



Draft Wicklow Town – Rathnew LAP Submission - Report

Who are you:	Agent
Name:	PD Lane Associates
Reference:	DWTRLAP-100325
Submission Made	November 14, 2024 10:07 AM

File

Wicklow-Rathnew LAP 2024.pdf, 0.15MB

Site Location Plan June 2024.pdf, 0.19MB



WICKLOW TOWN – RATHNEW LAP

REZONING PROPOSAL FOR LANDS AT: KNOCKROBIN, WICKLOW

LANDS IN THE OWNERSHIP OF:

JEN PROPERTIES LTD, 4B Newpark Road, Wicklow

INTRODUCTION & BACKGROUND

Having reviewed the draft Wicklow Town-Rathnew Local Area Plan 2025, we wish to make the following submission on behalf of JEN Properties Ltd for the rezoning of two plots of land ('A' & 'B') in their ownership - the 'Subject Lands' (see attached map outlined in red).

JEN Properties Ltd recently obtained planning permission for Phase 2 Wicklow Primary Healthcare Centre immediately adjoining the Subject Lands (Refs: 19/1017 & 22/683) and previously built Phase 1 Wicklow Primary Healthcare Centre and Knockrobin Hill Care Home. Currently the Subject Lands are zoned Passive Open Space in the Wicklow Town-Rathnew Development Plan 2013-2019.

The Subject Lands (totalling approx. 1.9Ha) comprise 2 No. plots (Plot A & Plot B). Both generally located to the north and north-west of Wicklow Primary Healthcare Centre and to the south and west of Knockrobin Estate. Plot A is bound by Knockrobin Estate to the east, open space to the southeast and the permitted Phase 2 Wicklow Primary Healthcare Centre to the south. Plot B is bound by Knockrobin Estate to the north and east, and Phase 1 Wicklow Primary Healthcare Centre and open space to the south and west.

The two plots are 'infill' sites located within the 'Built-Up Area' of Wicklow-Rathnew with an opportunity to integrate with existing development. The main plot (Plot A) adjoining permitted Phase 2 Wicklow Primary Healthcare Centre is ideally located for a Step-Down Hospital with associated residential units to the rear adjoining Knockrobin Estate. Plot B is located at the end of the Knockrobin Estate cul-de-sac and is ideally positioned to provide additional 'infill' residential development that would complete the Knockrobin Estate.

PLANNING POLICY RATIONALE

Wicklow Town-Rathnew is identified as a 'Key Town' under the current Regional Spatial and Economic Strategy (RSES) for the Eastern & Midland Regional Assembly, which is described as a 'Large economically active service and/or county towns that provide employment for their surrounding areas and with high-quality transport links and the capacity to act as growth drivers to complement the Regional Growth Centres.'

In accordance with current Planning policy it would be in the interests of proper planning and sustainable development that the Subject Lands be zoned for health care / residential development in the upcoming Wicklow Town-Rathnew Development Plan. Building on and reinforcing the benefits of the adjoining medical/care facilities and residential development at this location.

Both Plots A & B would be classified as 'Tier 1: Serviced Zoned Land' as they can connect to existing development services ie. road and footpath access including public lighting, foul sewer drainage, surface water drainage and water supply.

The Subject Lands have good access from the main road network in the area with good pedestrian and cycling connectivity. In particular, Plot A provides an important 'gateway' / corner building opportunity for Wicklow-Rathnew.

CONCLUSION

This rezoning proposal is in accordance with the policies and objectives of the current County Development Plan, and Regional and National planning policy and we would respectfully request Wicklow County Council to re-zone these lands accordingly.

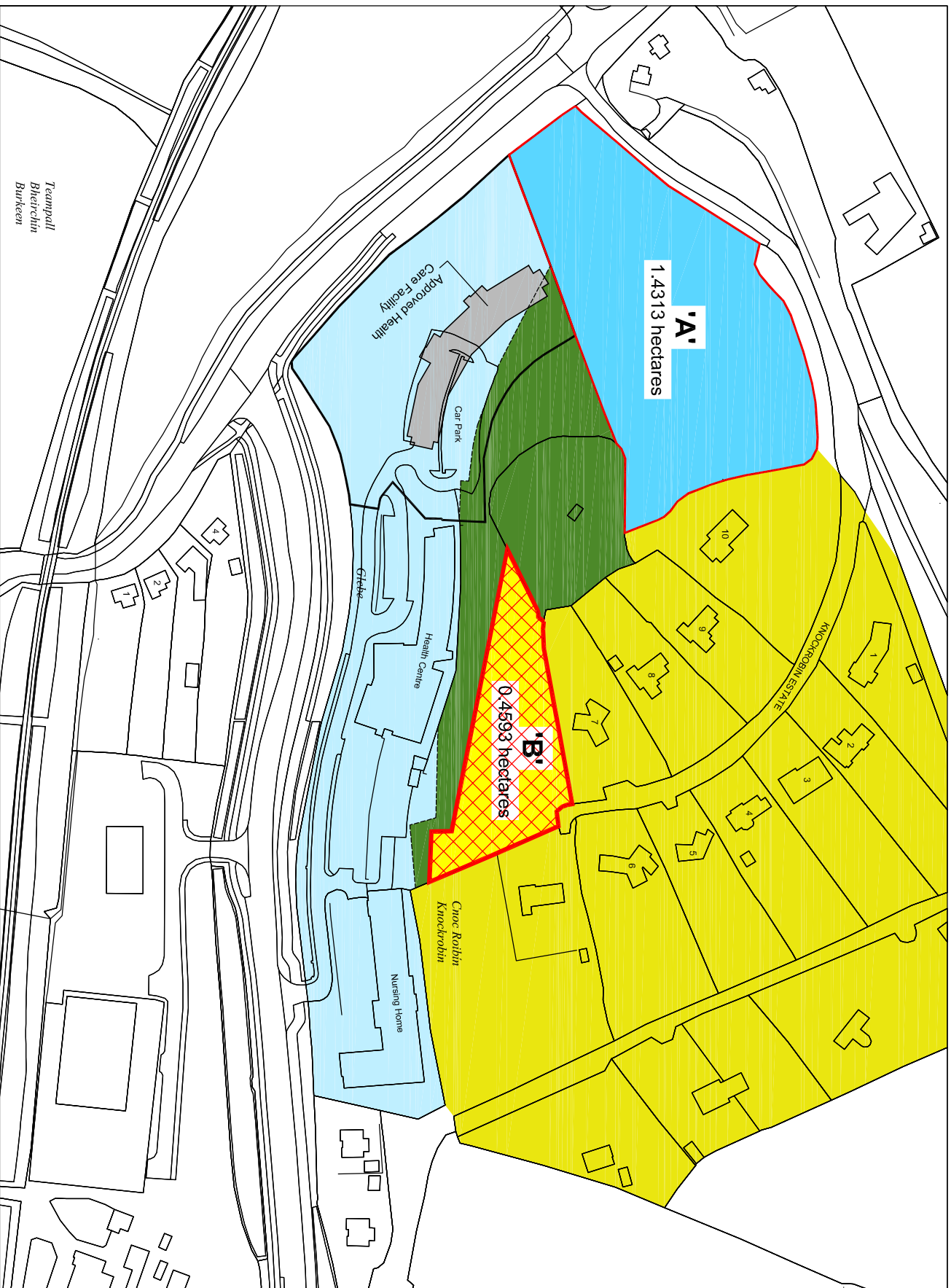
The Subject Lands have good access to all public services inclusive of roads, drainage and water supply and outside any potential flood risk zone. They adjoin medical/care facilities and residential development and are in close proximity to the local centres of Rathnew village and Wicklow Town.

Wicklow Town-Rathnew is a Level 2 Large Growth Town II and a 'Key Town' where the consolidation of future development should be prioritised in the interests of proper planning and sustainable development for the area.

Malcolm Lane

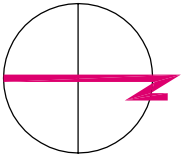

Malcolm Lane
Town Planner & Urban Designer
BA, MRUP, MA (UD)
PD Lane Associates
Date: November 2024

1 Church Road	T +353 1 2876697
Greystones	F +353 1 2870109
Co Wicklow	E info@pdlane.ie



- Proposed Health Care / Residential Zoning A
- Proposed new residential (R2) Zoning
- Existing passive open space (POS) Zoning
- Existing Residential - Infill (RE) Zoning
- Existing Health Care Uses

Ordnance Survey Ireland Licence
No. CYAL50395856 © Government of Ireland

		REVISION	DATE	DESCRIPTION	 <p>1 Church Road Greystones Co. Wicklow Ireland</p> <p>T +353 1 287 6697 F +353 1 287 0109 E info@pdplane.ie W www.pdplane.ie</p> <p>architecture urban design planning engineering</p>	DRAWING NO.
		REVISION	00-00-00			
PROJECT		Lands at Knockrobin , Wicklow			PROJECT Lands at Knockrobin , Wicklow CLIENT Jan Properties Ltd. DESCRIPTION Location Map STAGE Proposed Re-Zoning SCALE 1:2500 A3 page to ITM	DRAWING NO.
CLIENT		Jan Properties Ltd.				
DESCRIPTION		Location Map				
STAGE		Proposed Re-Zoning				
SCALE		1:2500 A3 page to ITM			DATE	19-06-24
					DRAWN BY	XYZ