has not grown with residential development. Need more AOS. 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.
90	Louiaw McNabb Ref 202834	Lack of green spaces and Active Open Space.
95	F McGetti Ref 215343	The intention of this plan is to build thousands of more houses with no provision for schools, playing pitches, doctors, running track, internet access, Garda station etc.
96	James O'Neill Ref 230742	Wicklow is currently over capacity with residential housing with not enough resources to cope with demand
97	Andrew Malone Ref 212613	Local sports clubs are under resourced and many require development of current facilities/ completely new facilities to deal with the influx of new members. Public recreation areas are few, and far between and the ones we have are threatened by developments.
98	Vincent Collard Ref 231629	A running track in the area and facilities for other track and field sports would be nice. Green Infrastructure must be welcomed.
100	Lisa McGettigan Ref 234627	Currently sports clubs are already struggling, 450 kids (and growing) on waiting lists and this new development plan will mean no new facilities until 2029.
103	Louise Ruttledge Ref 065711	Change the Residential zoning at SLO6 to AOS. Rezoning this land will enable much needed sports and active facilities to be developed for the residents in the town.
109	Melissa McNabb Ref 093952	The towns sporting facilities is also at breaking point. Wicklow town as the county town has 1 full sized GAA pitch, with thousands of potential members this is not good enough. More thought and development should be put into sporting facilities so that there is sufficient space provided. Even the area at SLO4 could be used as ground for sporting facility as it is in the middle of Wicklow and Rathnew. Inbhear Dee Athletic club has been advocating for a Sports facility for decades. As mentioned, some of the SLO areas should be reconsidered for sporting areas.
110	Silviu Ref 093814	Improve Coral leisure, extending the facilities like the gym, saunas, refurbishment needed. More pitches for Football, Tennis etc.
112	Cormac Byrne and Emmett O'Byrne	Not enough sporting facilities. Where is the inbuilt capacity in this draft plan to cope with the needs of the population?
116	Noreen O'Reilly Ref 111620	There is a lack of sports facilities in particular athletics. Nowhere to train. Tinakilly, which was a designated active leisure area is now history as with no parking and no lighting, it is unsuitable. The Residential zoning at SLO6 should change to AOS to provide for sporting needs of all sporting communities. If the entire section from the Carraig Beag housing estate to Ashtown roundabout were developed as a centre for sport, there would be room for a Sport Centre, all weather surface pitch, a running trail, bowling, squash. With proper consultation with locals, the immediate needs of all groups could be met. This is the final opportunity to serve the future generations of Wicklow Children.

121	Anja Karamalis Ref 142758	<p>Submissions 121-124 inclusive have been grouped together noting that these submissions had similar wording:</p> <ul style="list-style-type: none"> ▪ A lot of housing located in this area with no playgrounds, greenspaces or sports facility. Would be good for mental health. ▪ Change the residential zoning on SLO6 to AOS. Sports facilities could be grouped on these lands.
122	Colm Ó Broin Ref 142644	
123	The Meadows Estate Residents Association Ref 143928	
124	Epi Karamalis Ref 144557	
130	Rathnew Boxing Club	This facility needs its own premises. Not shared. Would require 2 to 3 rings, minimum of 20 bags, and changing facilities for both male and female. Usually a space of 500sqm covers this. Overall Rathnew needs more AOS. Lacking at the moment.
134	Lyndsay Martin Ref 161122	Population of Rathnew has grown, more than doubling in the last few years. Infrastructure/services have not increased at the same rate. Recreation facilities are lacking.
137	Anne Dowling Ref 155101	Residential zoning at SLO6 needs to change to AOS to provide for sporting needs of all sporting communities. Lack of sports facilities in this area –astro pitches, running tracks, playing pitches.
138	Caroline Cullen Ref 163112	<ul style="list-style-type: none"> ▪ SLO6 - Residential zoning at SLO6 change to AOS to provide for sporting needs of all sporting communities. ▪ Lack of sports facilities in this area –astro pitches, running tracks, playing pitches. <p>Lack of quality green spaces and play areas. Playground badly needed in this area.</p>
140	Beata Farcas Ref 164606	Need more sports facilities and schools.
150	Helen Fitzsimons Ref 200032	Reserve SLO6 for sports fields and amenity. Requested to consider allotments in this area noting the small size of rear gardens in new estates and lack of outdoor space for apartments. Currently, there are no allotments in Wicklow town. Location within walking distance for many estates.
151	Aoife Kirwan Ref 211650	The land between Rocky Road and the roundabout at the top of Marlton Road should be used for sports facilities. We have no local playground or play areas for kids. Need more green spaces and parks. Too much housing. Requested to consider allotments on SLO6 noting the small size of rear gardens in new estates and lack of outdoor space for apartments. Currently there are no allotments in Wicklow town. Location within walking distance for many estates.
152	Stephen and Nicola Mac Manus Ref 212550	Community sports centre badly needed for the area. Even with the current population there is a severe lack of shared facilities for the general public e.g. Outdoor/Indoor basketball, Squash, Running Tracks, Badminton etc. Coupled with the above there is a severe lack of amenities for teenagers.
153	Rathnew FC Ref 215121	There is a lack of recreation space for the Local sports clubs, the clubs are at full capacity and are in desperate need of extra green fields and community centres.
161	Wicklow Basketball Club Ref 225317	<p>In the past 30 years there hasn't been sufficient allocation of sports and recreation resources to accompany the growing population of the Wicklow/Rathnew area.</p> <p>The Hawkstown Road & Rocky Road sites should become a</p>

		Sports Hub. It doesn't make sense to insert a residential development between the two. Combining these three sites into one, will future proof the needs of generations to come and can be developed over a period, as and when funding becomes available. As the local clubs will be the end users, collaboration with them is essential in how this site will be developed to ensure that we get it right.
164	Leonie Quinn Ref 231637	Need recreational space at the south west end of Wicklow. Marlton area full of housing estates but there are no real green spaces, walks, playgrounds. The area south of the Educate Together primary school on the west side of the Hawkstown road would be an ideal area to develop sports facilities and a playground for all the young children in the area in particular. Also as a member of a group trying to set up a volleyball club, it would be great to have a communal space that could facilitate that. There are no halls for rent in Wicklow town big and especially tall enough to allow many indoor sports
166	Rathnew GAA	There has been no investment in the community/village of Rathnew. Levies from residential development in the area should be reinvested into the area. This has not been done. Rezoning industrial zoned land for recreation use which is private ownership will not work. Council do not know what they are doing. Owners have said they will leave it ploughed rather than give it/sell it to the community. The only developer who has supported the community is Broomhall Development and Maurice Sheehy who gave us our second pitch, I know he also did the same for Rathnew Soccer. You have removed his status and prioritised land which has planning issues with An Board Pleanála. The treatment of the only developer who has supported the village needs to be reviewed. Need a football pitch in Rathnew to cover the ridiculous number of houses built in the village; with money you have collected for these purposes.

Chief Executive Response

With regard to the development of Active Open Space (AOS), it should be noted that the purchase of lands and provision / development of sports facilities by the Local Authority is outside the remit of the LAP.

The draft LAP, in combination with the Social Infrastructure Audit appendix of the LAP has carried out a full audit of sports and recreation future land use needs within the settlement. The draft LAP has zoned the required amount of land for Active Open Space (AOS) and Community (CE), which allows for sports facilities to be developed, for the future needs of the population of the settlement and its catchment.

In this regard in accordance with WCC's Active Open Space Policy, active open space shall be provided at a rate of 2.4ha per 1,000 population divided into:

- 1.6ha outdoor play space (pitches, courts, sports grounds)
- 0.6ha casual play spaces (parks)
- 0.2ha equipped play space (playgrounds and MUGAs)

Based on the above rates, considering the 2031 population target of 19,400 persons for Wicklow Town - Rathnew, the following areas of active open space are required at a minimum:

46.4ha overall needed for the plan area comprising of:

- 31ha outdoor play space
- 11.6ha casual play spaces
- 3.8ha equipped play space

However, the sports and recreational facilities in the settlement cater for the population within the settlement as well as the population of the surrounding rural areas. The projected 2031 population of the settlement and catchment is c.27,900 persons. The following areas of active open space are therefore required at a minimum:

66.8ha overall needed for the plan area and catchment area comprising of:

- 44.6ha outdoor play space
- 16.7ha casual play spaces
- 5.5ha equipped play space

In addition, it was identified through the pre draft plan public consultation that there are additional / specific needs as follows:

- Athletics club grounds / running track
- Sports and community centre
- Indoor amenity facilities
- Indoor sports facilities
- Walking and cycling trails

With respect to organised sports grounds, outdoor / casual play spaces and equipped play spaces, there is currently a total of c.45ha in open space use in the settlement excluding Wicklow Golf Club.

Therefore at a minimum there appears to be a **need to zone a total of c.66.8ha** of active open space in the settlement to cater for the settlement and its catchment.

The Draft LAP therefore proposes to zone an additional 30.6ha of AOS in addition to the existing c. 45.7ha of AOS in the settlement **giving a total of 76.3ha zoned AOS in the settlement.**

In addition to considering the quantum of open space that is required, there is a need to ensure a suitable spatial distribution of spaces, so that all developed areas, particularly residential areas (existing and planned) can access amenity and sports grounds by active and sustainable means (walking / cycling / public transport). Having considered the catchment of existing sports clubs, there are clearly existing areas where there are deficiencies. In this regard n undeveloped AOS lands are proposed at the following locations:

Zoned Undeveloped Land		
Location	Zoning	Area (ha)
Hawkstown Road	Active Open Space	4.7
Rocky Road	Active Open Space	5.6
Brides Head	Active Open Space	4
Ashtown Lane	Active Open Space	7
Tinakilly	Active Open Space	2.45
Ballynabarney	Active Open Space	3.7
Bollarney	Open Space	3
	Total new open space lands	30.6 hectares

It is noted that there are a number of sporting facilities in the close to the heart of Wicklow Town including Wicklow Tennis Club, Wicklow Hockey Club, Wicklow Town AFC, however it is also noted that space is tight close to the town centre for the development and/or expansion of sports clubs in or near the town centre. The sites identified above are close to existing and future residential areas and are large enough to host a range of sporting activities.

If all sports clubs in Wicklow Town and Rathnew were to be clustered together on one single large site,

this would likely lead to traffic issues in the immediate locality, however clustering similar type sport together, for example racket sports or field sports, would be ideal.

In terms of the comparisons made with the facilities in Greystones, it should be noted that the population of Greystones is c.40% greater than Wicklow Town and therefore has a lot more sports facilities noting this larger population/critical mass.

With regard to the refurbishment of Coral Leisure in Wicklow Town, funding of €1.7million has been secured in 2024 to carry out refurbishment and modernisation works to the pool and gym including improved accessibility. A Local Authority Part 8 proposal, PRR24/252, was passed by the elected members in July 2024 approving the proposed works to the leisure centre.

With regard to the AOS in Tinakilly, the 2.45ha zoned AOS under the current plan is permitted to be developed as a recreational parkland with an area reserved/levelled for the possible future development of a playing pitch and associated car park when funding allows. The OS1 Open Space (c.6ha) on either side of the AOS in Tinakilly is permitted to be developed as a recreational parkland with walking routes, native woodland planting and wildflower planting linking back up to Tinakilly Avenue close to Tinakilly House. While this is not the level of AOS envisaged under the 2013 LAP, the future development of this permitted public amenity is considered to be positive addition for both existing and future residents in this area.

The issues raised with respect to sports facilities are noted; the draft LAP, on foot of the Social Infrastructure Audit carried out, identifies that provision needs to be made (in terms of land zoning and policy support) in the plan to facilitate future sports development.

In 2025, as part of the National Sports Policy, the Wicklow County Council will be developing a **Local Sports Plan** for the County, which will identify infrastructure needs as well as a project delivery programme for new facilities.

This project includes for the development of a sports and recreational park on lands adjacent to the Hawkstown Road and Ashtown Lane. WCC has developed draft Sports & Recreation plan for the Hawkstown Road site and it is intended this will be developed as a multisport facility ideally including an indoor facility however this plan is still at draft stage and funding has yet to be secured.

All of the submissions made with respect to sports infrastructure to this LAP will be considered in the preparation of the Local Sports Plan.

With regard to the development of allotments the benefits of such as use in villages, towns and cities are acknowledged in particular with regard to mental health, general wellbeing and community building. It is considered that such a use would be more suited to Land Use Zoning OS1 rather than AOS. In this regard it is recommended that uses generally permitted on OS1 lands as outlined under Chapter 11, Section 11.1 of the Draft LAP be amended to include allotments

The zoning request with regard to SLO 6 is addressed under Chapter 11, Section 4.3.10.1, of this report.

See also Section 4.3.11, Appendix 2 Social Infrastructure Audit of this report.

Chief Executive's Recommendations

Amend uses generally permitted on OS1 lands as outlined under Chapter 11, Section 11.1 of the Draft LAP be amended to include allotments as follows:

Uses appropriate for open space (OS1) zoned land are recreational uses such as formal / informal landscaped parks with off-road walking / cycling paths, as well as playgrounds, skate parks, Mixed Use Games Areas, ~~and~~ outdoor gyms ~~and~~ allotments.

4.3.6.3 Issue 3: Provision of playgrounds

No.	Name	Issues Raised
34	Stephanie Gavin Ref 110933	No playground facility or sports facility for teenagers serving residential development along the Hawkstown Road side of the town.
72	Anna Pocock Ref 163511	Not enough playgrounds.
83	Mia Merrigan Ref 202755	There are no parks, play areas, walks in the area that provide a walk into nature for both young and old where they are not beside a busy road or by a private housing estate.
94	Róisín McCullagh Ref 201848	Proposed locations for playgrounds at Marlton. Should be council policy to not allow the building of any new estates without adding a small playground alongside a common grassland for bigger kids.
109	Melissa McNabb Ref 093952	More parks are needed.
110	Silviu Ref 093814	Only 2 playgrounds in the Town. More needed especially at Marlton road area.
112	Cormac Byrne and Emmett O'Byrne	Not enough playgrounds.
121	Anja Karamalis Ref 142758	The whole area between Marlton Road and Hawkstown road has housing and housing is still being built without a single playground, adequate green area.
122	Colm Ó Broin Ref 142644	A lot of housing located in this area with no playgrounds, greenspaces or sports facility. Would be good for mental health.
123	The Meadows Estate Residents Association Ref 143928	Playground needed in this area.
124	Epi Karamalis Ref 144557	Playground needed in Marlton Road/Rocky Road Area.
137	Anne Dowling Ref 155101	Playground needed and space for kids to play on.
138	Caroline Cullen Ref 163112	Lack of quality green spaces and play areas. Playground badly needed in this area.
150	Helen Fitzsimons Ref 200032	Playground needed in Hawkstown Road Area.
164	Leonie Quinn Ref 231637	Need recreational space at the south west end of Wicklow. Marlton area full of housing estates but there are no real green spaces, walks, playgrounds

Chief Executive Response

The draft LAP, in combination with the Social Infrastructure Audit Appendix 2 of the LAP has carried out a full audit of recreation and sports facilities including equipped play spaces in the settlement of Wicklow-Rathnew. The Social Infrastructure Audit identified that there are currently 2.2ha of equipped play spaces in the settlement including 3 playgrounds:

- Ballynerrin Playground -0.9ha
- Rathnew Playground -0.4ha
- Murrough Playground and Skatepark -0.6ha

Considering the 2031 population of the settlement and catchment at c.27,900 persons, the Social

Infrastructure Audit identifies a minimum requirement of 5.5ha of equipped play space to be provided throughout the settlement over the next 6 years. This is reflected in the quantum of AOS (overall total 75.6ha) zoned throughout the plan area at various locations throughout the settlement,

There are a number of plan and projects at design stage in the Wicklow Town – Rathnew area to deliver recreational and sport facilities. Some of the larger projects are detailed here:

Hawkstown Road Project

This project provides for the development of a sports and recreational park on lands adjacent to the Hawkstown Road and Ashtown Lane. WCC has developed draft Sports & Recreation plans for the Hawkstown Road site and it is intended this will be developed as a multisport facility ideally including an indoor facility however this plan is still at draft stage and funding has yet to be secured.

Murrough Masterplan

This plan provides for the development of a recreational park, incorporating the exiting playground, skatepark, proposed pump track, etc on the Murrough open space area. It is currently being prepared with a Part 8 to be lodged soon. WCC are responsible for this project.

Brides Head Recreation Amenity Site Project

This project provides for the development of a recreational park on lands adjacent to the R750 on Brides Head. It is currently being prepared with a Part 8 to be lodged soon. WCC are responsible for this project.

See also Section 4.3.11 Appendix 2 Social Infrastructure Audit of this report.

Chief Executive's Recommendation

No change to draft Wicklow Town – Rathnew Local Area Plan 2025 with regard to AOS Zoning and the projected minimum requirement of 5.5ha of equipped play space to be provided throughout the settlement over the next 6 years.

4.3.7 Chapter 8 Tourism

4.3.7.1 Issue 1: Provision of a Greenway

No.	Name	Issues Raised
1	David Czerniak Ref 203246	Include a greenway for Wicklow
26	Emer Cashman Ref 105147	A greenway between Wicklow Town, Kilcoole and Greystones should be established.
84	Sean Doherty Ref 225718	Development of greenway and coastal walk cycle route that starts/ends in town
152	Stephen and Nicola Mac Manus Ref 212550	The Murrough could be used as a greenway to attract further tourism
Chief Executive Response		
<p>The County Development Plan 2022-2028 strongly supports the development of greenways and acknowledges their potential to drive growth in the region. NPO objective 22 focuses on promoting tourism development, in particular National Greenways.</p> <p>Chapter 10 of the draft LAP contains Heritage, Biodiversity and Green Infrastructure Objective WTR91 – <i>To promote and support the development of enhanced or new greenways including Wicklow to Greystones coastal greenway.</i></p> <p>WCC have been advancing the development of the 'Wicklow to Greystones Greenway' project, which is currently at the 'Options Selection Stage' (Stage 2). This is a separate project to the draft LAP, with its own process. The feedback gathered during the public consultation stage of the Greenway project in April 2024 will continue to guide the ongoing development of the project. For more information on the Greenway project - Visit the Wicklow to Greystones Greenway website</p> <p>On foot of this submission, no amendments to the LAP are deemed necessary.</p>		
Chief Executive's Recommendation		
No change to draft Wicklow Town – Rathnew Local Area Plan 2025		

4.3.7.2 Issue 2: The Murrough

No.	Name	Issues Raised
48	Eileen Howell	Happy to see that an area zoned for tourism in a flood zone area has been removed.
98	Vincent Collard Ref 231629	More could be done to highlight local historical sites to attract tourists.
83	Mia Merrigan Ref 202755	<ul style="list-style-type: none"> ▪ Murrough not being protected by the plan. ▪ Unsightly stone barriers from railway line make it more difficult to walk ▪ There are provisions made for public toilets or facilities to be introduced
Chief Executive Response		
<p>Submission no. 48, acknowledging the change in the tourism zoning, is noted.</p> <p>The draft LAP is a land use plan, the promotion of historical sites for tourism is not within the remit of a LAP. This is a matter for a Tourism / Marketing plan under Wicklow Tourism.</p> <p>The County Development Plan 2022-2028 Environmental Protection Objectives (CPO 11.50-11.52) consider the potential environmental effects with regard to tourism related traffic and feasibility of tourism projects, taking into account impacts on biodiversity including disturbance and loss of habitat.</p> <p>The Murrough SAC/SPA is a designated European site and Natural Heritage Area (NHA), therefore, it is not heavily utilised from a tourist perspective as the use of it must be managed in an appropriate manner. CPO 19.21. states <i>no development will be permitted that has an adverse impact on the environmental and ecological quality of the Murrough SAC, including development that is not within a designated area but which is likely to have an effect thereon.</i></p> <p>Key Regeneration Opportunity Sites in the draft LAP include the development of the Murrough south area including the port and harbour area, subject to the protection of the Murrough. It is also an objective <i>To consider the feasibility of the preparation of a Wicklow Waterfront Masterplan, to facilitate the continued development of the Port, Quays and Harbour.</i></p> <p>The rock armour at the Murrough is a coastal erosion protection measure and is dealt with further in Chapter 5- Key Regeneration Areas, Waterfront Zone Strategy (incl. Murrough South, Harbour & Port) Issue 1: Protection of Coastline and Issue 4: Redevelopment and Regeneration of the Murrough, Harbour and Port Area.</p> <p>On foot of this submission, no amendments to the LAP are deemed necessary.</p>		
Chief Executive's Recommendation		
No change to draft Wicklow Town – Rathnew Local Area Plan 2025		

4.3.7.3 Issue 3: Tourism Accommodation

No.	Name	Issues Raised
1	David Czerniak Ref 203246	Provision of Tourist Accommodation/hotel
26	Emer Cashman Ref 105147	Hotel needed in Wicklow Town.
75	Mairead Coffey Ref 175829	Need a hotel
84	Sean Doherty Ref 225718	Hospitality facilities
97	Andrew Malone Ref 212613	Tourism limited by lack of hotels in the area
98	Vincent Collard Ref 231629	The return of the Grand Hotel to a fully functioning hotel. A new hotel along the old Veba site. Needed to facilitate tourists to the area
110	Silviu Ref 093814	Need the Grand hotel back. Nowhere in Town to host visitors.
152	Stephen and Nicola Mac Manus Ref 212550	No functioning hotel in the town
Chief Executive Response		
<p>The County Development Plan 2022-2028 highlights the importance of facilitating an adequate range of tourist accommodation options including hotels. Tourism and recreation Objective CPO 11.11 states, <i>the CDP positively considers the development of a new hotel in all parts of the county</i>. The draft LAP concurs that tourism facilities such as a hotel would greatly enhance the amenity potential of the area and there is ample zoning within the Wicklow/Rathnew settlement that facilitates this type of development. However, it is not within the remit of the Local Authority for the delivery of this amenity.</p> <p>Chapter 5 of the CDP, Section 5.6, CPO 5.6 Town and Village Regeneration & Rejuvenation Priorities specifically outlines that the redevelopment of lands and vacant warehousing and commercial premises between the railway bridge and the Parnell Bridge will be considered to provide a mix of uses including a hotel. The draft LAP acknowledges that in the Murrough south area, <i>Tourism facilities such as a hotel and a tourism information centre would greatly enhance the amenity potential of the area</i>.</p> <p>Objectives WTR71 and WTR 72 of the draft LAP also facilitate the development of a Hotel.</p> <p>WTR71 <i>To positively consider the development of a) new hotels in Wicklow Town – Rathnew; b) the development of touring caravan (Aires park) and camping sites (not static mobile home parks) having due regard to surrounding land uses and proper planning and development of the area; c) the development of hostels along established walking routes and adjacent to existing tourism facilities; d) the improvement of, and extension to, existing tourist accommodation related developments, subject to the proper planning and sustainable development of the area.</i></p> <p>WTR72 <i>To encourage and facilitate tourism and leisure related uses in the Mixed Use Regeneration Area of the Waterfront zone including hotel / accommodation facilities and leisure uses to complement the marina and associated boating uses and activities.</i></p> <p>On foot of this submission, no amendments to the LAP are deemed necessary.</p>		
Chief Executive's Recommendation		
No change to draft Wicklow Town – Rathnew Local Area Plan 2025		

4.3.7.4 Issue 4: Tourism Potential of Tinakilly Avenue

No.	Name	Issues Raised
83	Mia Merrigan Ref 202755	<ul style="list-style-type: none"> ▪ Plan to run a road through Tinakilly Avenue goes against the natural environment, access, biodiversity and protecting amenities for tourism/recreation use which Tinakilly avenue and Broadlough lake provides for the community ▪ Tourism potential has not been exploited to its full as it is part of Tinakilly House Entrance.
Chief Executive Response		
<p>The County Development Plan 2022-2028 prioritises environmental sustainability as one of its key strategic principles. All relevant environmental reports and appropriate assessments were undertaken prior to the grant/commencement of any development. CPO 12.53 in the County Development Plan 2022-2028 states '<i>Where a proposed development is adjoining future development lands or provides the only possible access route to other lands, new roads will be required to be designed by the developer to ensure future access to other lands can be facilitated</i>'.</p> <p>Reference is made to Tinakilly Avenue not having exploited its full tourism potential as part of the Tinakilly House entrance, the former home of Robert Halpin. In this regard it is noted that Tinakilly House itself is in private ownership and currently in use as a hotel/wedding venue. Only part of the Avenue is currently in the ownership of the hotel. The hotel and its grounds are zoned for Tourism under the current draft LAP. The Hotel is also a protected structure.</p> <p>The Avenue itself is zoned OS1 (Open Space). The section east of the crossing point of the RIRR will retain vehicular access to the hotel and the properties along Tinakilly Lane, while the section west of the RIRR crossing will be kept as a pedestrian/cycle route with the removal of cars making it a safer environment for walkers and cyclists using this route.</p> <p>With regard to the RIRR crossing and the trees along the Avenue, from a review of the tree survey submitted as part of PRR23/60219, 4 no. trees were proposed to be removed from the Avenue to facilitate the RIRR crossing comprising of 1 No. Category U tree, 2 no. Category C trees and 1 No. Category A tree. There were no proposals to remove other trees along the avenue.</p> <p>On foot of this submission, no amendments to the LAP are recommended. Please also refer to Chapter 11 Zoning and Land Use, Specific Local Objectives (SLO), SLO 2 Tinakilly / Newrath.</p>		
Chief Executive's Recommendation		
No change to draft Wicklow Town – Rathnew Local Area Plan 2025		

4.3.8 Chapter 9 Infrastructure

Topic 1: Utilities

4.3.8.1 Issue 1 Electricity Supply, Water and Sewerage Infrastructure

No.	Name	Issues Raised
60	Peter Dignam Ref 121504	Electrical outages are becoming more frequent due to the increasing demand. Our water and sewage infrastructure is already at capacity, struggling to cope with the current population.
65	Niamh Breslin Ref 135501	There is an increase in electrical outages due to the extra demand. Our water and sewage service not able to cope as it has previously reached capacity.
72	Anna Pocock Ref 163511	Increasing electrical outages, overwhelmed water and sewage systems, and heightened risks of flooding and ecological damage to local rivers, lakes, and the sea further compound the area's challenges.
79	Jenny Keogh DWTRLAP-184601	Need to work on better water and sewerage and electrical infrastructure before any more houses are built.
88	Deirdre Moore Ref 205344	No more housing estates should be built in or around the town, as there will be way too much traffic to contend with and massive pressure on schools, sewage outlets and medical facilities i.e. doctors.
97	Andrew Malone Ref 212613	The state of the waste water system is unacceptable. To have raw sewage running into the port any time there's much rain seems medieval. The extra pressure being put on the already stretched system, by building houses on top of houses is lunacy. This is without considering the ground water capacity.
114	Glenveagh Homes Ref 112102	The preparation of the LAP should require an assessment of infrastructure capacity and a cost analysis of the different options and strategies for zoning.

Chief Executive Response

Electricity Supply

Submission No. 139 received from Eirgrid outlines the following plans with regard to existing and future electricity supply to the settlement of Wicklow-Rathnew:

"Powering Up Wicklow" is a critical programme that will strengthen key electricity infrastructure in Wicklow and the surrounding areas, helping to make Ireland 'renewable ready'.

This programme will help deliver a consistent and reliable supply of electricity for Wicklow. Powering Up Wicklow includes:

- the installation of a transmission substation in Ballybeg, Rathnew, adjacent to an existing substation.
- This also includes the upgrading of the existing Arklow Carrickmines 220kV circuit, which extends generally in parallel to the M11 motorway, including in the area of the LAP.

This proposed enhancement of electricity grid infrastructure in Wicklow in general, and the LAP area in particular, will support:

- Residential housing and commercial developments
- Demand growth due to electrification of heat and transport
- Improve security of supply in Rathnew and Wicklow Town Centres
- Bringing renewable energy on to the grid.

EirGrid has surveyed the surrounding area adjacent to the existing Ballybeg substation to identify suitable sites for this substation replacement to reinforce the electricity grid in Wicklow.

The current project development process will ultimately comprise an application for Statutory consent to the relevant consenting authority (either Wicklow County Council or An Bord Pleanála (ABP) - this has yet to be determined by ABP).

Water Supply and Sewerage Network

The integration and implementation of water and wastewater projects and infrastructural improvements are the responsibility of Uisce Éireann (UE) Wicklow County Council works closely with UE to ensure that the County Development Plan and the LAP continue to align with both national, regional and local planning policy and that the provision of water/wastewater services will not be a limiting factor in terms of targeted growth.

The plan area is serviced by the Vartry Water Supply with adequate capacity currently available to accommodate the level of growth envisaged by the Core Strategy of the 2022-2028 Wicklow County Development Plan. This supplies water to the Cronroe Reservoir which currently serves the majority of the plan area by gravity, including supplying the Broomhall Reservoir and its supply area. In the southern area of the town water is pumped to a number of storage tanks that service a limited amount of lands. As capacity is constrained in these smaller reservoirs, further development is not appropriate for these areas and this is reflected in the draft LAP.

Waste Water Treatment

With regards to wastewater, the majority of the plan area is served by the Wicklow Wastewater Treatment Plant, which opened in 2010. This treatment plant has a design capacity of 34,000 population equivalent (this plant also serves the settlement of Ashford), and is thus operating with no capacity issues.

Reference is made to raw sewerage running into the port in one of the submissions however no context or timeline has been given with regard to this incident. While such an event would not be acceptable at any time it is noted that this can be an issue during very heavy rainfall events. WCC constantly liaise with Uisce Éireann with regard to the maintenance and running of the sewage network and sewerage treatment plants in the County and in particular with regard to investigating why such an event happens and looking at remediation works that might prevent such an event from happening again in the future.

On foot of this submission, no amendments to the LAP are recommended.

Chief Executive's Recommendation

No change to draft Wicklow Town – Rathnew Local Area Plan 2025

Topic 2: Transportation

4.3.8.2 Issue 1: General

No.	Name	Issues Raised
1	David Czerniak Ref 203246	<p>These submissions raise some or all of the following issues:</p> <ul style="list-style-type: none"> ▪ New development in the area needs to be matched with corresponding investment in transport, such as <ul style="list-style-type: none"> • Improvements to the M/N11; • Improvements to existing and new local roads; • Improvement to public transport, including bus and train services, such as extending the DART line to Wicklow Town; • Traffic management measures on local roads to address congestion; • Alternatives routes around the area, particularly to access the M/N11; • Additional park-and-rides; ▪ New housing development in the area should be halted / slowed down until adequate transport infrastructure is in place. ▪ The low density pattern and sprawl that has been permitted in the area, and the lack of employment development commensurate with the growth in housing, is contributing to the transportation problems. Higher density development should be considered around transport nodes, such as the train station. ▪ Inadequate plans are in place to address carrying capacity and congestion northbound on the M/N11; extra lanes needed.
25	Thomas O'Sullivan Ref 162950	
27	Amanda Cummins Ref 151653	
45	Amy McNabb Ref 165943	
59	Fiona Weldon Ref 120112	
60	Peter Dignam Ref 121504	
65	Niamh Breslin Ref 135501	
72	Anna Pocock Ref 163511	
75	Mairead Coffey Ref 175829	
76	Lauryn Ref 180641	
79	Jenny Keogh Ref 184601	
80	Catherine Clare Ref 184937	
82	Fiona Clarke Ref 200028	
83	Mia Merrigan Ref 202755	
84	Sean Doherty Ref 225718	
88	Deirdre Moore Ref 205344	
93	Cormac Byrne Ref 220805	
95	F McGetti Ref 215343	
98	Vincent Collard Ref 231629	
100	Lisa McGettigan Ref 234627	
110	Silviu Ref 093814	
112	Cormac Byrne and Emmett O'Byrne	
126	Isabel Hughes Ref 150631	
134	Lyndsay Martin Ref 161122	

152	Stephen and Nicola McManus Ref 212550	
160	Mark McGettigan Ref 223707	
165	Clare McEvoy Ref 234603	
Chief Executive Response		
<p>The CE is committed to ensuring that new development occurs in the most optimal and sustainable locations in accordance with the policies and objectives set out in the National Planning Framework, the Regional Economic and Spatial Plan for the Eastern and Midlands Region and the Wicklow County Development Plan and the guidance set out in Ministerial Guidelines including <i>'Development Plans – Guidelines for Planning Authorities'</i> (2022)</p>		
<p>In this regard, Wicklow Town – Rathnew, following detailed assessment of role and capacity via the RSES and CDP process, has been designated as a 'Key Town' in the region and county, and is identified for growth in housing, employment and community services. The rate and quantum of housing growth that has and is occurring in Wicklow Town – Rathnew is in accordance with these higher order strategies and the residential zoning provision of the draft LAP similarly accord with same.</p>		
<p>It is accepted that new development requires essential services and in order to prepare Wicklow Town – Rathnew for growth, the State and the Local Authority has invested significantly in new transportation infrastructure over the last 25 years, including (but not limited to)</p>		
<ul style="list-style-type: none"> ▪ The M11 Ashford – Rathnew bypass, ▪ The M11 Rathnew – Arklow improvement, ▪ The construction of the Port Access Road and the Hawkestown Road, ▪ Major improvements in local bus services, ▪ New or improved footpath, cycleways and public realm improvements; including 'pathfinder projects' and 'safe routes to schools, ▪ Traffic management programmes. 		
<p>The Local Authority is committed to delivering the following new projects and continuing to work with the various transport agencies to progress additional projects in the short - medium term including:</p>		
<ul style="list-style-type: none"> ▪ M/N11 improvements including Junction 4 to Junction 14 Improvement Scheme and the Interim bus priority scheme ▪ Bus based park-and-ride at Junction 16 ▪ DART extension to Wicklow Town ▪ New train station drop off and bus car park on the PAR ▪ To significantly improve all regional and distributor roads within the settlement, with a priority on pedestrian cycling and public transport facilities. ▪ To reduce pressure on Junction 16 to aim to: <ul style="list-style-type: none"> • Improve road connections between the Wicklow Town – Rathnew and M11 Junctions 17 and 18, namely the L-1099 and R751; • Provide for land use and development patterns that favour use of Junctions 17 and 18; • Complete the Rathnew Inner Relief Road including reconfiguration of road network between Junction 16 and Rathnew Village to re-direct Wicklow Town-bound flows away from the Aldi-Tinakilly traffic lights and the village centre and reconfiguration of the Hawkestown Road – R750 – RIRR junction at Merrymeeting – Tinakelly to ensure traffic that is not bound for Rathnew centre is directed on to the RIRR. • To develop a new link road between Tighe's Avenue and the R752 for Glenealy – Rathdrum bound traffic. ▪ Public realm Improvements in Wicklow Town centre and Rathnew Village centre 		

- To significantly improve pedestrian infrastructure along all roads within Wicklow Town and Rathnew prioritising all locations within 15 minutes' walk times of school and public transport services, particularly but not limited to rail services.
- To significantly improve cycling infrastructure along all main routes (regional roads, primary local roads and other distributor roads) within the Wicklow Town and Rathnew area, including linking to Wicklow train station and the future park and ride at Ashford.

This draft LAP also includes objectives that would support the delivery of the following projects in the longer term:

- Further DART extension with additional train stations in Merrymeeting and / or Rathnew
- Greystones – Wicklow Town greenway

Following the adoption of this LAP, the Local Authority is committing to preparing a Local Transport Plan, which will further detail an overall strategy and programme for addressing any existing transportation issues and supporting further development with appropriate infrastructure.

With respect to the development pattern, the Local Authority is conscious of the need to consolidate development in order to make public transport in particular more effective, and in this regard, no expansion of the town boundary is proposed as part of this draft LAP and only lands already serviced or serviced by public transport is identified for immediate term development.

Chief Executive's Recommendation

Include new objective in LAP

WTR - XX

In collaboration and with the support of the relevant transport agencies, to prepare a Local Transport Plan for Wicklow Town – Rathnew.

4.3.8.3 Issue 2: Bus / Train services

No.	Name	Issues Raised	
4	Galal Aly Ref 021526	<p>These submissions raise similar issues with respect to bus services as follows:</p> <ul style="list-style-type: none"> ▪ There are inadequate bus services in the town and linking the town towards Bray and Dublin City; this is contributing to N/M11 congestion; ▪ More frequent bus services required to accommodate work schedules ▪ Bus services are impeded by existing traffic – bus lanes needed; ▪ Bus stops are not well positioned with respect to housing areas ▪ Bus services are unreliable due to existing traffic bottlenecks; ▪ New roads should provide pull in stops so that buses do not impede other traffic ▪ A 'hop-on hop-off' local town bus service needed around the town to serve housing estates / residential areas on the outskirts of Wicklow Town, that connects to the town centre, the train station and recreational area ▪ Bus route needed connecting Wicklow Town to Rathnew via Broomhall ▪ The Local Link is unreliable making it unusable for workers to use to allow them to switch from cars to public transport. ▪ An airport coach service is required ▪ A park-and-ride bus services and dedicated bus lane are essential but unlikely to significantly reduce commuter traffic 	
6	Wicklow Active Retirement Ref 170415		
11	Jackson Dsouza Ref 114733		
28	Wicklow Planning Alliance Ref 202425		
59	Fiona Weldon Ref 120112		
76	Lauryn Ref 180641		
79	Jenny Keogh Ref 184601		
83	Mia Merrigan Ref 202755		
94	Roisin McCullagh Ref 201848		
110	Silviu Ref 093814		
134	Lyndsay Martin Ref 161122		
165	Clare McEvoy Ref 234603		
26	Emer Cashman Ref 105147		<p>These submissions raise similar issues with respect to train services as follows:</p> <ul style="list-style-type: none"> ▪ There are inadequate train services serving the town; this is contributing to N/M11 congestion; ▪ More investment in train services required; current level of service is insufficient ▪ More frequent train services required to accommodate work schedules ▪ Improved infrastructure is required at the train station including service information displays, more information / announcements etc ▪ The train line is at risk of coastal erosion and needs protecting; alternatively it may need to be relocated ▪ The single line will affect DART expansion to the town ▪ The justification for much of the high density housing is access to the railway station however the likelihood of a usable service is far off in the future.
11	Jackson Dsouza Ref 114733		
28	Wicklow Planning Alliance Ref 202425		
45	Amy McNabb Ref 165943		
59	Fiona Weldon Ref 120112		
63	Luciana Queiroz Rufino Ref 114036		
72	Anna Pocock Ref 163511		
75	Mairead Coffey Ref 175829		
76	Lauryn Ref 180641		
79	Jenny Keogh		

	Ref 184601	
82	Fiona Clarke Ref 200028	
83	Mia Merrigan Ref 202755	
88	Deirdre M Ref 205344	
94	Roisin McCullagh Ref 201848	
98	Vincent Collard Ref 231629	
110	Silviu Ref 093814	
134	Lyndsay Martin Ref 161122	
152	Stephen and Nicola McManus Ref 212550	
165	Clare McEvoy Ref 234603	
Chief Executive Response		
The Local Authority is committed to continuing to deliver all services / infrastructure within its remit to support the provision of improved public transport services in Wicklow Town – Rathnew and to work with the various transport agencies to progress improvement projects in the short - medium term as detailed previously in this section of the report.		
Chief Executive’s Recommendation		
No change to draft Wicklow Town – Rathnew Local Area Plan 2025		

4.3.8.4 Issue 3: Rathnew Inner Relief Road

No.	Name	Issues Raised
24	Henry and Aoife Clarke Seamus and Evelyn Ryan David and Caroline O'Neill Ref 185913	<p>These submissions raise similar issues as follows:</p> <ul style="list-style-type: none"> ▪ The RIRR is not suitable to accommodate all traffic flows from the whole settlement to and from the M/N11; ▪ The RIRR is not suitable for the volume of traffic that is proposed to use it, and Tinakilly residents will have to navigate and extremely busy road to access Rathnew village centre; which will result in less likelihood of use by pedestrian and cyclists; ▪ The RIRR will not provide meaningful relief to the traffic issue in Rathnew and surrounding area; ▪ More suitable routes from the settlement to the M/N11 are the Rocky Road and R751 (to the Beehive) ▪ The RIRR will add to congestion at the Aldi roundabout, the adjacent junction on the R750 and on the M/N11 interchange; this congestion may result in more traffic in Rathnew Village Centre and on the Coast Road to Ashford / Kilcoole; ▪ The design of the RIRR north of Rathnew will cause issues for Rathnew residents accessing the M11 at Junction 16; ▪ The design route of the road would destroy the amenity of Tinakilly Avenue; ▪ The route passes over a flood risk zone; ▪ More detail is required with regard to the road design and completion schedule; ▪ Just because the road had been in the plan for some time and has been started doesn't mean it cannot be changed now.
27	Amanda Cummins Ref 151653	
48	Eileen Howell	
72	Anna Pocock Ref 163511	
83	Mia Merrigan Ref 202755	
87	Claire McGettigan Ref 203844	
89	Sinéad Ryan Ref 211109	
95	F McGetti Ref 215343	
97	Andrew Malone Ref 212613	
100	Lisa McGettigan Ref 234627	
112	Cormac Byrne and Emmett O'Byrne	
160	Mark Mcgettigan Ref 223707	
165	Clare McEvoy Ref 234603	

Chief Executive Response

As set out above, the Local Authority is committed to addressing local transportation issues and a key element of its strategy is to address the congestion between Wicklow Town and Rathnew, and onwards between Rathnew and Junction 16, via a suite of interventions including (but not limited to) the completion of the RIRR including reconfiguration of road network between Junction 16 and Rathnew Village to re-direct Wicklow Town-bound flows away from the Aldi-Tinakilly traffic lights and the village centre, and reconfiguration of the Hawkestown Road – R750 – RIRR junction at Merrymeeing – Tinakilly to ensure traffic that is not bound for Rathnew centre is directed on to the RIRR.

Additional elements of this strategy include:

- Improve road connections between the Wicklow Town – Rathnew and M11 Junctions 17 and 18, namely the L-1099 and R751;
- Provide for land use and development patterns that favour use of Junctions 17 and 18;
- To develop a new link road between Tighe's Avenue and the R752 for Glenealy – Rathdrum bound traffic.

Following the adoption of this LAP, the Local Authority is committing to preparing a Local Transport Plan, which will further detail an overall strategy and programme for addressing any existing transportation issues and supporting further development with appropriate infrastructure.

This LPT will provide for a programme for the finalisation of the optimal route and design for the completion of the RIRR, as well as a delivery and funding programme.

Chief Executive's Recommendation

No change to draft Wicklow Town – Rathnew Local Area Plan 2025

4.3.8.5 Issue 4: Road objective from Tighe's Avenue to R752

No.	Name	Issues Raised
38	Mary Byrne, Liz Byrne and Carmel Whelan Ref 131457	<p>This submission raises issues with the changes to this road objective compared to the previous plan. It is put forward that the previous plan did not require the development of this road by the landowners along it but rather only required the 'facilitation' of the road in the future and / or reservation of lands along the road for future development. It is put forward that the function of the road has changed from opening up development lands and ensuring development along the route would not congest Rathnew village centre to become a Rathnew village centre 'by-pass' regional road. It is also put forward that these changes would put an undue financial burden on the landowners along the road and the cost should be borne by the Local Authority through the development levy scheme, given the purpose of the road.</p> <p>Questions are raised about who would design this route and if it was left to developers, how difficult it would likely be to secure agreement. It is suggested that such a requirement would result in sterilising lands while there is uncertainty about design and funding.</p> <p>Attention is drawn to a conflict between the LA and the Local Transportations Assessment, which indicates that this road should be built in phases.</p> <p>It is requested that the LAP objective for SLO3 be amended as follows: <i>This SLO is located in the townlands of Milltown North and Ballybeg. The SLO comprises Employment (E), New Residential (RN –Priority 2) and Natural Areas (OS2) zonings. Any development proposal shall comply with the County Development Plan, this Local Area Plan and the following:</i></p> <ul style="list-style-type: none"> ▪ <i>A new link road is to be provided that connects Tighe's Avenue to the R752 to be developed in phases along with the development of the zoned lands it passed through.</i> ▪ <i>No development may occur in this area until an overall final design has been determined for the road network in the area, including but not limited to (a) the final northern section of the RIRR connecting same to the R772 and (b) a route from the R772 to the R752 unless it can be demonstrated in an application that sufficient land will be left undeveloped to enable a satisfactory route to be designed.</i> ▪ <i>Any development on these lands shall take into account the N11 set back distances as specified for different development types in the County Development Plan.</i>
Chief Executive Response		
<p>As set out above, the Local Authority is committed to addressing local transportation issues and a key element of its strategy is to address the congestion between Wicklow Town and Rathnew, and onwards between Rathnew and Junction 16, via a suite of interventions including (but not limited to) the development of a new link road between Tighe's Avenue and the R752 for Glenealy – Rathdrum bound traffic.</p> <p>Following the adoption of this LAP, the Local Authority is committing to preparing a Local Transport Plan, which will further detail an overall strategy and programme for addressing any existing transportation issues and supporting further development with appropriate infrastructure.</p> <p>This LPT will provide for a programme for the finalisation of the optimal route and design for this new route, as well as a delivery and funding programme. This will address any phasing programme required, and therefore it</p>		

is considered it would be premature at this time to make the change to the draft LAP is suggested.

It should be noted that this road is already included in the Development Levy Scheme.

Chief Executive's Recommendation

Amend SLO3 as follows:

This SLO is located in the townlands of Milltown North and Ballybeg. The SLO comprises Employment (E), New Residential (RN –Priority 2) and Natural Areas (OS2) zonings. Any development proposal shall comply with the County Development Plan, this Local Area Plan and the following:

- A new link road is to be provided that connects Tighe's Avenue to the R752, **to be developed in accordance with the delivery programme set out in the future Wicklow Town – Rathnew Local Transport Plan;**
- No development may occur in this area until an overall final design has been determined for the road network in the area, including but not limited to (a) the final northern section of the RIRR connecting same to the R772 and (b) a route from the R772 to the R752
- Any development on these lands shall take into account the N11 set back distances as specified for different development types in the County Development Plan.

4.3.8.6 Issue 5: Local roads / traffic management

No.	Name	Issues Raised
23	Alex Ward Ref 145947	Safety and congestion issues at the R750 / Hawkestown Road / Tinnakilly Park junction raised. Suggestion of a roundabout.
72	Anna Pocock Ref 163511	
24	Henry and Aoife Clarke Seamus and Evelyn Ryan David and Caroline O'Neill Ref 185913	The one-way system in place in Wicklow town should be retained.
28	Wicklow Planning Alliance Ref 202425	<ul style="list-style-type: none"> ▪ Traffic should be slowed down through the town centre to 20kph, and this should be an objective of the plan. ▪ A speed limit of 30kph should be put on all approach roads to the town. ▪ These changes would improve the pedestrian experience
49	Rosaleen and Martin McNabb Ref 210520	Congestion on R750 Rathnew to Wicklow Town road and in Rathnew village centre raised as concerns. Suggest that traffic needs to be diverted away from Rathnew and Junction 16 to Junction 17 via Rocky Road.
72	Anna Pocock Ref 163511	
80	Catherine Clare Ref 184937	
97	Andrew Malone Ref 212613	
134	Lyndsay Martin Ref 161122	
75	Mairead Coffey Ref 175829	The one-way system in the town centre is not working; it was supposed to be a trail and the Council are not listening to feedback.
84	Sean Doherty Ref 225718	Although the one-way system has brought benefits, it has redirected traffic onto residential streets and creates turning movements at market square for buses that have to cross the white line. It is not a long term solution. The one-way system southbound through the town will impede emergency services.
98	Vincent Collard Ref 231629	One-way system needs adjustment as it is has damaged shopping in the town.
100	Lisa McGettigan Ref 234627	The one-way system is inefficient and is disrupting Wicklow Town.
104	Louise Ruttledge Ref 070955	The one way system in Wicklow town needs to be reassessed; it has made it difficult to get through the town without delays. Parking cars creates blockages, without a lane to overtake. The small amount of extra street parking spaces made available through the one-way system does not justify keeping it in place. Blocking access up Church Hill has created a bottleneck coming into the town throughout the day.

152	Stephen and Nicola McManus Ref 212550	Request reverting to two-way system in town centre.
Chief Executive Response		
<p>As detailed above, the Local Authority is committed to addressing local transportation issues and following the adoption of this LAP, the Local Authority is committing to preparing a Local Transport Plan, which will evaluate and address all the issues detailed above, in particular:</p> <ul style="list-style-type: none"> ▪ The congestion between Wicklow Town and Rathnew, and onwards between Rathnew and Junction 16 ▪ The traffic management in Wicklow town centre including one-way options, speed limits, on street car parking etc ▪ Enhancement of facilities and routes for pedestrian and cyclists across the entire settlement. <p>Please also refer to Chapter 5- Key Regeneration Areas, Topic Wicklow Town Centre Strategy, Issue 3: One Way System.</p>		
Chief Executive's Recommendation		
No change to draft Wicklow Town – Rathnew Local Area Plan 2025		

4.3.8.7 Issue 6: Footpaths and cycleways

No.	Name	Issues Raised
6	Wicklow Active Retirement Ref 170415	A hard surfaced footpath from the railway entry to the Murrough towards Killoughter is needed
84	Sean Doherty Ref 225718	There is a lack of quality pedestrian walkways of sufficient width and cycleways in Wicklow town centre.
94	Roisin McCullagh Ref 201848	<p>Detailed submission outlining proposals and ideas for better integrating cycling facilities into the town centre, and on routes to schools / playgrounds / recreational amenities etc, including contra-lanes for cyclists, the changing of the town centre to a 'low speed zone', changes to pavement heights to slow traffic, changes to existing one-way streets, removal of ramps and replacement with chicanes.</p> <p>Suggestions are also made with respect to the design of new housing areas to ensure cycling connectivity so that cyclist can take the shortest route from one estate to the next.</p> <p>With respect to access from the PAR to the train station, it is suggested that an existing derelict bridge c. 260m west of the train station could be utilised for cyclists.</p> <p>Concerns are raised with respect to the quality, completeness and maintenance of cycle lanes.</p>
Chief Executive Response		
As detailed above, the Local Authority is committed to addressing local transportation issues and following the adoption of this LAP, the Local Authority is committing to preparing a Local Transport Plan, which will evaluate and address all the issues detailed above.		
Chief Executive's Recommendation		
No change to draft Wicklow Town – Rathnew Local Area Plan 2025		

4.3.8.8 Issue 7: Car Parking / Car charging

No.	Name	Issues Raised
11	Jackson Dsouza Ref 114733	Free car parking should be provided at the train station
24	Henry and Aoife Clarke Seamus and Evelyn Ryan David and Caroline O'Neill Ref 185913	Parking along Main Street Wicklow should be for disabled, child, family, and age friendly parking only. More on street EV charging stations should be provided.
28	Wicklow Planning Alliance Ref 202425	There is inadequate car parking in the town. Consideration should be given to building a multi-story car park at the existing Council car park behind the AIB (subject to appropriate sensitive design) and another at the eastern end of the town, perhaps behind the Gaol.
84	Sean Doherty Ref 225718	Wicklow Town suffers from parking shortages
165	Clare McEvoy Ref 234603	Car parking should be free at the train station
Chief Executive Response		
<p>As detailed above, the Local Authority is committed to addressing local transportation issues and following the adoption of this LAP, the Local Authority is committing to preparing a Local Transport Plan, which will evaluate and address all the issues detailed above.</p> <p>Please also refer to Chapter 5- Key Regeneration Areas, Topic Wicklow Town Centre Strategy, Issue 4: Car Parking and Accessibility.</p>		
Chief Executive's Recommendation		
No change to draft Wicklow Town – Rathnew Local Area Plan 2025		

4.3.8.9 Issue 8: Accessibility & Safety

No.	Name	Issues Raised
1	David Czerniak Ref 203246	The plan does not address accessibility for people with limited mobility specifically wheelchair users
75	Mairead Coffey Ref 175829	There is a need for more street lights and hand rails to help the elderly, in areas such as Green Hill which can have hazardous conditions in bad weather. Gritters only serve the bus routes notwithstanding the hilly nature of the town, which can leave people stranded.
152	Stephen and Nicola McManus Ref 212550	<ul style="list-style-type: none"> ▪ Concerns raised with respect to the safety of the pedestrian crossing in Rathnew across from St. Coens / Gaelscoil. ▪ Additional ramps are required in residential areas.
Chief Executive Response		
<p>As detailed above, the Local Authority is committed to addressing local transportation issues and following the adoption of this LAP, the Local Authority is committing to preparing a Local Transport Plan, which will evaluate and address all the issues detailed above.</p> <p>Please also refer to Chapter 5- Key Regeneration Areas, Topic Wicklow Town Centre Strategy, Issue 4: Car Parking and Accessibility.</p>		
Chief Executive's Recommendation		
No change to draft Wicklow Town – Rathnew Local Area Plan 2025		

4.3.9 Chapter 10 Heritage/Biodiversity/Heritage Maps

4.3.9.1 Issue 1: Natural Heritage (Murrough, Biodiversity, Wildlife)

No.	Name	Issues Raised
24	Henry and Aoife Clarke Seamus and Evelyn Ryan David and Caroline O Neill Ref 185913	Strong protections for the Murrough SAC and Broadlough SPA are vital to prevent ecological harm from higher-density housing developments.
25	Thomas O Sullivan Ref 162950	Construction of houses on a floodplain has disturbed the environment.
41	Amy McNabb Ref 152435	Remove RN2 Zoning from this site for residential amenity and biodiversity reasons. Animals disrupted.
49	Rosaleen and Martin McNabb Ref 210520	Opposed to SLO4 on biodiversity grounds, in particular birds and wildlife
51	Stephen Reynolds Ref 081816	<ul style="list-style-type: none"> ▪ Opposed to RN(2) SL04, concerns about the environmental impact on local wildlife including small animals and birds ▪ Rezoning would effectively destroy the decade long natural return of indigenous species and local flora
72	Anna Pocock Ref 163511	Heightened risk of flooding and ecological damage to local rivers, lakes, and the sea
81	Bill Clare Ref 191200	Wildlife being pushed out
83	Mia Merrigan Ref 202755	Tinakilly Avenue – plans go against the natural environment and biodiversity. Murrough not been protected by the plan (metal transfer station)
88	Deirdre Moore Ref 205344	Murrough needs to be repaired and saved for environmental reasons, the railway line, and for locals who use this area for exercise daily
98	Vincent Collard Ref 231629	<ul style="list-style-type: none"> ▪ Need to really up our game to protect the wonderful nature reserve at Broadlough and Murrough. ▪ Need to protect the salmonid rivers that flow into the Broadlough. Green corridor should be applied around the area to protect it from future development
99	Stan Breathnach Ref 000330	Protection of The Murrough Wetlands. EIA may be required before zoning the land.
109	Melissa McNabb Ref 093952	Proposed rezoning in SL04 will destroy wildlife.
119	Kyran and Maeve O'Grady Ref 131316	<ul style="list-style-type: none"> ▪ Concerns regarding the impact this zoning will have on the SAC/SPA ▪ Impact on biodiversity and wildlife. Contravening compliance with Habitats directive
127	Garrett Kennedy Ref 150541	Concerns regarding the impact this zoning will have on the SAC/SPA. Impact on biodiversity and disruption of wildlife
129	G Kennedy Ref 152438	Concerns regarding the impact SLO4 zoning will have on the SAC/SPA. Impact on biodiversity and wildlife. Compliance with Habitats directive
134	Lyndsay Martin Ref 161122	<ul style="list-style-type: none"> ▪ Concerns regarding the impact SLO4 zoning will have on the SAC/SPA. Impact on biodiversity and wildlife. ▪ Loss of greenbelt would fragment wildlife corridor and environmental character
150	Helen Fitzsimons Ref 200032	There needs to be an active biodiversity plan for areas which are to be left to 'rewild'

Chief Executive Response

For specific issues to do with SLO 2 Tinakilly Newrath and SLO 4 Bollarney North please see Chapter 11 Zoning and Land Use, Specific Local Objectives (SLO), SLO 2 Tinakilly Newrath and SLO 4 Bollarney North.

Chapter 17 of the County Development Plan 2022-2028 sets out in detail the strategies and objectives regarding natural heritage and biodiversity. The conservation and management of the natural environment is seen as crucial in the long term economic and social development of Wicklow.

The Murrough is highly protected under European designated Special Protection Areas (SPA), Special Area of Conservation (SAC) and Natural Heritage Areas (NHA). The state is required to take appropriate measures to protect such sites and prevent pollution, deterioration or excessive disturbance that adversely affect them.

Concerns regarding the impact on wildlife and the environment are noted. The plan has been subject to numerous environmental assessments including Strategic Environmental Assessment and Appropriate Assessment, to ensure that significant adverse impacts can be identified and avoided in the crafting of the plan. Every effort is made through the application of sound planning and environmental protection principles to (i) minimise the amount of 'greenfield' land designated for new housing and (ii) to assess and put in place design and management measures when new development is allowed to occur to ensure the impact is minimal and can be absorbed by the receiving environment.

There is an existing Wicklow County Council Biodiversity Action Plan, that is currently under review with a new plan currently being drafted to be in place for 2025 – 2030. The new Wicklow Biodiversity Action Plan will outline actions to protect and enhance Wicklow's natural heritage, in line with Ireland's 4th National Biodiversity Action Plan. It will also aim to support local initiatives and solutions, ensuring we contribute meaningfully to halting biodiversity loss at both county and national levels.

Chief Executive's Recommendation

No change to draft Wicklow Town – Rathnew Local Area Plan 2025

4.3.9.2 Issue 2: Light pollution

No.	Name	Issues Raised
158	Dark Sky Ireland Ref 221749	<ul style="list-style-type: none"> ▪ The development plans for urban areas, particularly with the requirement for more housing and associated development, requires that lighting be explicitly incorporated in planning across Wicklow so that its impact on biodiversity and the environment can be mitigated. ▪ Light pollution impacts flora and fauna and should be considered when lighting areas adjacent to residential, especially sensitive areas. ▪ Recommendations on light types and light levels to reduce impact on nature/environment
Chief Executive Response		
<p>The issue of light pollution is addressed in the County Development Plan in Chapter 15, Waste & Environmental Emissions. The strategies, objectives and standards set out in the Wicklow County Development Plan apply directly in this settlement and shall be complied with throughout the implementation of this Local Area Plan. There are a number of objective in the CDP on light pollution –</p> <p>CPO 15.17 <i>To ensure that all external lighting whether free standing or attached to a building shall be designed and constructed so as not to cause excessive light spillage, glare, or dazzle motorists, and thereby limiting light pollution into the surrounding environment and protecting the amenities of nearby properties, traffic and wildlife.</i></p> <p>CPO 15.18 <i>To require proposals for new developments with the potential to create light pollution or light impacts on adjacent residences to mitigate impacts, in accordance with the Development & Design Standards set out in this plan.</i></p> <p>CPO 15.19 <i>To promote the use of low energy LED (or equivalent) lighting.</i></p> <p>CPO 15.20 <i>To require the design and implementation of a hierarchy of light intensity zones in development schemes to ensure that environmental impact is minimised as far as possible particularly in areas proximate to ecological corridors.</i></p>		
Chief Executive's Recommendation		
No change to draft Wicklow Town – Rathnew Local Area Plan 2025		

4.3.9.3 Issue 3: Trees

No.	Name	Issues Raised
24	Henry and Aoife Clarke Seamus and Evelyn Ryan David and Caroline O Neill Ref 185913	Mature trees along Tinakilly Avenue should be protected through tree preservation orders due to their age and ecological importance.
25	Thomas O Sullivan Ref 162950	Heritage trees vulnerable if road is built
46	Susan Gavin Ref 170719	Protect the trees along Tinakilly Avenue
48	Eileen Howell	Trees lining the avenue are 100s of years old and deserve to be maintained and preserved
83	Mia Merrigan Ref 202755	Propose to destroy a historic tree line avenue
150	Helen Fitzsimons Ref 200032	Too many Trees felled in the town in the last 10 years
162	Albert Morley Ref 224844	<ul style="list-style-type: none"> ▪ Request to include a provision requiring planning submissions on zoned lands to accommodate the mature trees please ▪ Protect existing trees and hedgerows and incorporate into proposed development
Chief Executive Response		
<p>Submissions which raised concerns with regard to the cultural and historical significance of the trees along Tinakilly Avenue, Tinakilly Avenue itself and Tinakilly House area addressed under Chapter 11 Zoning and Land Use, Specific Local Objectives (SLO), SLO 2 Tinakilly Newrath</p> <p>The issue of trees is addressed under section 17.2.2 of the County Development Plan in Chapter 17. The strategies, objectives and standards set out in the Wicklow County Development Plan apply directly in this settlement and shall be complied with throughout the implementation of this Local Area Plan. The Council aims to protect individual trees, groups of trees and woodlands which are of environmental and/or amenity value. There are a number of objectives in the CDP on Woodlands, Trees and Hedgerows, Objective 17.18, Objective 17.19, Objective 17.20, Objective 17.21, Objective 17.22 and Objective 17.23.</p>		
Chief Executive's Recommendation		
No change to draft Wicklow Town – Rathnew Local Area Plan 2025		

4.3.9.4 Issue 4: Fairy tree at SLO 2 Tinakilly

No.	Name	Issues Raised
20	Darren Fitzgerald Ref 095418	Protect the Fairy Tree and lands around Tinakilly for the sake of biodiversity
24	Henry and Aoife Clarke Seamus and Evelyn Ryan David and Caroline O Neill Ref 185913	Preservation of the fairy tree in its original location through a tree preservation order reflects community cultural values and the responsiveness of the planning authority.
162	Albert Morley Ref 224844	Thank you for sparing the Fairy Tree and recognising its cultural significance to the area. It thankfully remains as a reminder to our ancient tradition of storytelling
Chief Executive Response		
Please refer to Chapter 11 Zoning and Land Use, Specific Local Objectives (SLO), SLO 2 Tinakilly Newrath of this report.		
Chief Executive's Recommendation		
No change to draft Wicklow Town – Rathnew Local Area Plan 2025		

4.3.9.5 Issue 5: Coastal Protection

No.	Name	Issues Raised
7	Darren Fitzgerald Ref 185841	Protect the east coast and make part of the sea a marine protected area for conservation and stop over fishing.
9	Darren Fitzgerald Ref 145647	Increase protection of the coastal area – not just the Murrough and Brittas Bay.
72	Anna Pocock Ref 163511	The single train line is at risk of being lost to coastal erosion within a year or two
79	Jenny Keogh Ref 184601	<ul style="list-style-type: none"> ▪ Protect the waterways ▪ Need to secure the coast and relocate the railway line
117	Helen Doyle Ref 120257	Protect the Murrough from coastal erosion and development. Something should have been done 20 years ago.
99	Stan Breathnach Ref 000330	<ul style="list-style-type: none"> ▪ Concerned impacts climate change will have on flooding in coastal areas and near floodplains. ▪ Concerns regarding the erosion of the Murrough and impact on SLO4 in the future.
109	Melissa McNabb Ref 093952	Murrough should be protected from further erosion
Chief Executive Response		
<p>For all issues dealing with flooding, please refer to Appendix 4 Strategic Flood Risk Assessment of this report.</p> <p>In alignment with the National, Regional, and County Objectives outlined in Chapter 2 of the County Development Plan 2022-2028, the protection and sustainable development of our coastal and marine environments focuses on enhancing resilience to extreme weather, rising sea levels, coastal erosion, and the mitigation and management of coastal flood risks. Refer to The National Marine Planning Framework (NMPPF) which sets out Ireland’s intentions to use and protect our seas.</p> <p>The Office of Public Works (OPW) is the state agency responsible for both coastal erosion and flood risk management. As stated in the CDP, the council will continue to work with the OPW and all other relevant agencies, to ensure that risk posed by coastal erosion are carefully managed.</p>		
Chief Executive’s Recommendation		
No change to draft Wicklow Town – Rathnew Local Area Plan 2025		

4.3.9.6 Issue 6: Natural and Built Heritage at Tinakilly

No.	Name	Issues Raised
24	Henry and Aoife Clarke Seamus and Evelyn Ryan David and Caroline O Neill Ref 185913	Impact on historical landmarks such as Tinakilly House and Halpin's Avenue (Tinakilly Avenue).
25	Thomas O Sullivan Ref 162950	Historical landmarks such as Tinakilly House and Halpin's Avenue destroyed
81	Bill Clare Ref 191200	Tinakilly the last place people from the community have to enjoy nature
87	Claire McGettigan Ref 203844	Destruction of Tinakilly Avenue and green areas around Rathnew
95	F Mc Getti Ref 215343	Worried that under this plan access to Broadlough via Tinakilly avenue will be denied to locals. This is a traditional right of way to the wetlands and area of conservation.
100	Lisa McGettigan Ref 234627	Why are we constructing a main road through the picturesque Tinakilly Avenue
160	Mark McGettigan Ref 223707	The new proposed road through Tinakilly will destroy one of the last green /nature areas
165	Clare McEvoy Ref 234603	SLO2 zoning dependent on the Inner Relief Road for access - this road will damage the natural character of Tinakilly Avenue and the mature trees
Chief Executive Response		
Please refer to Chapter 11 Zoning and Land Use, Specific Local Objectives (SLO), SLO 2 Tinakilly Newrath of this report.		
Chief Executive's Recommendation		
No change to draft Wicklow Town – Rathnew Local Area Plan 2025		

4.3.9.7 Issue 7: Built Heritage and Character

No.	Name	Issues Raised
100	Lisa McGettigan Ref 234627	Cognisance must be taken of the need to respect the existing built fabric, residential amenities enjoyed by residents and maintaining existing parks and other open areas
Chief Executive Response		
The Planning and Development Act 2000 confers a number of responsibilities on Local Authorities with regard to built heritage. The County Development Plan 2022-2028 Architectural Heritage Objectives (CPO 8.10-8.12) are to protect, conserve and manage built heritage, encourage sensitive and sustainable development and to have regard to the 'Architectural Heritage Protection: Guidelines for Planning Authorities'. While protecting assets is important, there must be a balance between safeguarding and providing for development needs.		
Chief Executive's Recommendation		
No change to draft Wicklow Town – Rathnew Local Area Plan 2025		

4.3.9.8 Issue 8: Funding

No.	Name	Issues Raised
98	Vincent Collard Ref 231629	Funding for unique projects. Rebuilding Coach House, could be used as a local hub/arts/historical venue
Chief Executive Response		
While this is not within the remit of a local area plan, there are built heritage funding grant schemes available. Owners of eligible buildings are invited to apply for grants under two schemes – the Historic Structures Fund (HSF) and Built Heritage Investment Scheme 2025 (BHIS).		
Chief Executive's Recommendation		
No change to draft Wicklow Town – Rathnew Local Area Plan 2025		